

175,000 SF FORMER MANUFACTURING FACILITY FOR SALE

5909 W. 130th Street, Parma, OH 44130



EXCLUSIVE LISTING BY:

NAIPleasant Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Noah Broadbent, CCIM
+1 440 708 8578
noah.broadbent@naipvc.com

Joe Hauman, CCIM
+1 440 591 3723
joe.hauman@naipvc.com

Alec J. Pacella, CCIM
+1 216 455 0925
apacella@naipvc.com



BUILDING HIGHLIGHTS

- 160,000 SF Manufacturing Building with significant expansion capability
- 15,000 SF 3-Story office building with ongoing HVAC improvements
- Centrally-located site just minutes from I-480 and Cleveland-Hopkins International Airport
- Heavy Power Capacity: 3-Phase / 480 Delta / 12,600 AMP / 3,300 kVA
- 17 Acre Site creates unique redevelopment opportunity in land-constrained westside industrial submarket

PROPERTY INFORMATION

Parking: 100 Passenger Vehicle Spaces

Heat: Reznor Units for Warehouse
Rooftop Units for Office

Drive-in Doors: 3 Total - (2) 12'x14' , (1) 16'x14'

Truck Docks: 17 Total (3 Internal) - Varying sizes

Year Built: Originally Built in 1959

Sale Price: \$8,250,000

WAREHOUSE



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6060 Rockside Woods Blvd., Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

OFFICE



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WEST 130TH STREET

PLAZA DRIVE

SITE PLAN- PHASE I

SCALE 1" = 50'-0"

GASPAR ASSOCIATES, ARCHITECTS - DESIGNERS - LAND PLANNERS
 66920 DETROIT AVENUE, SUITE 100 - CLEVELAND, OHIO 44107 - TEL. (216) 228-6900

INDUSTRIAL BUILDING
 for DEAN LAND COMPANY
 5909 W. 130 STREET PARMA, OHIO

REVISIONS	
NO.	DATE
1	5-19-97
2	9704

SITE PLAN

CAD DRAWING #
 9704AS1

DATE COMPLETED
 5-19-97

JOB NUMBER
 9704

DRAWING NUMBER
 9704

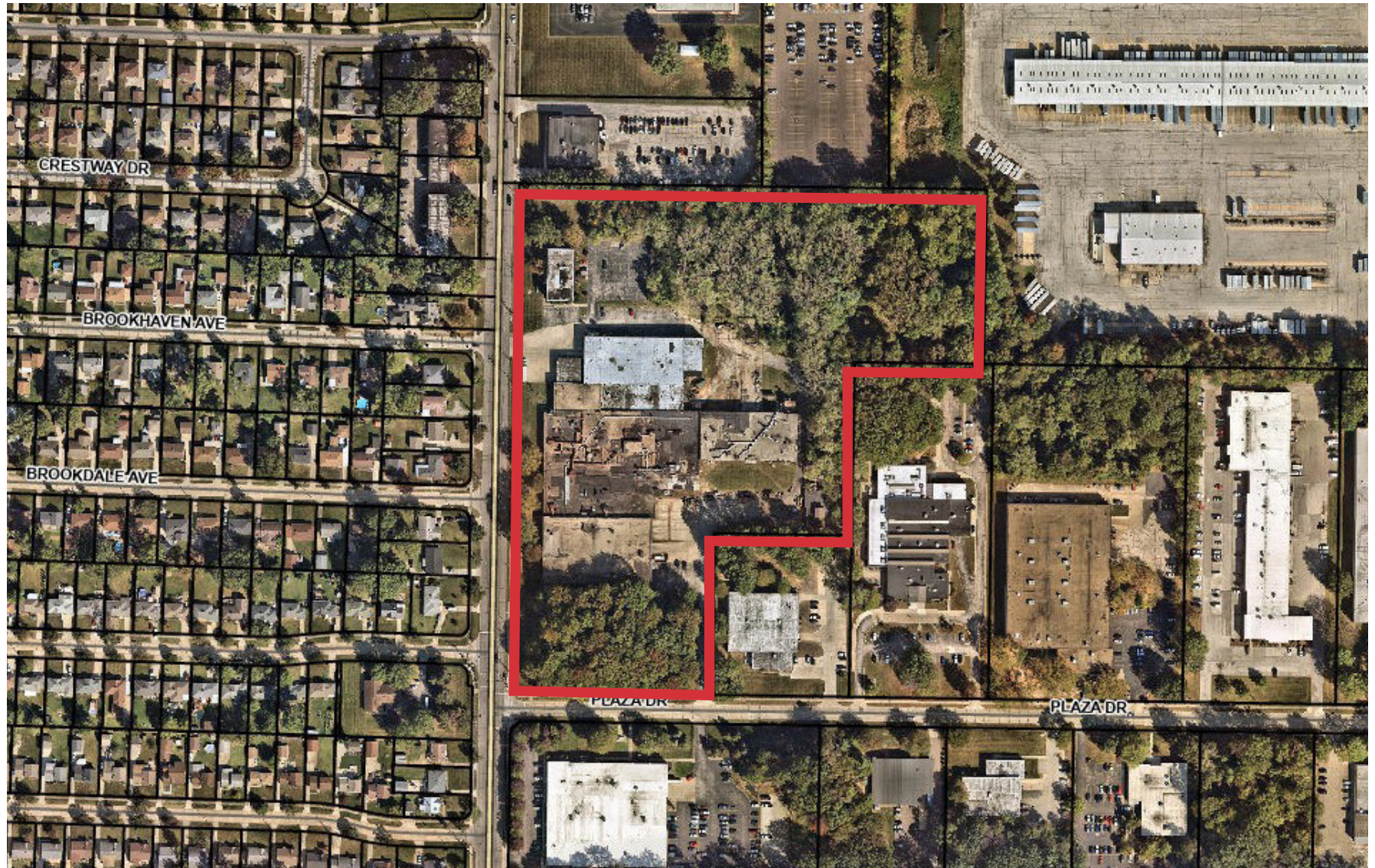
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PARCEL MAP



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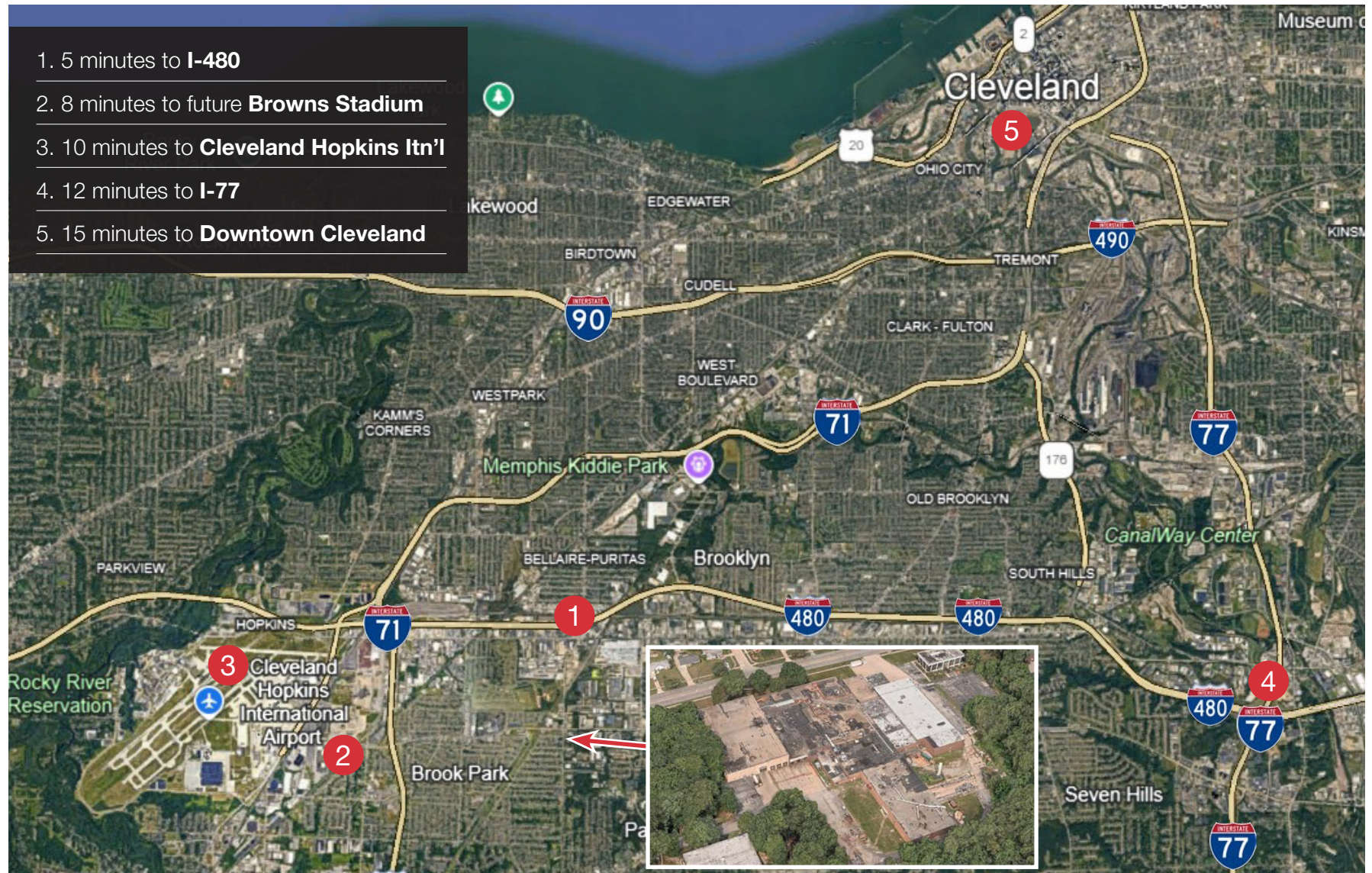
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LOCATION

1. 5 minutes to **I-480**
2. 8 minutes to future **Browns Stadium**
3. 10 minutes to **Cleveland Hopkins Int'l**
4. 12 minutes to **I-77**
5. 15 minutes to **Downtown Cleveland**



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BUILDING INFORMATION

LOCATION:	5909 W. 130th Street, Parma, OH 44130
TOTAL BUILDING SIZE:	175,000 SF
WAREHOUSE AREA:	160,000 SF
OFFICE AREA:	15,000 SF
PARKING:	Approximately 100 passenger vehicle parking spaces
YEAR BUILT:	Originally built in 1959, with multiple additions & renovations since
LAND AREA:	17 Acres
HEAT:	Reznor units in Warehouse Building Rooftop units in Office Building
CLEAR HEIGHT:	Minimum 16' Maximum 24'
TRUCK DOCKS:	17 Total (3 Internal) - Varying sizes
DRIVE-IN DOORS:	3 Total - (2) 12'x14', (1) 16'x14'
LIGHTING:	Mix of motion-sensor LEDs and T-8
SPRINKLERS:	Fully Sprinklered
POWER:	3-Phase / 480 Delta / 12,600 AMP / 3,300kVA
SALE PRICE:	\$8,250,000

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