

**FOR SALE**

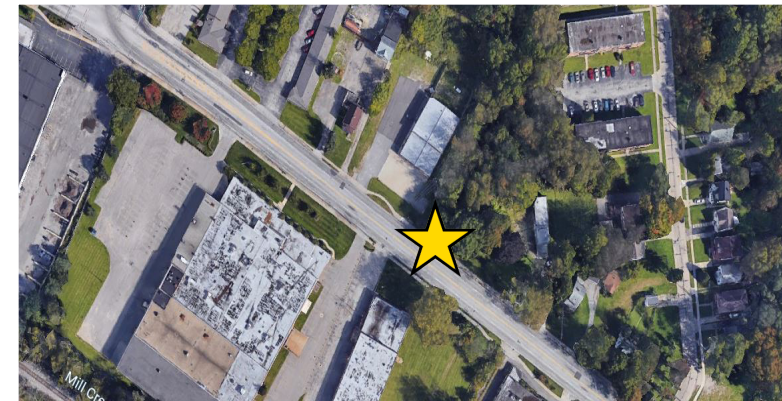
**84,175 SF Industrial Property on 4.52 Acres**  
13700 Broadway Ave., Garfield Heights, Ohio 44125

**PRICE REDUCED**



## PROPERTY OVERVIEW

- 84,175 SF Total Area
- 8,000 SF Office Area
- 76,175 SF Warehouse Area
- Located on 4.52 Acres
- Masonry Construction built in 1960/1978/1993
- 6 Docks
- 3 Drive-in Doors
- 18'-24' Clear height
- 480Volt/2000 Amps/3 Phase Power
- Fully Sprinklered
- 125 car parking
- Immediate freeway access to I-480
- Priced for Sale at: **WAS: \$2,195,000**  
**NOW: \$1,995,000**



[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

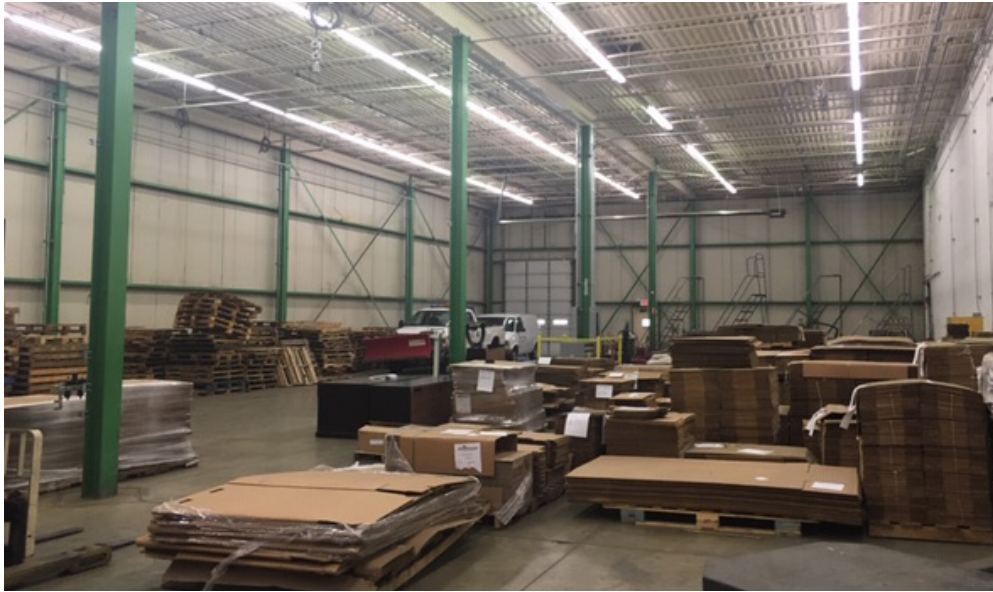
David Stover, SIOR

216.839.2012

DavidStover@hannacre.com

**FOR SALE**

# 84,175 SF Industrial Property on 4.52 Acres 13700 Broadway Ave., Garfield Heights, Ohio 44125



The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

David Stover, SIOR

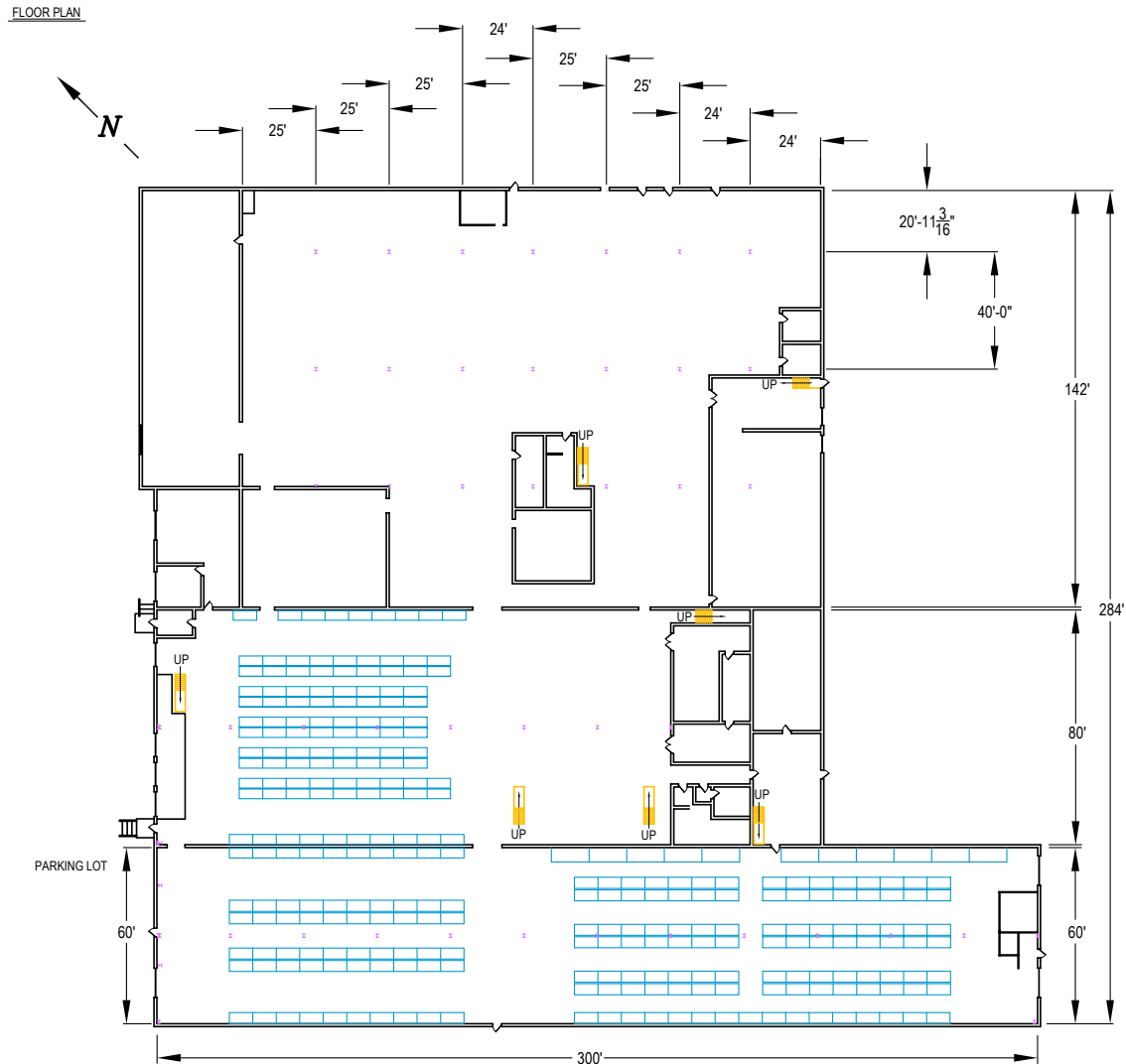
216.839.2012

DavidStover@hannacre.com

**FOR SALE**

# 84,175 SF Industrial Property on 4.52 Acres

13700 Broadway Ave., Garfield Heights, Ohio 44125



The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

David Stover, SIOR

216.839.2012

DavidStover@hannacre.com

**FOR SALE**

**84,175 SF Industrial Property on 4.52 Acres**  
13700 Broadway Ave., Garfield Heights, Ohio 44125



**HANNA**  
COMMERCIAL REAL ESTATE

The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

David Stover, SIOR

📞 216.839.2012

✉ DavidStover@hannacre.com