

For Sale — Owner/User Opportunity
Two-Story 82,470 SF Commercial Building
Retail, Office, Warehouse
1100 E. 55th Street | Cleveland, OH



NEWMARK

CONTACT



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**Building Square Feet**

1st Floor:	42,470 SF Warehouse
2nd Floor:	20,000 SF Office
2nd Floor:	20,000 SF Warehouse
Entire Building: 82,470 SF Total	

**Docks/Drive-in Doors**

Eight (8) docks
Three (3) drive-in doors

**Crane**

One (1) 3-ton crane

**Office/Showroom**

Office and showroom area

**Freight Elevator**

One (1) elevator

**Ceiling Height**

16' clear height, offering ample vertical space.

**Entrance**

Property has separate entrances

**First Floor Warehouse Weight Capacity**

Designed to handle more than 150 lb/SF, ensuring robust support for heavy equipment and storage

**Second Floor Warehouse Weight Capacity**

Designed to handle up to 150 lb/SF, ensuring robust support for heavy equipment and storage

**Parking**

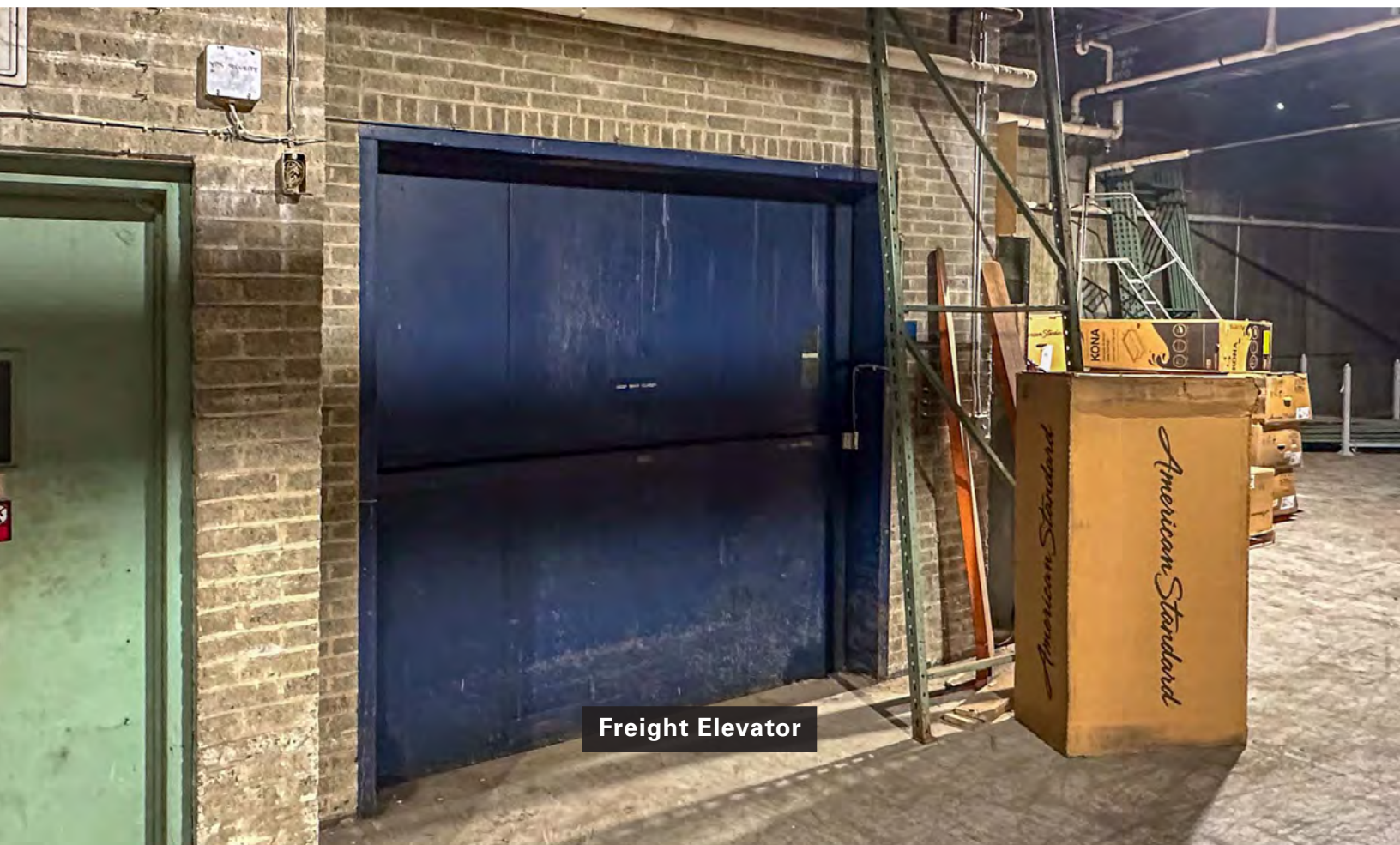
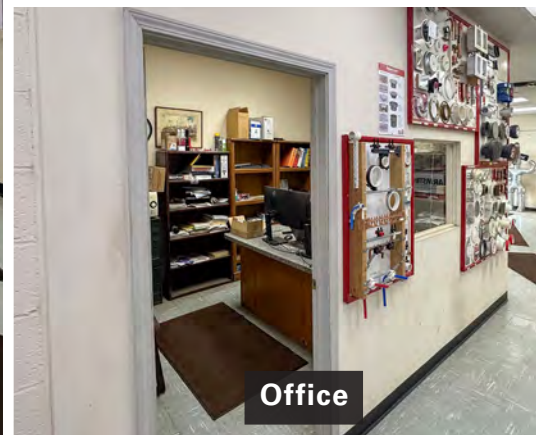
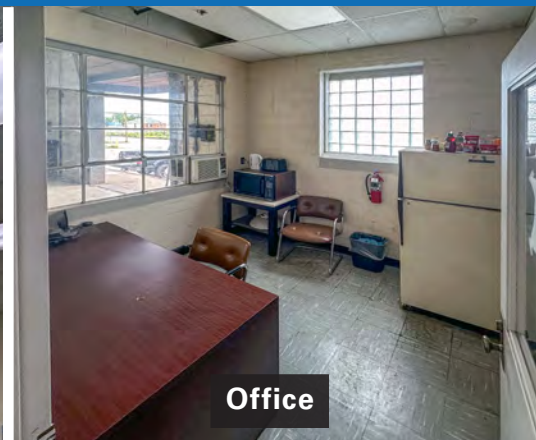
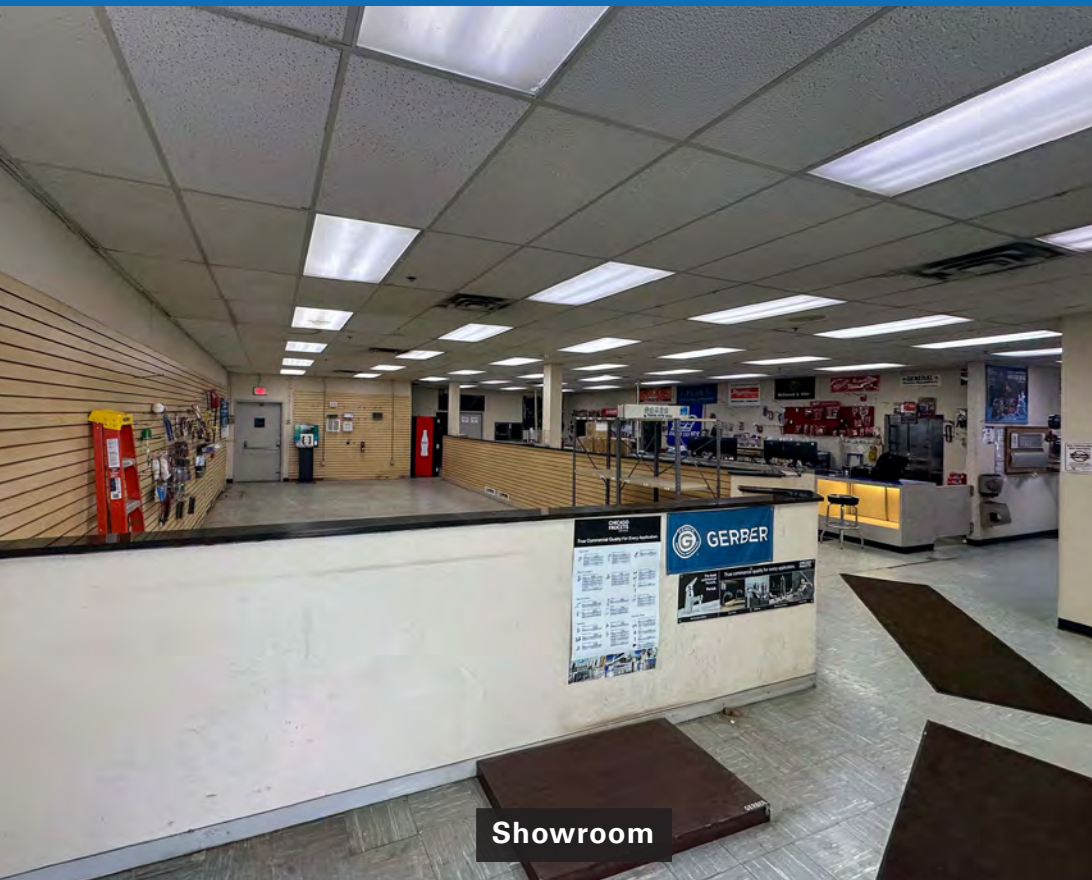
Abundant parking available for employees and visitors, ensuring convenience and ease of access

**Freeway Proximity**

The property offers excellent freeway visibility and immediate access to I-90 and State Route 2

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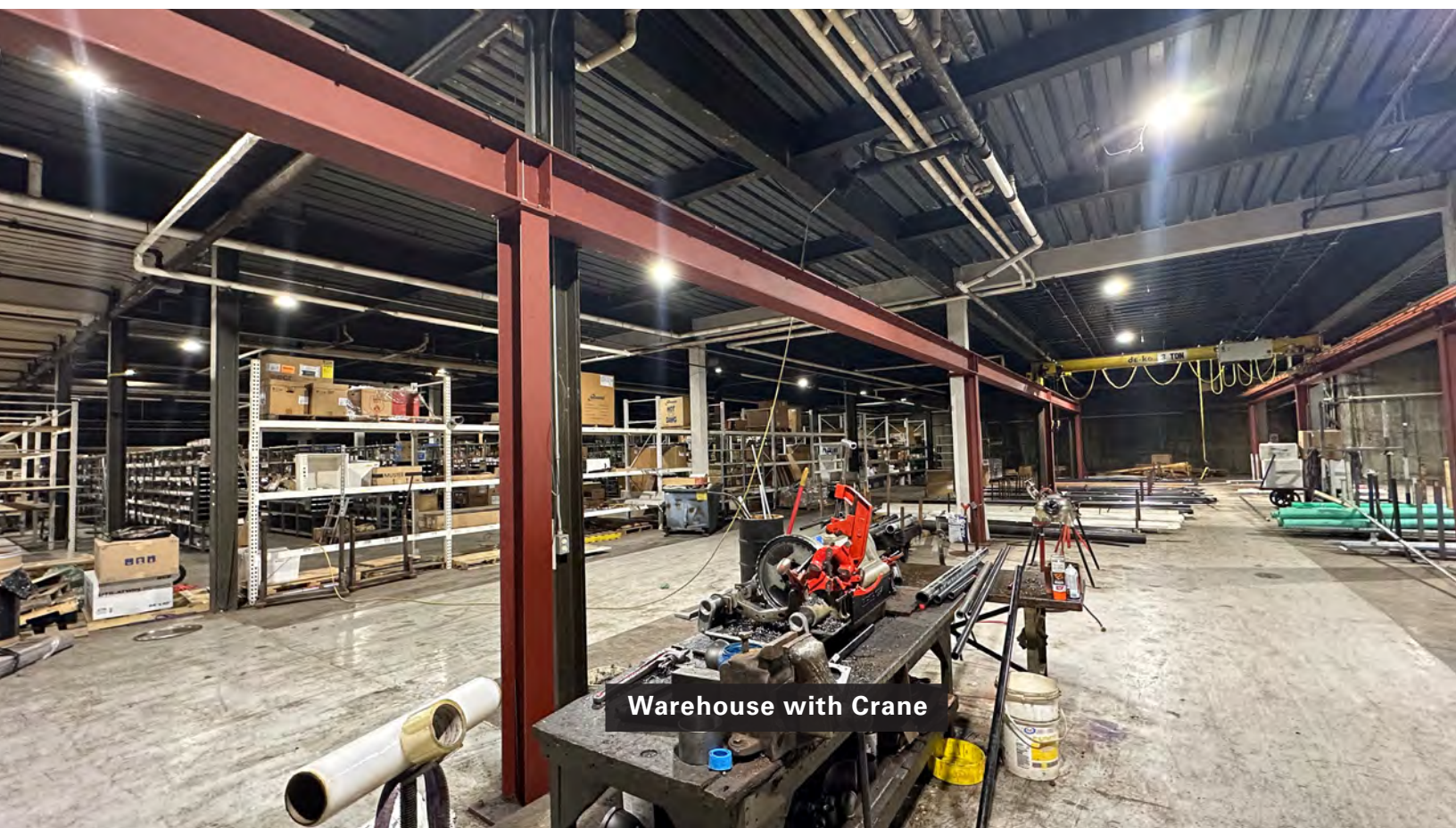
1st Floor Showroom, Office and
Freight Elevator to 2nd Floor Photos

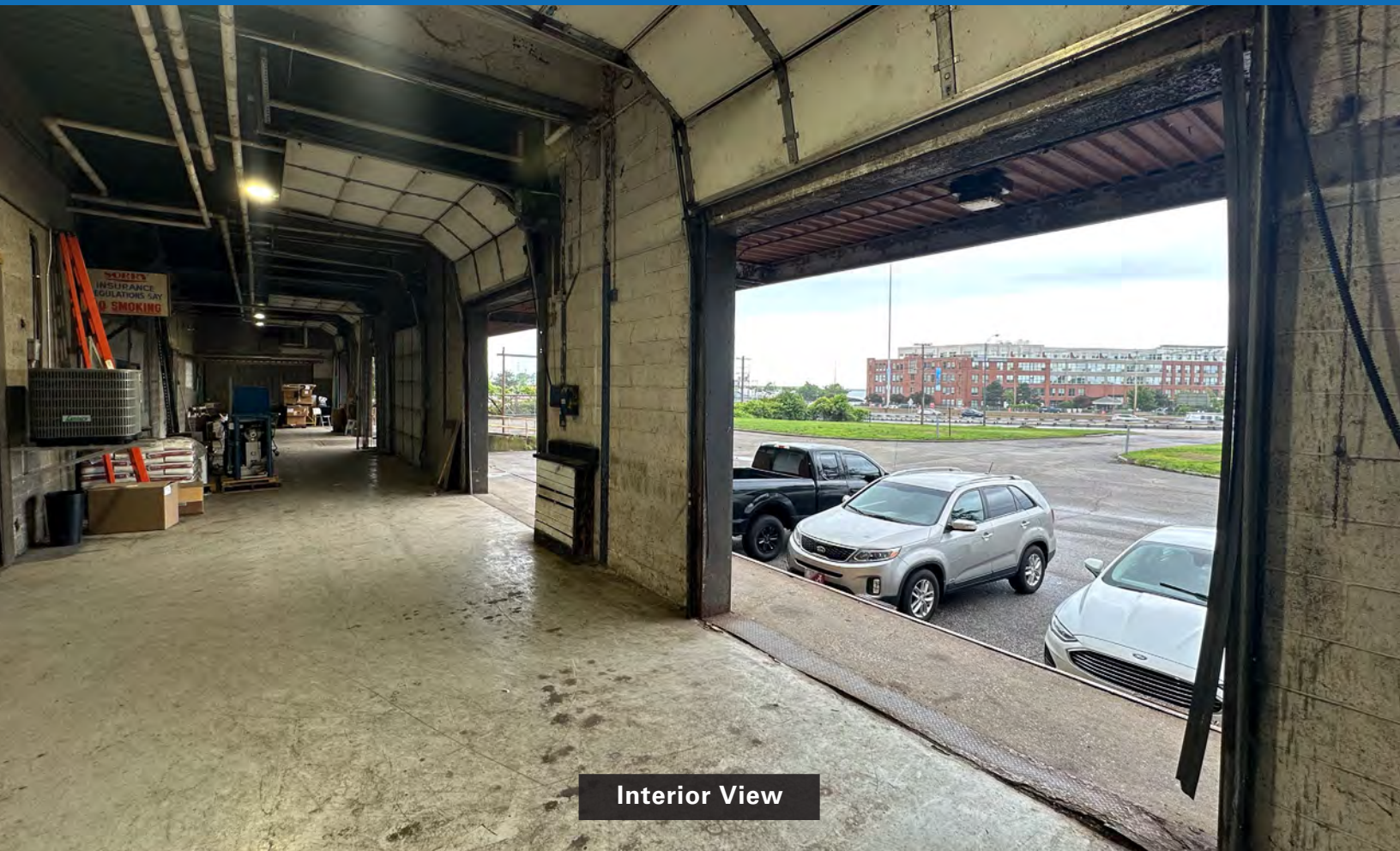


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1st Floor Warehouse Photos







Interior View



Exterior View

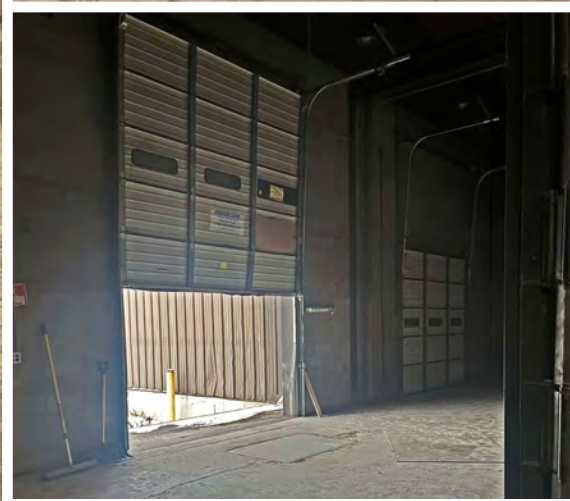
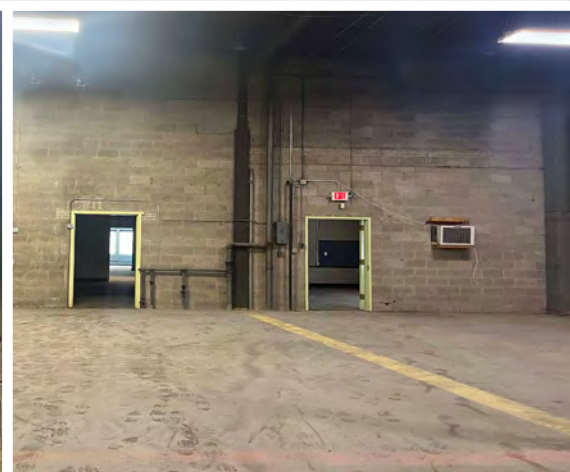
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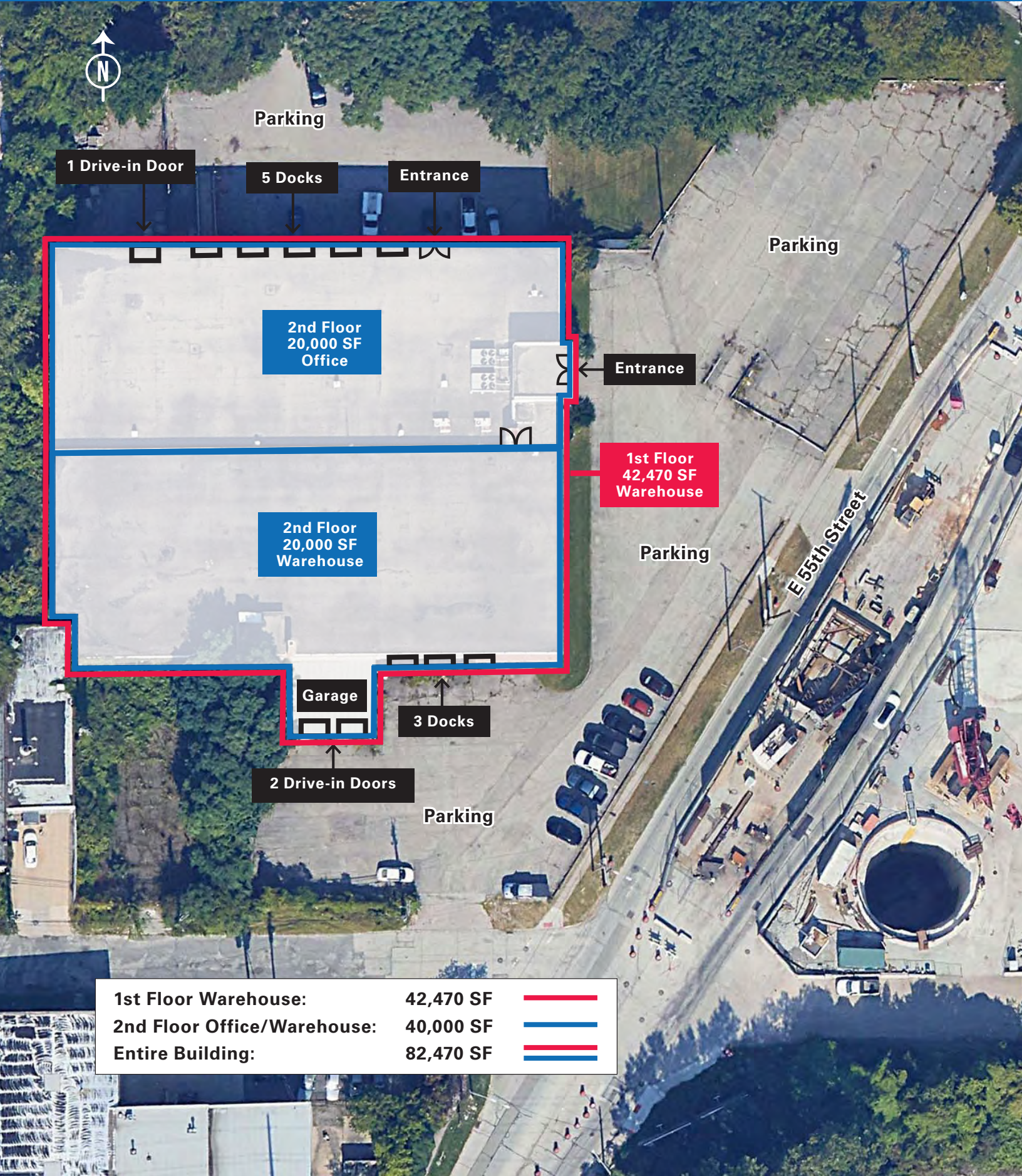
2nd Floor Office Photos



1100 E. 55th Street | Cleveland, OH

2nd Floor Warehouse Photos





1st Floor Warehouse:	42,470 SF	<div></div>
2nd Floor Office/Warehouse:	40,000 SF	<div></div>
Entire Building:	82,470 SF	<div></div>



1st Floor Warehouse Space

42,740 SF featuring (5) five total docks (4 normal/1 with ramp), (1) one drive-in door (10' 6" clearance), one (1) freight elevator to 2nd floor, showroom area with 2 small offices, one (1) 3-ton crane, ideal for heavy industrial and other uses



















2nd Floor Office Space

20,000 SF with stunning views of Lake Erie, perfect for creating a productive and inspiring workplace



2nd Floor Warehouse Space

20,000 SF featuring (3) three docks and (1) one garage with (2) two drive-in doors, ideal for various industrial

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 1,142,227 Population	 24.3% High School Diploma	 \$59,093 Median Household Income	 63.7% White Collar	 17.2% Services
 40.6 Median Age	 27.4% Some College	 \$40,297 Per Capita Income	 19.2% Blue Collar	 5.0% Unemployment Rate
 515,800 Households	 36.0% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$50,918 Median Disposable Income		 15.2% Spend 7+ hours commuting to and from work per week	 47,727 Total Businesses	 887,436 Total Employees

