

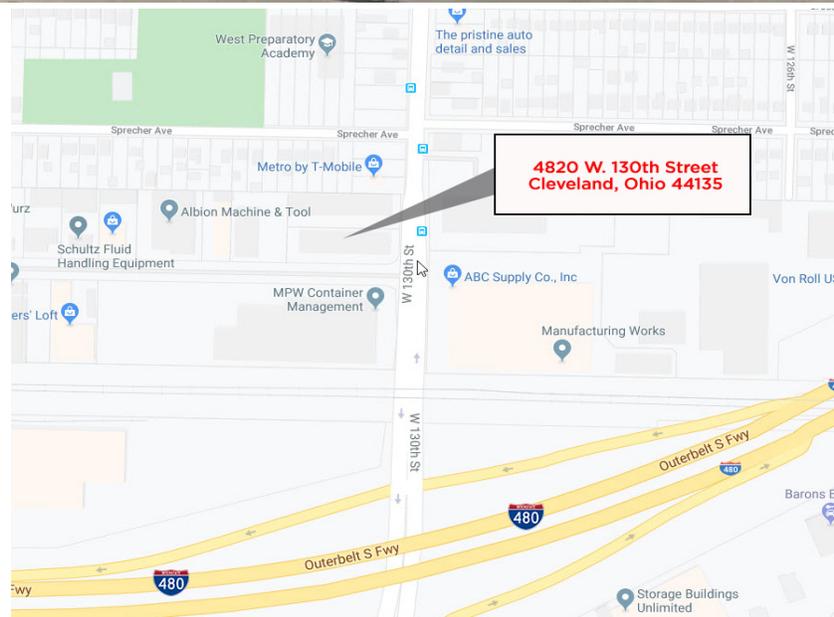


FOR SALE OR LEASE
4820 W. 130th Street
 Cleveland, Ohio 44135



PROPERTY SPECIFICATIONS

TOTAL SF:	14,400 SF
OFFICE SF:	1,400 SF
WAREHOUSE SF:	13,000 SF
LAND:	.65 acres
DRIVE-IN DOORS:	Two (2)
BUILT/REFURBISHED:	1956/1970
CONSTRUCTION:	Masonry/Brick
CEILING HEIGHT:	14'
LIGHTING:	LED
PARKING:	Ample
AIR-CONDITIONING:	Office



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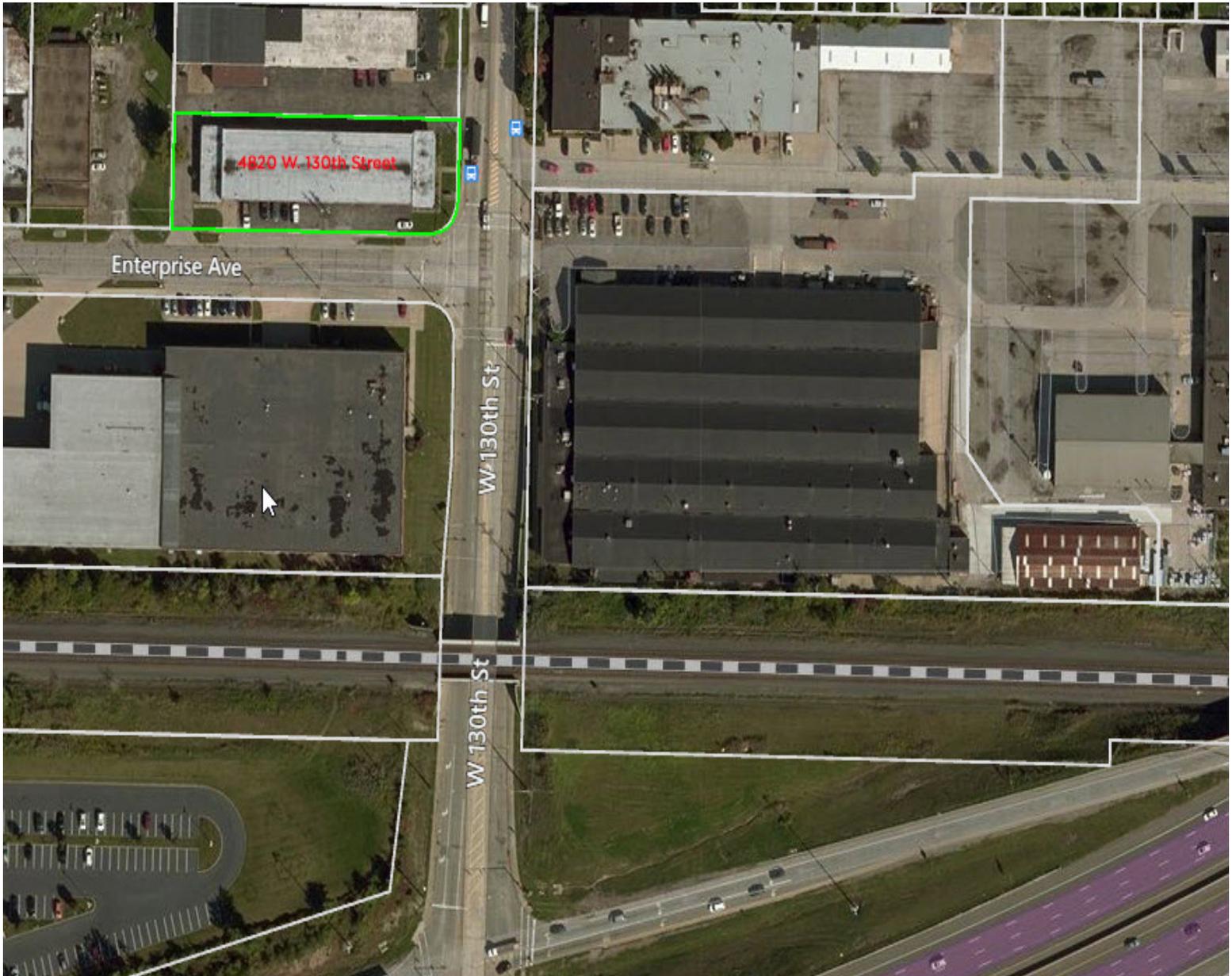
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AERIAL



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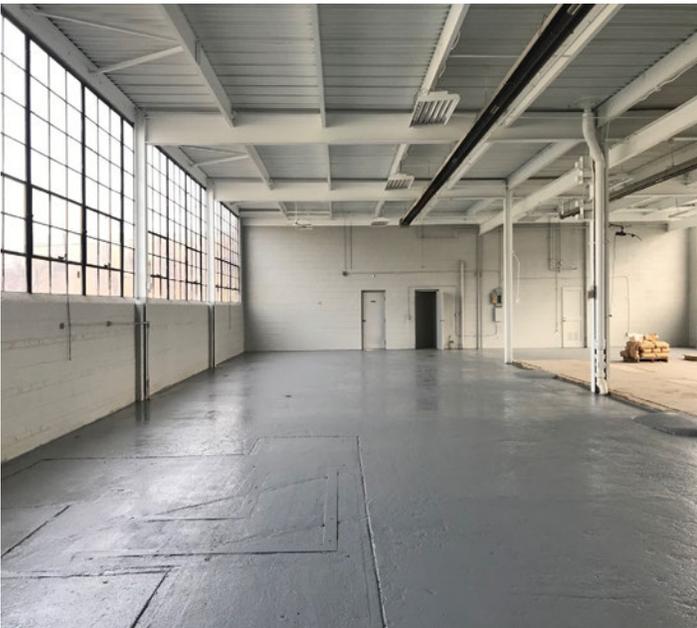
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PHOTOS



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LAKELAND ELECTRIC
4820 W. 130th Street
Cleveland, OH 44135

County:	Cuyahoga
Market:	SW-Z1
Sub Market:	I-71/I-480/Airport Area
Land Size (Acres)	0.65 Acres
Available SF:	14,400 SF
Building SF:	14,400 SF
Industrial SF:	13,000 SF
Office SF:	1,400 SF

General Listing/Transaction Information

Asking Price:	\$575,000.00 \$39.93 Per SF
Asking Rate:	\$6.00 GROSS Per Year
Transaction Type:	Lease/Sale
Vacancy Type:	Direct

Parking

Parking Comments:	Ample parking
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Loading & Doors

# GL/DID:	2
GL/DID Dim. (H x W)	10x12
#DH/Truck-level Doors:	0
Total Doors:	2

Contacts

Listing Broker(s)	Fred Christie CRESCO Real Estate 216.525.1468 fchristie@crescorealestate.com
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Building

Construction Status:	Existing
Primary Use:	Industrial
Floors:	1
Year Built:	1956
Year Refurbished	1970
# Buildings:	1
ConstructionType:	Masonry
Exterior Type:	Brick
Roof Type:	Flat
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Other
Sprinkler:	None
Restroom:	4
Heat:	Co Ray Vac
AC:	Office
Ceiling Ht:	14' (Min) 14' (Max)

Utilities

Gas:	Dominion
Water:	City
Sewer:	City
Power:	240 v 200 a 3 p
Power Supplier:	CEI
Utilities Comments:	and 400 amp 480 volt 3 phase

Site

Land SF:	28,314 SF
Parcel Number:	020-21-034

Crane

# Cranes:	0
Capacity Tons (Min)	0
Capacity Tons (Max)	0

Comments

Listing Comments: Free standing 14,400 SF industrial facility on .65 acres of land available for sale or lease. Located near the airport (I-71/I-480 area) with easy highway access just off I-480 at W. 130th Street. Improvements include good roof, new offices, new windows in offices, new LED lighting, epoxied warehouse floor.

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