

EXP COMMERCIAL // AUCTION SALE

# INDUSTRIAL PORTFOLIO

**7424 & 7500 BESSEMER AVENUE**

*Cleveland, Ohio 44127 // Available Individually or as a Portfolio*

TOTAL SF

**41,965 SF**

LAND AREA

**1.59 Acres**

ZONING

**General Industry**

AUCTION DATE

**May 20, 2026**

Presented by

*Kas Filippova & Aleasa Sandoval // eXp Commercial*

# Executive Summary

eXp Commercial is pleased to present the opportunity to acquire two adjacent industrial buildings at 7424 and 7500 Bessemer Avenue, Cleveland, Ohio 44127. The properties are offered at auction on May 20, 2026 and may be purchased individually or as a combined portfolio — offering flexibility for owner-users and investors alike.

Located minutes from downtown Cleveland inside a designated Opportunity Zone and within the Opportunity Corridor initiative area, the properties sit in a General Industry zoning district surrounded by established industrial users. The combined portfolio totals approximately 41,965 SF on approximately 1.59 acres.

## Opportunity Zone

Potential tax advantages for investors

## Minutes to Downtown

Cleveland core & Opportunity Corridor

## General Industry Zoning

Wide range of permitted uses

## Flexible Play

Owner-user or investor/tenant strategy

## Two Adjacent Parcels

Purchase together or separately

## Recent Capital Improvements

Upgrades at both properties

LOCATION

# Location Overview

Both properties are located on Bessemer Avenue in Cleveland's southeast side, within the 44127 zip code — an established industrial corridor with strong connectivity to the regional highway network and the city core.

PROXIMITY TO KEY DESTINATIONS

## DOWNTOWN CLEVELAND

Approximately 4–5 miles via I-77; access to the commercial core, Port of Cleveland, and rail infrastructure.

## OPPORTUNITY CORRIDOR

Direct proximity to Cleveland's transformative infrastructure investment (E. 55th to University Circle).

## INTERSTATE ACCESS

Convenient access to I-77, I-490, and I-480 for regional distribution.

## HOPKINS INTERNATIONAL AIRPORT

Approximately 15 miles via I-480 West.

## OPPORTUNITY CORRIDOR

A three-mile boulevard from the Innerbelt to University Circle — expected to drive further investment and connectivity in the area.

## INDUSTRIAL NEIGHBORHOOD CONTEXT

Surrounding area features light-to-medium manufacturing, warehousing, and distribution uses consistent with General Industry zoning.

PROPERTY 1

# 7424 Bessemer Avenue

*25,712 SF Industrial Building // 1.04 Acres // Parcel 125-23-028*

## PROPERTY DESCRIPTION

7424 Bessemer Avenue is a 25,712 SF industrial building built in 1920 on approximately 1.04 acres in Cleveland, Ohio. Zoned General Industry, the property includes approximately 1,500 SF of office space with four private offices, a reception area, and a conference room, plus warehouse/industrial space with ceiling heights from 15' to 25'.

The property also features a brand-new drive-in door installed in January 2025, a truck-high dock door, and recent capital improvements including a partially replaced and coated roof and new office windows.

[View Auction Listing](#)



# 7424 Bessemer — Property Summary

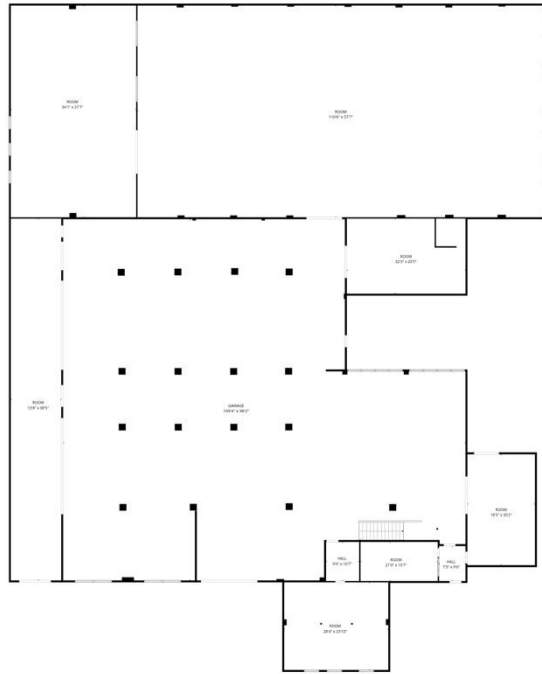
Property Address	7424 Bessemer Avenue, Cleveland, OH 44127
Parcel Number	125-23-028
Building Size	25,712 SF
Land Area	Approx. 45,302 SF (1.04 Acres)
Year Built	1920
Property Class (County)	Manufacturing and Assembly Light
Zoning	General Industry
Opportunity Zone	Yes
Ceiling Heights	15' – 25'
Office Area	Approx. 1,500 SF (4 private offices, reception, conference room)
Drive-In Door	One (1) — 14' x 14' manual; installed Jan 2025
Dock-High Truck Door	One (1) — 12' 3" high x 9' 5" wide
Roof	Approx. half new replacement; remainder 2-coat coated — completed 2025
Office Windows	New — approx. 1 year old
Sprinklers	None
Heating	Gas
Annual Taxes	\$3,591.40

# 7424 Bessemer — Photo Gallery



# 7424 Bessemer — Floor Plans

Approx. 25,712 SF on 1.04 acres // Zoned General Industry // Ceiling heights 15' – 25'



**TOTAL: 0 sq. ft**  
1st floor: 0 sq. ft  
EXCLUDED AREAS: ROOM: 11837 sq. ft, HALL: 165 sq. ft, GARAGE: 8959 sq. ft,  
WALLS: 532 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FIRST FLOOR



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SECOND FLOOR OFFICE

# 7500 Bessemer Avenue

*16,253 SF Industrial Building // 0.55 Acres // Parcel 125-23-029*

## PROPERTY DESCRIPTION

7500 Bessemer Avenue is a 16,253 SF industrial building constructed in 1920 on approximately 0.55 acres (23,958 SF) of fenced land in Cleveland, Ohio. Classified as Manufacturing and Assembly Light and zoned General Industry, the building features a prominent 4,266 SF newly renovated office component across two floors — a standout for owner-users requiring significant professional office presence alongside industrial operations.

The warehouse portion offers ceiling heights of 14' to 18' with a confirmed 16' clear height, and is served by two drive-in doors and two dock-high truck doors. Power service is robust: 400 Amps, 14,000 Volts, 480/277V — well-suited for manufacturing, plating, heavy processing, or power-intensive operations.

The prior owner operated a plating business on the premises and relocated approximately 30 years ago. An extensive environmental cleanup was completed prior to vacating, and the EPA conducted a walk-through and provided a favorable assessment. No formal Phase I or Phase II environmental audits have been completed under current ownership, and no environmental issues are known to the seller.

[View Auction Listing](#)



# 7500 Bessemer — Property Summary

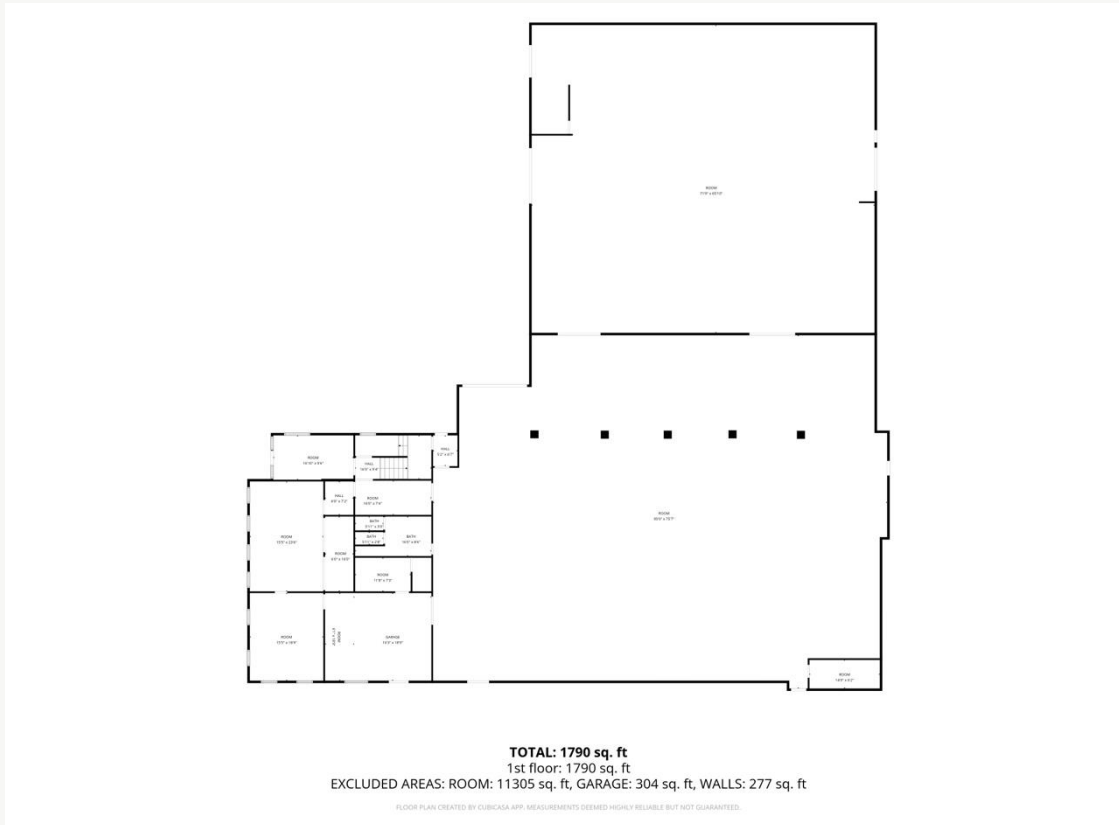
<b>Property Address</b>	7500 Bessemer Avenue, Cleveland, OH 44127
<b>Parcel Number</b>	125-23-029
<b>Building Size</b>	16,253 SF
<b>Land Area</b>	Approx. 23,958 SF (0.55 Acres) — Fenced
<b>Year Built</b>	1920
<b>Property Class (County)</b>	Manufacturing and Assembly Light
<b>Zoning</b>	General Industry
<b>Opportunity Zone</b>	Yes
<b>Ceiling Height</b>	14' – 18'
<b>Clear Height</b>	16'
<b>Office Area</b>	4,266 SF — Newly Renovated, 2 Floors
<b>Ancillary Areas</b>	Storeroom / Breakroom Areas
<b>Drive-In Doors</b>	Two (2): Side door 12' 3" W x 7' 7" H; second door 12' x 12'
<b>Dock-High Truck Doors</b>	Two (2): 12' x 12' and 8' x 8'
<b>Power Service</b>	400 Amps, 14,000 Volts, 480/277V — 3-Phase
<b>Sprinklers</b>	None
<b>Heating</b>	Gas
<b>Environmental</b>	Extensive cleanup by prior plating operator; EPA walk-through with favorable result; no Phase I/II under current ownership; no known issues
<b>Annual Taxes</b>	\$6,965.58
<b>Site Features</b>	Fenced; dedicated parking; shared truck easement with 7424 Bessemer

# 7500 Bessemer — Photo Gallery

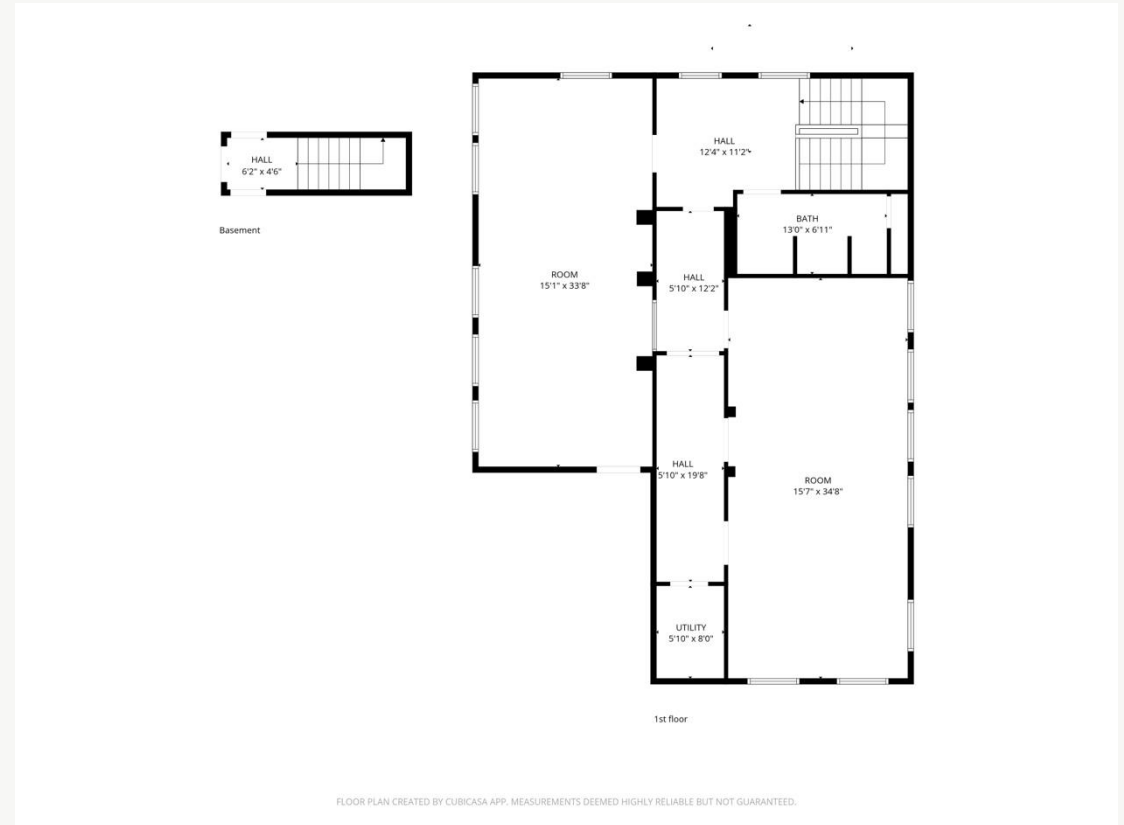


# 7500 Bessemer — Floor Plans

Approx. 16,253 SF on 0.55 acres // 4,266 SF office across 2 floors // 16' clear height



FIRST FLOOR



SECOND FLOOR

# Portfolio Summary

The two properties may be purchased together as a single industrial portfolio, offering a buyer approximately 41,965 SF of industrial building area on approximately 1.59 combined acres in a designated Opportunity Zone.

	7424 Bessemer	7500 Bessemer
Building SF	25,712 SF	16,253 SF
Land Area	1.04 Acres	0.55 Acres
Year Built	1920	1920
Zoning	General Industry	General Industry
Opportunity Zone	Yes	Yes
Office SF	~1,500 SF	4,266 SF
Drive-In Doors	1 (14' x 14')	2 (12' x 12' / 12' x 7'7")
Dock Doors	1 (12'3" x 9'5")	2 (12' x 12' / 8' x 8')
Ceiling Height	15' – 25'	14' – 18' (16' clear)
Power	TBD	400A / 14,000V / 480-277V
Sprinklers	None	None
Fenced Site	Yes	Yes
Annual Taxes	~\$3,591	~\$6,966

# Opportunity Zone Benefits

Both 7424 and 7500 Bessemer are located within a federally designated Qualified Opportunity Zone. Investors deploying eligible capital gains through a Qualified Opportunity Fund may access three distinct federal tax incentives, each tied to holding period.

## 01 Capital Gains Deferral

Reinvested capital gains are deferred until the earlier of the date the QOF investment is sold or December 31, 2026 — shifting the tax event forward and freeing capital for deployment.

## 02 Step-Up in Basis

For investments in a QOF, the original capital gain deferral is reduced based on holding period requirements established under current IRS guidance.

## 03 Tax-Free Appreciation

If the QOF investment is held at least 10 years, any appreciation on the new investment itself may be permanently excluded from federal capital gains tax at sale.

## WHY BESSEMER FITS THE OPPORTUNITY ZONE THESIS

Industrial assets in Qualified Opportunity Zones typically support the substantial-improvement test through capital upgrades (roof, systems, build-outs) and offer long holding periods aligned with the 10-year exclusion window. Both properties are already in an OZ, already classified as Manufacturing and Assembly Light, and positioned along the Opportunity Corridor — a confluence of regulatory benefit and infrastructure tailwinds.

*Not tax advice. Tax treatment depends on investor structure, holding period, and qualified investment requirements under current IRS regulations. Consult a qualified tax advisor before making investment decisions.*

# How To Be Auction Ready

**01**

## Download the Transition Auction Group App

Stay updated in real time, place bids directly from your device, and receive instant notifications.

**02**

## Submit Proof of Funds (POF) Now — Don't Wait

POF is required to view Confidential documents, test the bidding platform in advance, and place bids up to the amount submitted. To bid higher, show additional funds. Pro tip: provide enough POF now so you're not limited on auction day.

**03**

## If Using Financing

Submit POF plus a bank letter confirming the bank is prepared to close by the date stated on the auction.

**04**

## Review Key Documents

Review the Purchase Agreement (have your attorney review in advance if needed) and the Auction Terms & Conditions. The winning bidder must sign the Purchase Agreement within 2 hours of close and deposit 10% of the final purchase price to the Title Company within 24 hours.

# Rules, Diligence & Close

**05**

## Complete Due Diligence & Schedule Your Private Tour

Contact Kas or Aleasa now to reserve a walkthrough before auction day.

**06**

## Know the Rules, Avoid Surprises

New to auctions? Contact Adrian Walters or your Kas Commercial broker for a quick orientation before bidding.

**07**

## Stay Engaged Until the End

The auction clock extends by 2 minutes with each new bid up to and after the scheduled end time — preventing holdouts and last-second wins. When the final clock expires, the winning bidder is declared.

## SALE IS "AS IS" / "WHERE IS"

All due diligence must be completed before the auction. After the auction, the focus is settlement, title, and closing. Defaulting buyers forfeit their non-refundable 10% deposit. Above all, the auction Terms & Conditions survive the auction through closing.

NEXT STEPS

# Let's Talk.

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*Schedule a private tour, request the full due diligence package, or get oriented to the auction process before May 20, 2026.*

LISTING BROKER

**Kas Filippova**

**[kas.filippova@expcommercial.com](mailto:kas.filippova@expcommercial.com)**

216-374-3689

*eXp Commercial*

CO-LISTING BROKER

**Aleasa Sandoval**

**[aleasa.sandoval@expcommercial.com](mailto:aleasa.sandoval@expcommercial.com)**

725-296-4084

*eXp Commercial*

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