

# Turnkey Industrial Hub for Sale or Lease

1490 E 191ST STREET, EUCLID, OHIO 44117



## Overview

Contact broker for purchase option

Tour this fully built-out operational hub with the infrastructure many businesses spend years trying to piece together. Divisible from  $\pm 10,000$ - $46,000$  ft.<sup>2</sup> of air-conditioned space, a gated and fenced yard, and 18' clear warehouse with docks and drive-ins, you can run operations without compromise. The power (800A/480V 3-phase), compressed air throughout, floor drains, and lab-ready buildout make this ideal for contractors, light manufacturing, or specialized laboratory users. The City of Euclid granted light-industrial use inside the building. Add in fully furnished office, kitchen, showers, and even training or conference areas. If you're looking to consolidate and scale, this building checks every box and then some.

## Highlights

- Excellent condition private offices, laboratories, and conference rooms
- 100% of building is air-conditioned
- Up to 46,000 ft.<sup>2</sup> of building space with .48 acres (~21,500 ft.<sup>2</sup>) of gated & fenced outdoor parking
- Divisible down to 10,000-15,000 ft.<sup>2</sup>
- 18' clear height warehouse with 2 docks & 4 drive-in doors with floor drains & hose hookup
- 800AMP/480V/3-Phase Power - Retractable air compressors & hanging 115 & 220 outlets throughout
- Fully furnished office space with gym equipment, full kitchen/cafeteria, laundry, & private showers—move-in ready day one
- Emergency eye wash stations throughout the building
- Beautiful setting with abundance of natural light and outdoor seating

## Property Details

### Lease Rate

- \$7.50 SF/YR (NNN)

### Sales Price

- Contact Broker

### Space Available

- $\pm 10,000$  - 46,000 SF

### Zoning

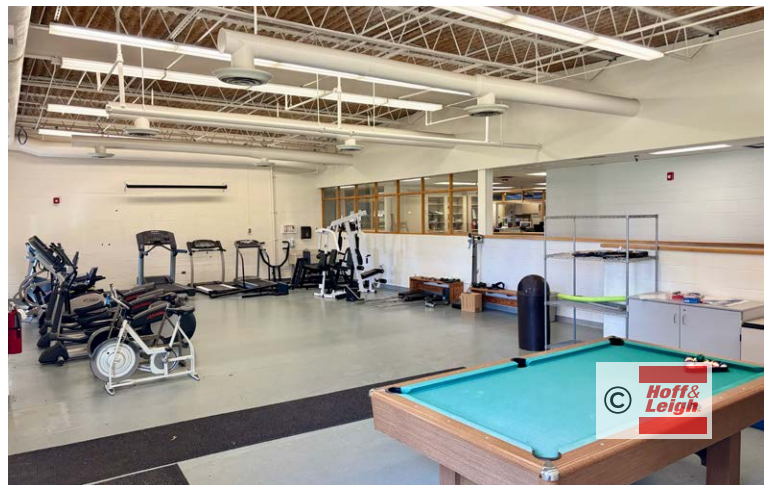
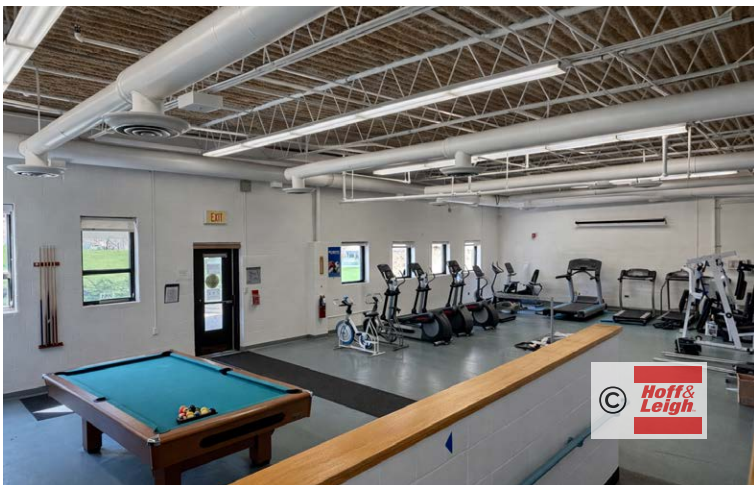
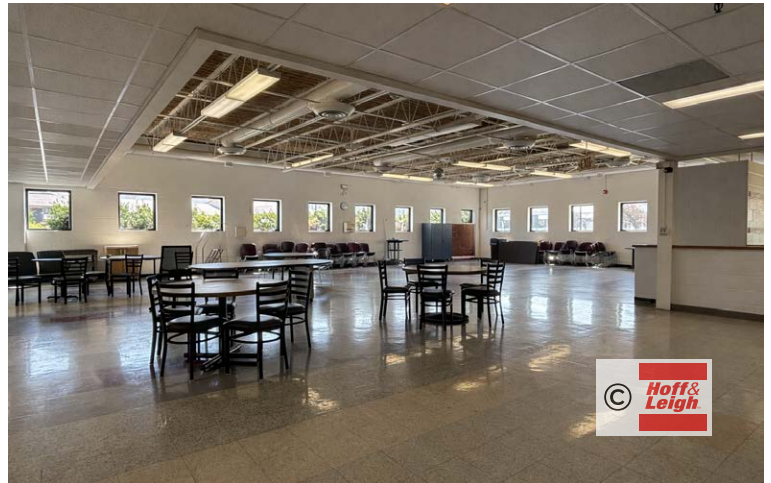
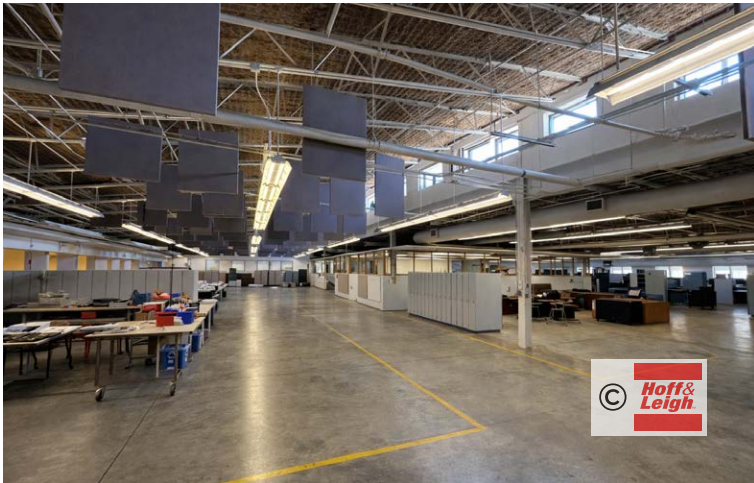
- U8 - Commercial

Rev: April 30, 2026



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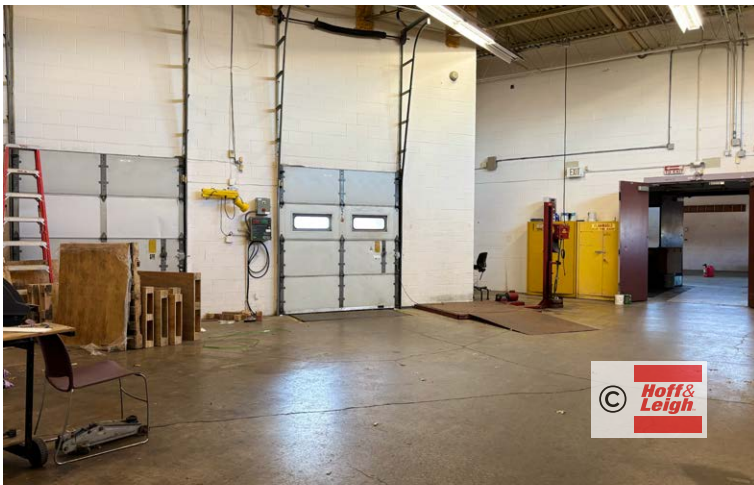
## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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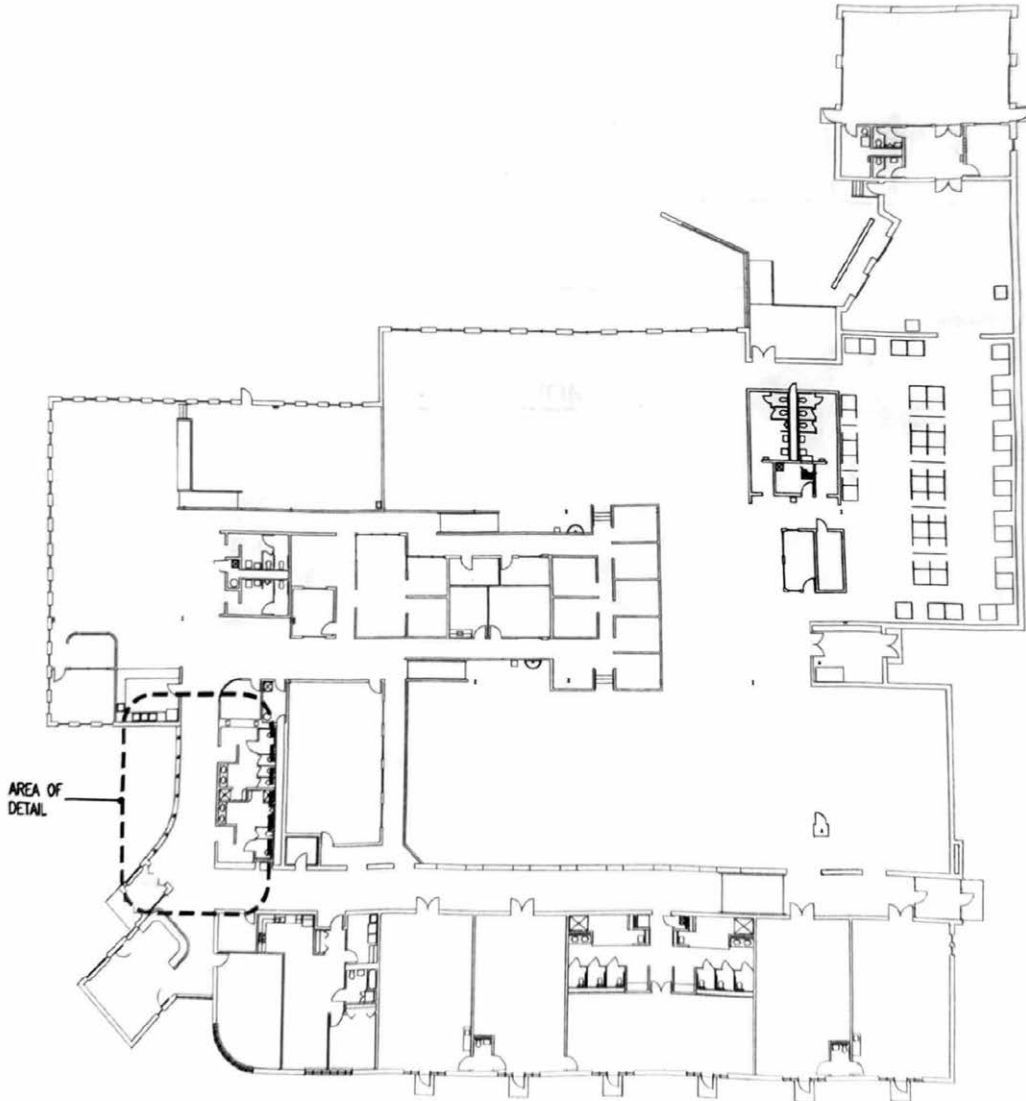


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## Floor Plan

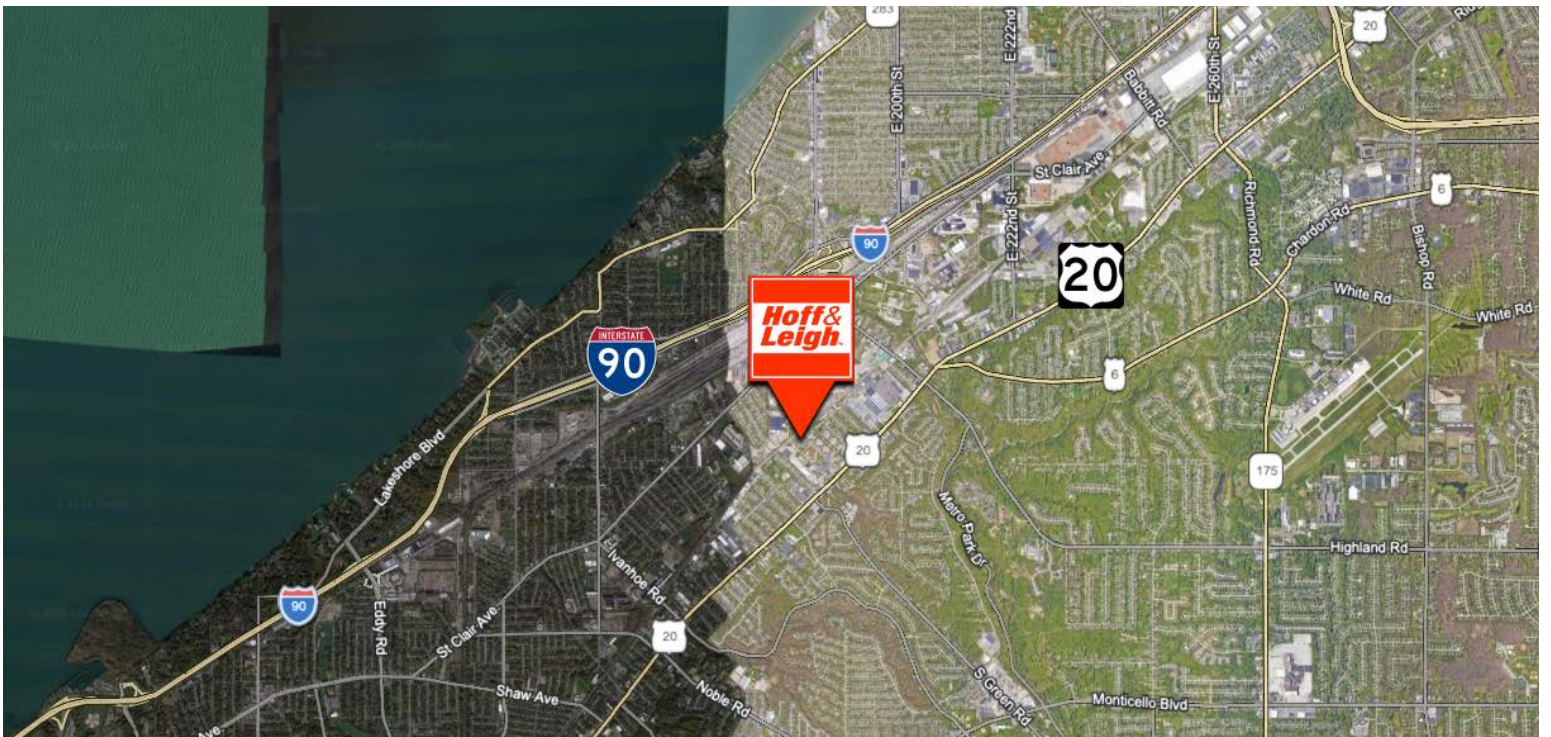


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