



Turnkey Slab Distribution Platform w/CRE

5350 W 161st St, Brook Park, OH 44142



COLDWELL BANKER
REAL ESTATE GROUP



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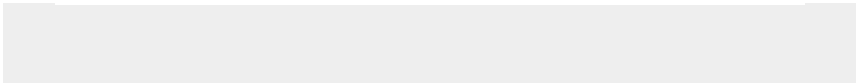
Turnkey Slab Distribution Platform w/CRE

\$2,325,000

Rare opportunity to acquire a turnkey slab distribution platform with commercial real estate in Brook Park (Cleveland), Ohio. This asset sale includes a professionally renovated 10,080-square-foot showroom and warehouse, with approximately \$710,000 in landed-cost premium Italian porcelain and luxury natural stone inventory, and an estimated retail value of close to \$2 million. The sale also includes a luxury designer showroom completed in 2024, one 10-ton overhead crane, one 2-ton overhead crane, material handling equipment, marketing tools, displays, sample towers, and established operational infrastructure. Unlike a traditional business acquisition valued on historical earnings, this offering has been intentionally structured as a turnkey regional distribution platform. The purchaser acquires the commercial real estate, inventory, specialized warehouse improvements, international supplier relationships, logistics systems, import procedures, marketing assets, showroom displays, contractor and installer relationships, architect and interior designer relationships, transition assistance, and the operational resources necessary to begin and expand operations immediately. The business specializes in premium large-format Infinity Surfaces® Italian porcelain and natural luxury stone for high-end residential, commercial, hospitality, healthcare, retail, multifamily, and office projects. Large-format thin porcelain continues to gain market share due to its versatility across wall cladding, flooring, bathrooms, fireplaces, furniture, and exterior applications. Located in Brook Park, just minutes from Cleveland Hopkins International Airport and major interstate highways, the property provides efficient access throughout Ohio and the Midwest. The surrounding region continues to benefit from significant public and private investment, including downtown redevelopment, lakefront projects, mixed-use developments, healthcare expansion, and major commercial construction. This opportunity is ideal for an existing slab distributor, building products company, fabricator, stone supplier, importer, architectural materials company, private investor, or entrepreneur seeking immediate entry into the Midwest market without the time, expense, and risk of developing a distribution...

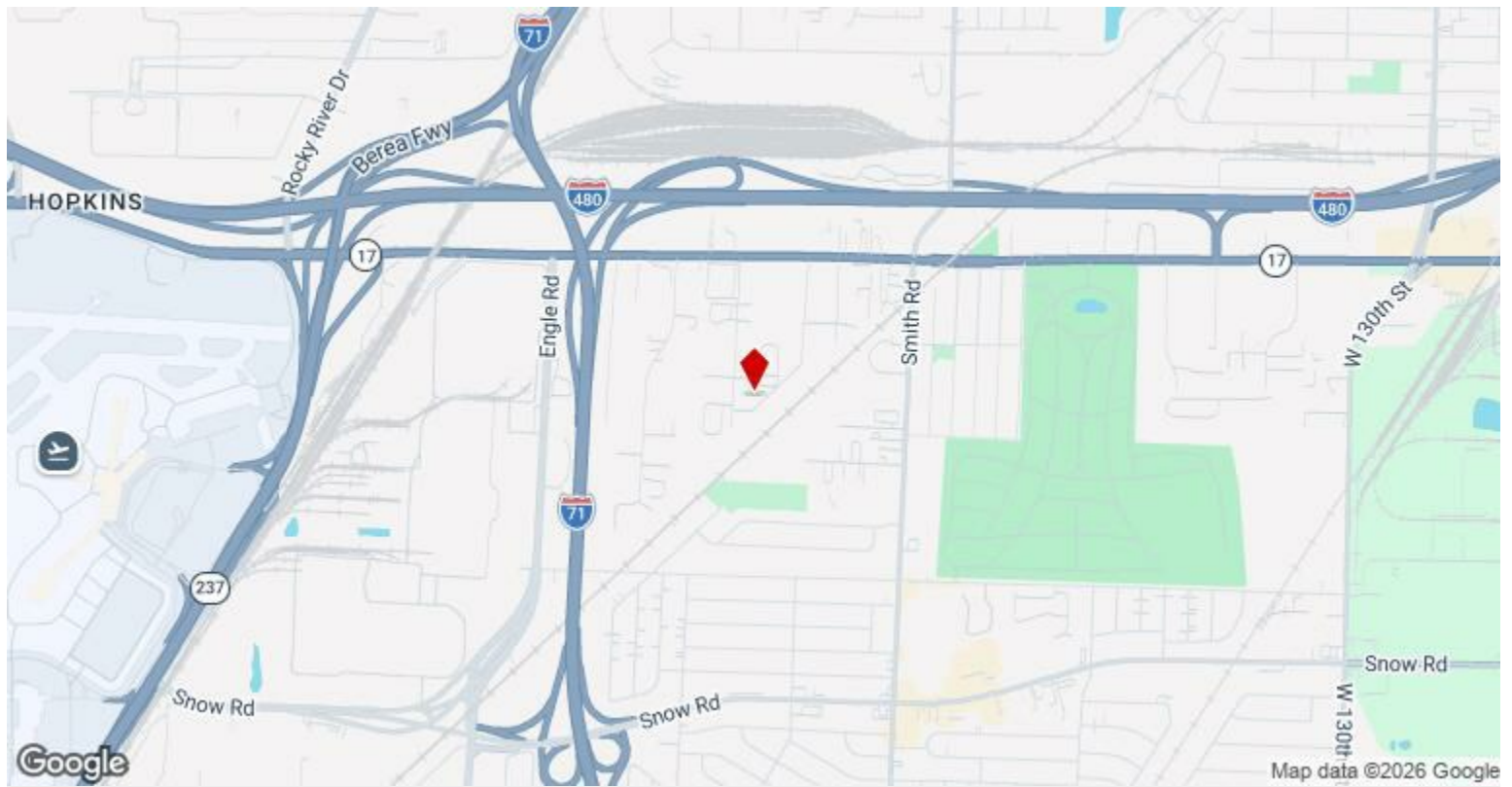
- This offering has been intentionally structured as a turnkey regional distribution platform
- Real Estate remodeled with specialized improvements
- Premium Italian Large Format Porcelain Slabs & Premium Natural Luxury Stone
- Heavy Electrical - 800 AMP - 240 Volt
- Executive offices & Designer Showroom
- Minutes from I-71, I-480, I-80 & CLE Hopkins International Airport

Price:	\$2,325,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.49 AC
Gross Building Area:	10,000 SF
Rentable Building Area:	10,000 SF
No. Stories:	2
Year Built:	1978
Tenancy:	Single
Parking Ratio:	1.47/1,000 SF
Clear Ceiling Height:	22 FT
No. Dock-High Doors/Loading:	1
No. Drive In / Grade-Level Doors:	1



Major Tenant Information

Tenant	SF Occupied	Lease Expired
Sunbelt Rentals	-	



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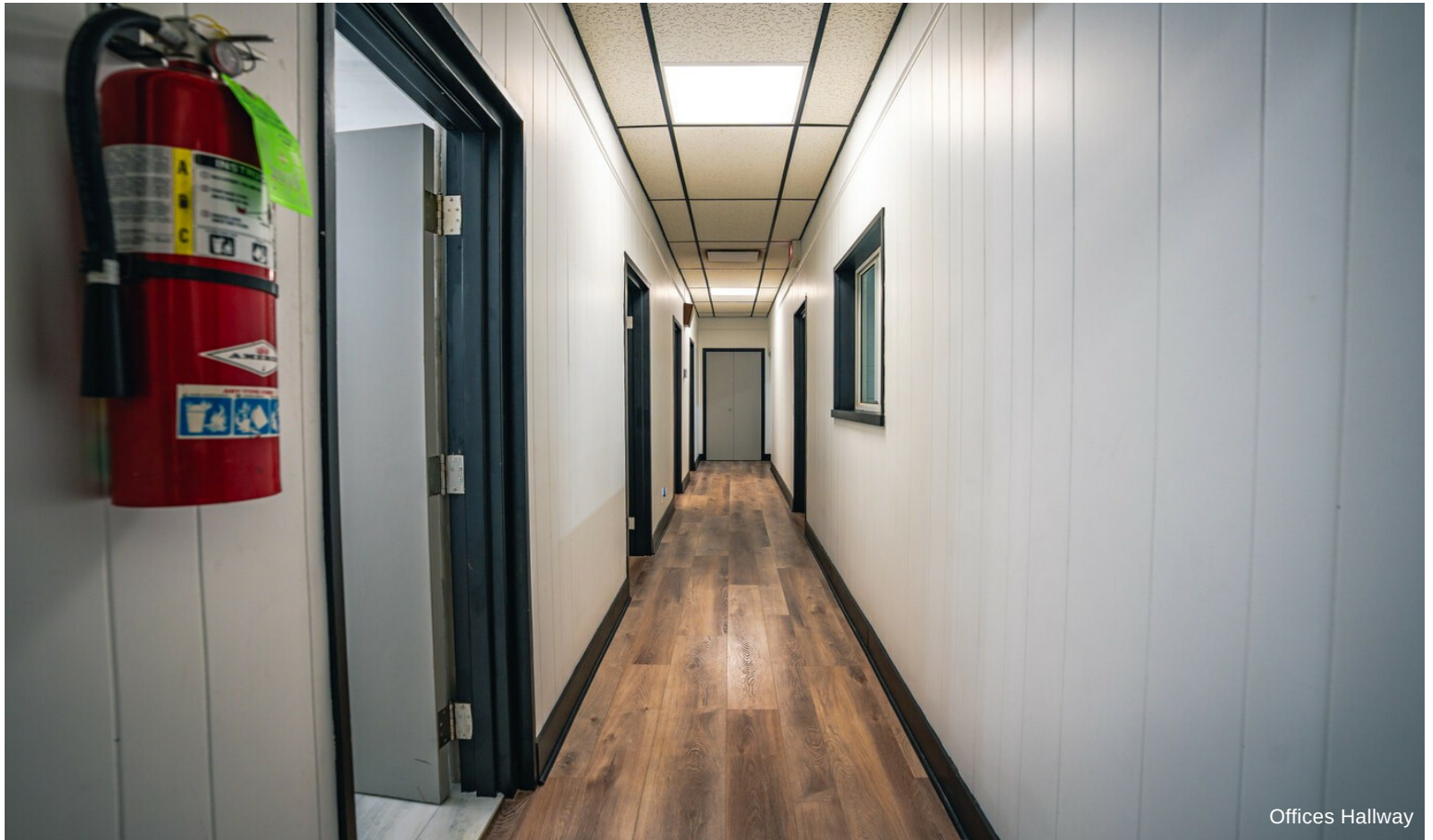
Property Photos



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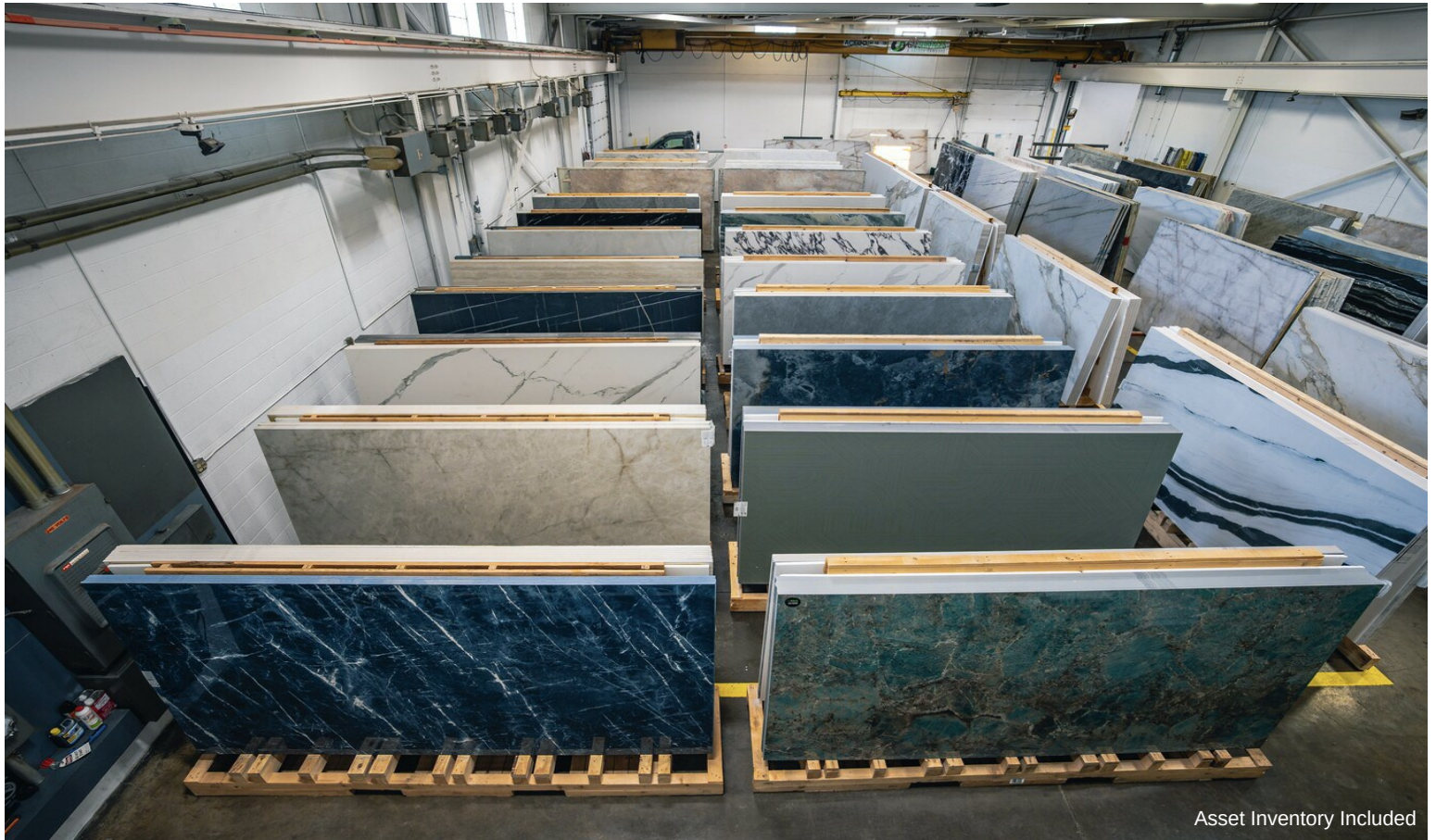
Property Photos



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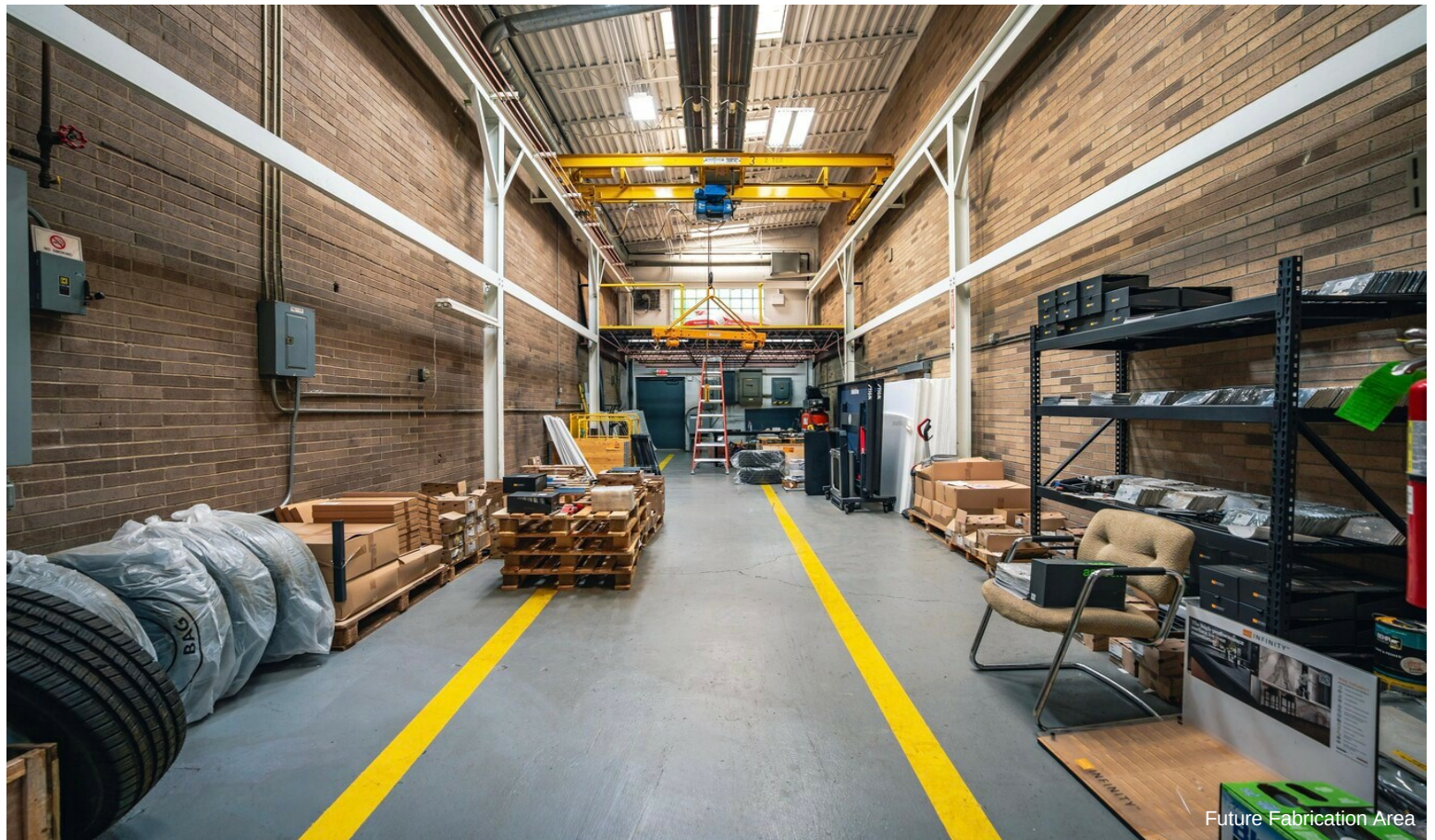
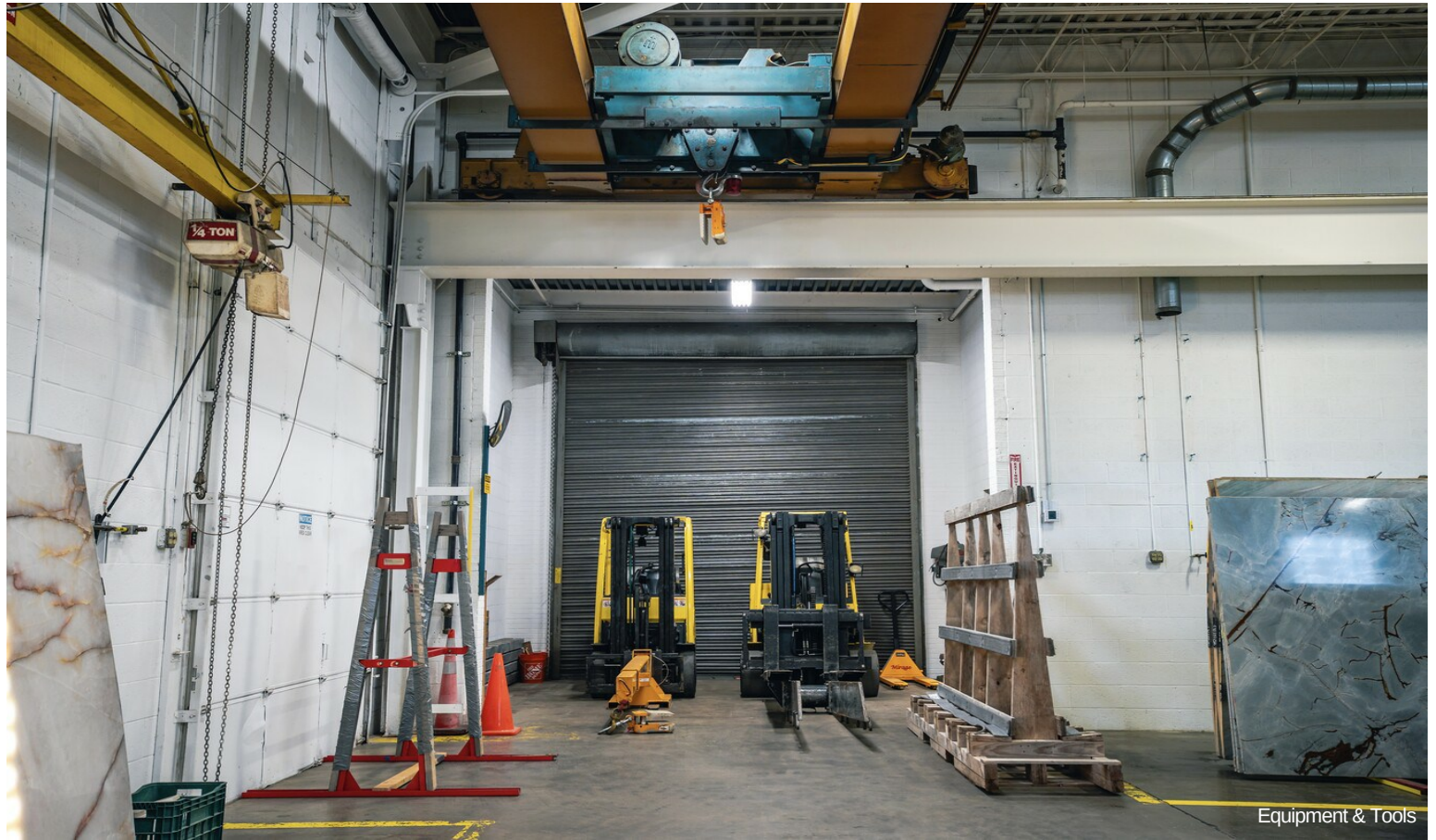


Asset Inventory Included



Asset Inventory Included

Property Photos



1)

