

13 MINUTES FROM
DOWNTOWN CLE

CBRE



3113 W. 110th St., Cleveland

FOR SALE
61,200 SF Freestanding
Industrial Property

3113 W. 110TH



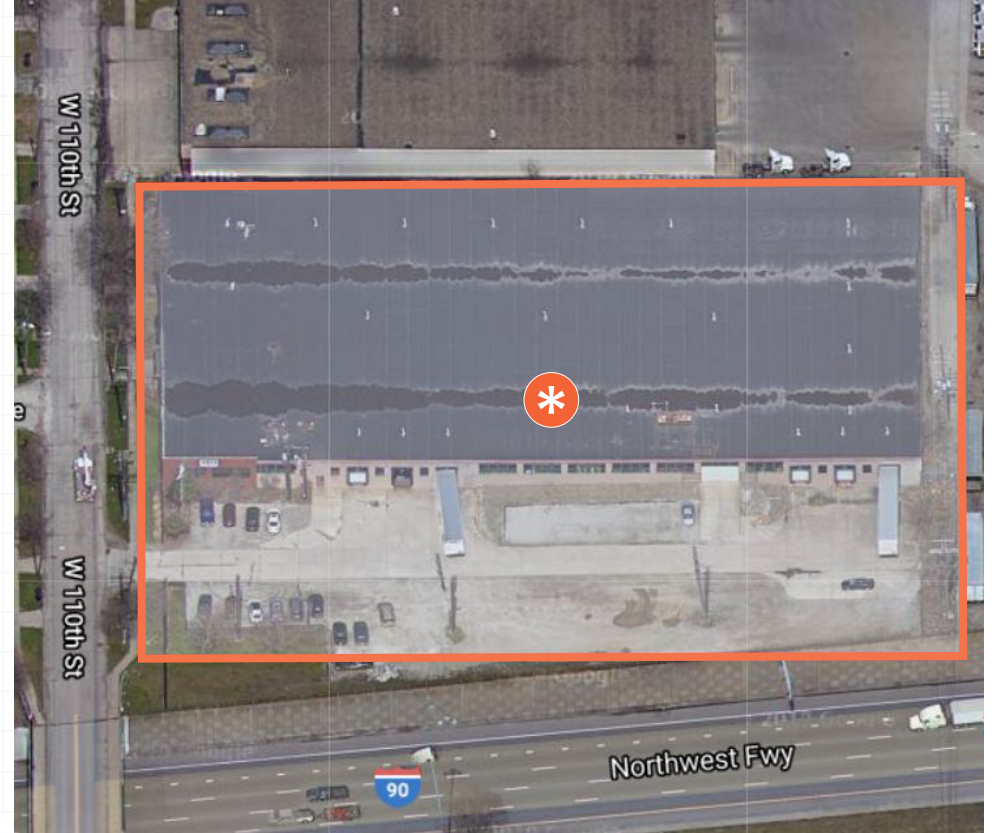
THIS WELL-LOCATED INDUSTRIAL PROPERTY REPRESENTS AN OUTSTANDING OPPORTUNITY TO PURCHASE A BUILDING WITH A STRATEGIC INFILL LOCATION.

KEY FEATURES

Location: Close proximity to Full I-90 Interchange at West 117th Street.

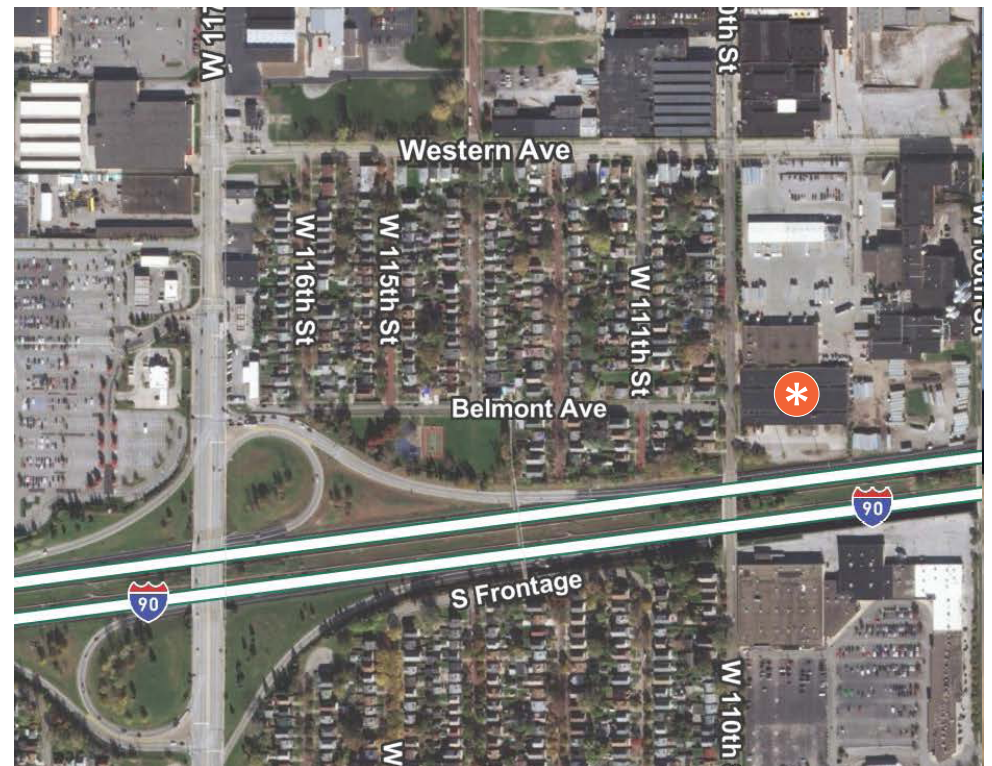
Space Flexibility: Building can be divided into a 40,000 and 20,000 SF space.

Value: Priced aggressively (psf) for owner/user/developer to update building and property.

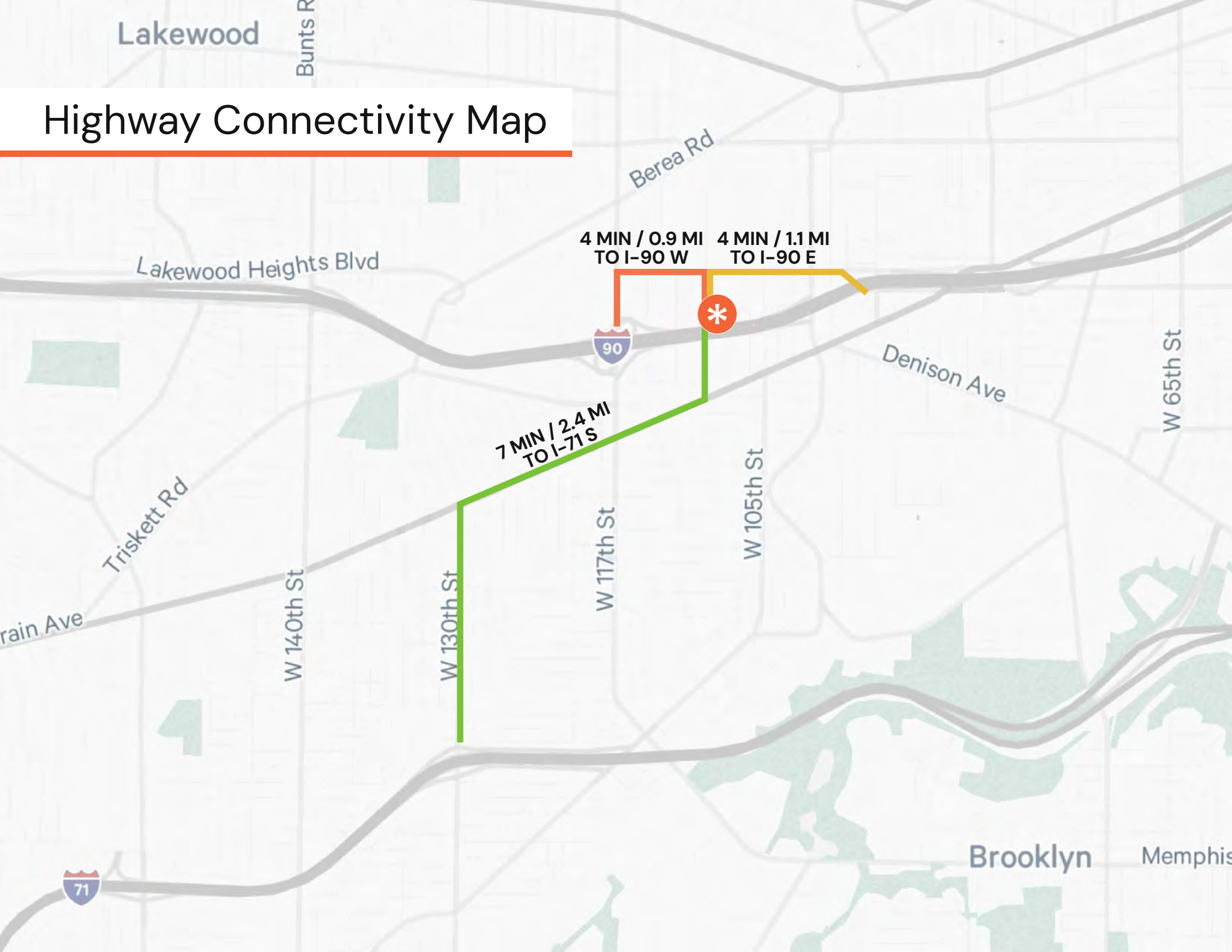


PROPERTY OVERVIEW

BUILDING AREA	61,200 SF
LAND AREA/PARKING	2.54 AC
YEAR BUILT	1949 with Updates Over Time
SPRINKLERS	Yes - Wet
DOCKS	6 EXT.
DRIVE INS	1
CLEAR HEIGHT	12'-13'
POWER	600A/480V 3P
SALE PRICE	\$1,836,000
SALE PRICE PSF	\$30/PSF



Highway Connectivity Map





3113 W. 110TH





Interior Photos





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FOR SALE | 61,200 SF

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