



799 E. 73rd Street, Cleveland, Ohio 44103

**RAIL AVAILABLE
RATES START AT \$2.50 PSF GROSS**



LOCATED IN THE
OPPORTUNITY ZONE

BUILDING SF	443,295 SF
AVAILABLE SF	237,686 SF
OFFICE SF	22,390 SF
WAREHOUSE SF	215,296 SF
LAND	27.437 acres
CEILING HEIGHT	12' - 23' 7"
CONSTRUCTION	Metal / Masonry
DOCKS	Twenty (20) (9 available)
DRIVE-IN DOORS	Eight (8) (3 available)
SPRINKLER	Wet
LIGHTING	Fluorescent
HEAT	Various
AIR-CONDITIONING	Varies
POWER	4000A / 480V (Cleveland Public Power & First Energy)

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SHOREWAY COMMERCE PARK

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SITE MAP



Shoreway Commerce Park is a 30-acre redevelopment of the former home of Cleveland-based White Motors Truck manufacturer. It is now a premier commerce park with logistics matched by no other in the Cleveland market. A heavy-duty roadway provides immediate access to I-90 and a new rail connection connects this property to the CSX main line. Its 443,295 SF of building space was renovated in 2010.

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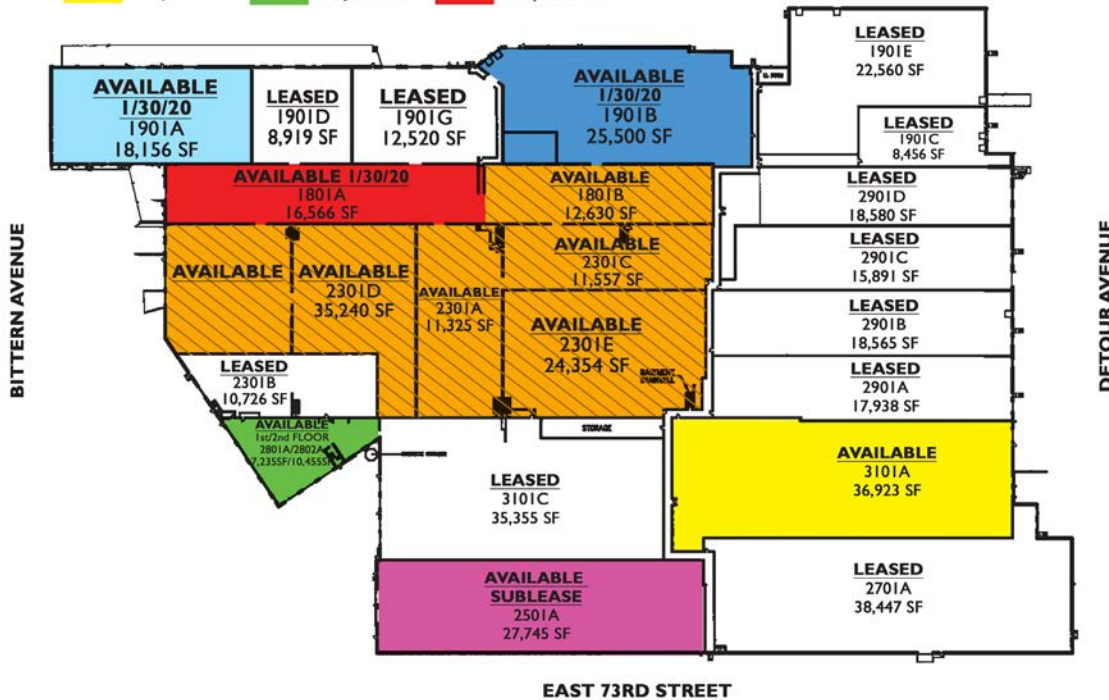
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AVAILABLE

18,156 sf
25,500 SF
27,745 SF
SUBLEASE
95,106 SF
MAX CONTIGUOUS
36,923 SF
17,690 SF
16,566 SF



Unit	Total SF	Office SF	Whse. SF	Docks	Drive-In
1801A	16,566 SF	-0-	16,566 SF	-0-	One (1)
1901A	18,156 SF	2,000 SF	16,156 SF	Two (2) Exterior	-0-
1901B	25,500 SF	1,500 SF	24,000 SF	Two (2)	-0-
2501A	27,745 SF	-0-	27,745 SF	Three (3)	-0-
2801A 2802A	17,690 SF	7,235 SF 10,455 SF	-0-	-0-	-0-
3101A	36,923 SF	1,200 SF	35,723 SF	Two (2)	One (1)
2301 D	35,240 SF	-0-	35,240 SF	Two (2)	One (1)
2301A	11,325 SF	-0-	11,325 SF	-0-	-0-
1801 B	12,630 SF	-0-	12,630 SF	-0-	-0-
2301 C	11,557 SF	-0-	11,557 SF	-0-	-0-
2301 E	24,354 SF	-0-	24,354 SF	-0-	-0-

Highlighted gray
leasing as one unit
of 95,106 SF
contiguous

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Total of 237,686 SF Available

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FACT SHEET

A project with Vision

- Concerned and responsible developer
- A joint partnership with the City of Cleveland, Cuyahoga County, and the State of Ohio collaborated to provide \$17M+ of improvements. The recently completed improvements feature...
 - o New Roofs
 - o Environmental Remediation
 - o Demolition of Dilapidated Structures
 - o New two lane heavy duty drive

Utilities

- The property features industrial floor loading, heavy power and access to fiber optic
- Utility providers are:
 - o Electric - The Illuminating Company
 - o Natural Gas - Dominion East Ohio
 - o Water - City of Cleveland
 - o Sewer - NE Ohio Regional Sewer District

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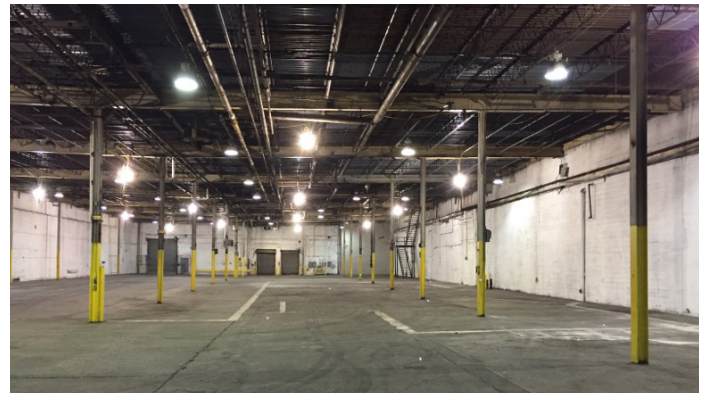
TOTAL RENTABLE EXISTING AREA

Shoreway Commerce Park is the former truck manufacturing facility and headquarters for White Motors. Since the plant's closing and transformation during the 1980s, the facility has had a number of owners and entrepreneurs involved in the leasing of inexpensive, "as-is" manufacturing space...Now the Project has VISION.....

First Interstate Properties, a concerned and responsible developer; in conjunction with CRESCO Real Estate, a Cushman & Wakefield Alliance; are marketing Cleveland's first "shovel-ready" available land sites in recent years. The main goal of this project is to bring new light industrial, medical and/or technology companies to the region while retaining existing commercial development in the City of Cleveland.

An approximate 450,000 SF has been recently re-faced and brought up to today's industrial standards. The area has been environmentally abated. The lots consist of two shovel-ready sites; one is approximately 12.21 acres while the other is approximately 3.28 acres. These are the first real ready-to-build sites in the City of Cleveland in some time. A new concrete Road, named "Shoreway Commerce Park Avenue," (an extension to Detour Avenue) has been brought in to connect the park with E. 72nd Street, thus allowing rapid access to I-90. In addition to the road extension and the re-facing of the existing buildings, several apartments and vacated buildings along Detour Avenue have been razed to ensure that the infrastructure of the park is seen not only as industrial but also as 21st century progress. In addition, the CSX rail spur has been extended through the park.

443,295 SF



The property features heavy power and access to fiber optic lines. Utility providers are: The Illuminating Company (First Energy) and Cleveland Public Power - Electric; Dominion East Ohio - Gas; City of Cleveland - Water; and Northeast Ohio Regional Sewer District - Sewer. The property is zoned General Industrial (the City's most flexible zoning).

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