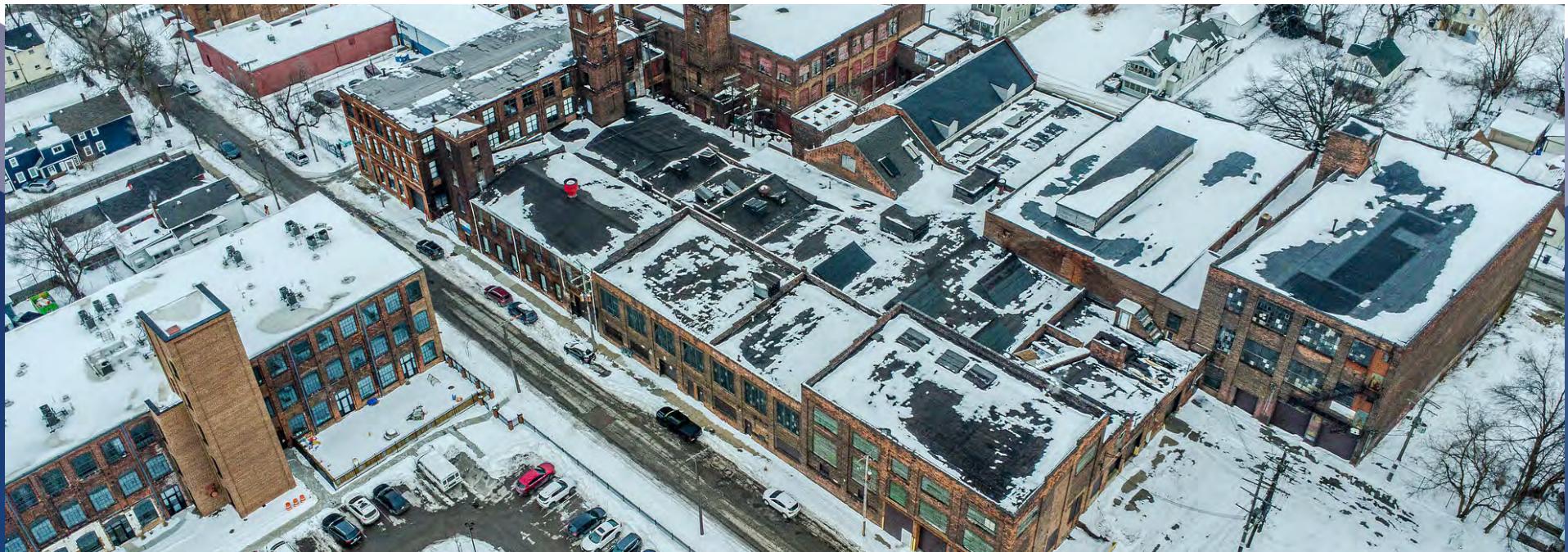


# FOR SALE

## RARE 9-PARCEL INDUSTRIAL PORTFOLIO: CLEVELAND WEST SIDE

3155 W 33rd St, Cleveland, OH 44109



OFFERED AT: \$5,000,000

**Brian Moran**  
(440) 668-1288  
[brian@brianmoranjr.com](mailto:brian@brianmoranjr.com)

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# FOR SALE

## RARE 9 PARCEL INDUSTRIAL PORTFOLIO: CLEVELAND WEST SIDE

3155 W 33rd St, Cleveland, OH 44109



Offered At: **\$5,000,000**

### OFFERING SUMMARY

Total Building Area:	112,620 SF
Total Land Area:	88,000 SF
Current Use:	Owner-occupied light industrial / manufacturing
Utilities:	Public water, sewer, electric, natural gas
Flood Zone:	FEMA Zone X
Year Built:	Circa late 1800s-early 1900s (varies by structure)

### PROPERTY OVERVIEW

Offered for sale is a rare, fully assembled industrial property located on Cleveland's West Side, consisting of nine contiguous parcels totaling approximately 2.0 acres with  $\pm 112,620$  square feet of existing industrial buildings. The property has been long-term owner-occupied by a light industrial business and presents a compelling opportunity for an owner-user, value-add investor, or redevelopment buyer. The assemblage provides scale, flexibility, and site utility that is increasingly difficult to replicate in this submarket, with multiple buildings, parking and support parcels, and established industrial zoning.

### SALE STRUCTURE

- 3174 W 33rd St, 3195 W 33rd St, 3190 W 32nd St and 3180 W 32nd St, Cleveland, OH 44109. Property includes 9 total parcels with two of them being parking lots
- All nine parcels offered together as one transaction. Property offered as-is, where-is

**Brian Moran**  
(440) 668-1288  
brian@briannmoranjr.com

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# LOCATION INFORMATION

RARE INDUSTRIAL PORTFOLIO: CLEVELAND WEST SIDE

3155 W 33rd St, Cleveland, OH 44109



## LOCATION INFORMATION

Street Address	3155 W 33rd St.
City, State, Zip	Cleveland, OH 44109
County	Cuyahoga

Discover the potential of Cleveland's West Side for Industrial / Manufacturing investment with the Rare Industrial Portfolio. Located in the vibrant 44109 area, this prime location offers convenient access to major transportation routes, including close proximity to Interstates 71 and 90. Enjoy the benefits of being part of a thriving industrial community, with nearby attractions like the Cleveland Metroparks Zoo and the historical West Side Market providing local character and flavor. With a diverse talent pool and a supportive business environment, the location offers a strategic advantage for industrial and manufacturing investors seeking to establish or expand their presence in the area.

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# PROPERTY 1 & 2 INFORMATION

RARE INDUSTRIAL PORTFOLIO: CLEVELAND WEST SIDE

3155 W 33rd St, Cleveland, OH 44109

## PROPERTY 1 INFORMATION

Primary Addresses	3155 W 33rd St / 3184 W 33rd St / 32nd St
Associated Parcels	007-32-115, 007-31-076, 007-31-077, 007-32-075 and 007-32-118
Building Size (Approx.)	~58,923 SF
Total Building Area (Combined)	~112,620 SF
Building Configuration	Multi-story industrial building ( stories)
Construction Type	Masonry / brick industrial construction with heavy industrial framing
Year Built	1880
Roof Type	Flat / low-slope
Clear Height	~22'
Loading Docks	Seven (7) Overhead Doors; None with levelers
Drive-In Doors	Number and Dimensions
Sprinkler / Fire Suppression	Yes, Wet Sprinkler System
Lighting	Fluorescent & LED
Heat	Forced Air and Radiant Heat
Air Conditioning	Office areas only
Power Supply	600 Amps / 440 Volts
Elevators	Two (2) Conveyor Belt System
Cranes	No
Land Size	~1.33 Acres
Outdoor Storage / Yard	~93,654 (~2.15 Acres Total)
Zoning	SI-B2 Semi-Industry District
Flood Zone	FEMA Zone X
Parking	Paved open surface parking on site with (20) parking spaces
Real Estate Taxes	\$28,386.52

## PROPERTY 2 INFORMATION

Primary Addresses	3190 W 32nd St & 3195 W 33rd St
Associated Parcels	007-32-105, 007-32-126, 007-31-078 and 007-31-145
Building Size (Approx.)	~53,697 SF
Total Building Area (Combined)	~112,620 SF
Building Configuration	Multi-story industrial building (3 stories)
Construction Type	Masonry / brick industrial construction with heavy industrial framing
Year Built	1922
Roof Type	Flat / low-slope
Clear Height	~20'
Loading Docks	Four (4) Overhead Doors; None with levelers
Drive-In Doors	Number and Dimensions
Sprinkler / Fire Suppression	Yes, Wet Sprinkler System (Currently Not Active)
Lighting	Fluorescent & LED
Heat	Forced Air and Radiant Heat
Air Conditioning	Office areas only
Power Supply	2000 Amps / 600 Volts
Elevators	Two (2) freight elevators, 8,000 lbs. capacity (1 inactive)
Cranes	No
Land Size	~0.82 Acres
Outdoor Storage / Yard	~93,654 (~2.15 Acres Total)
Zoning	Yes – via paved parking and support parcels
Flood Zone	FEMA Zone X
Parking	Gravel open surface parking on site with ten (10) parking spaces
Real Estate Taxes	\$10,912.84

# PHOTOS

## RARE INDUSTRIAL PORTFOLIO: CLEVELAND WEST SIDE

3155 W 33rd St. Cleveland, OH 44109



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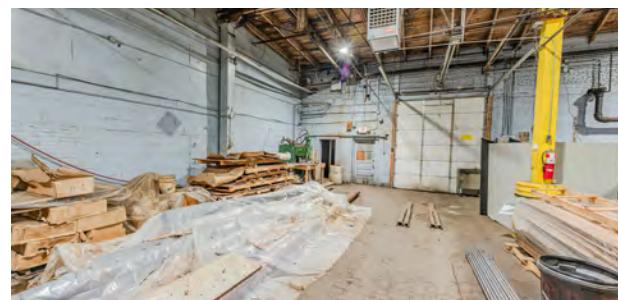
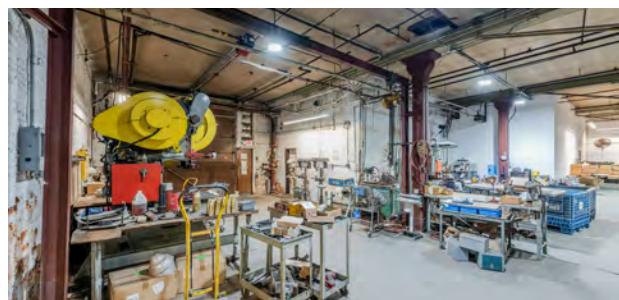
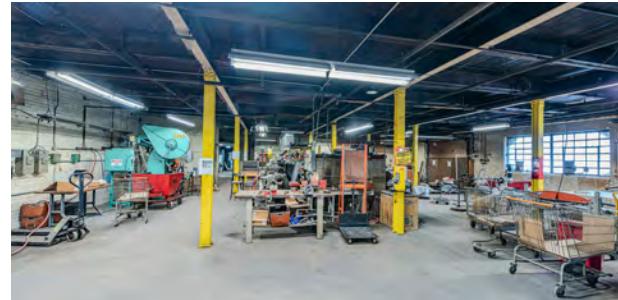
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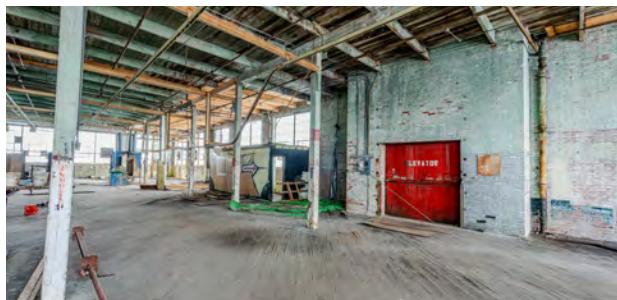
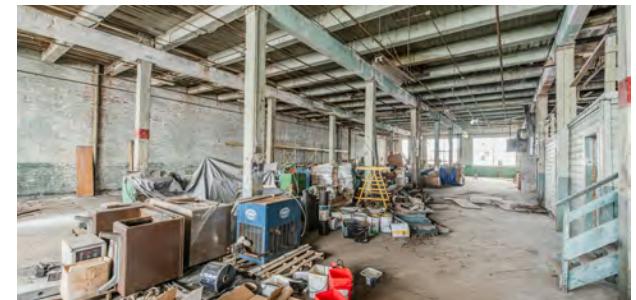
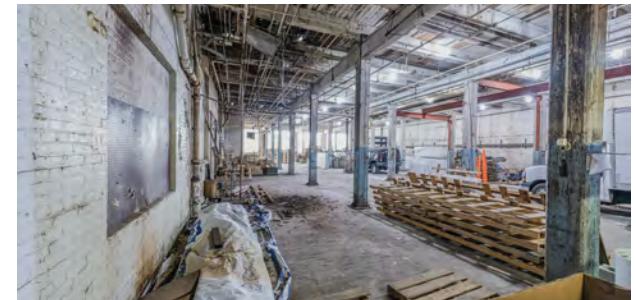


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# PHOTOS

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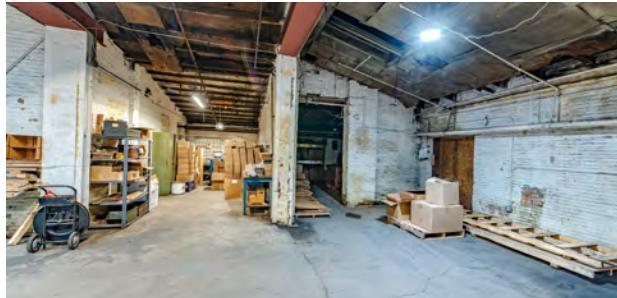
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# PHOTOS

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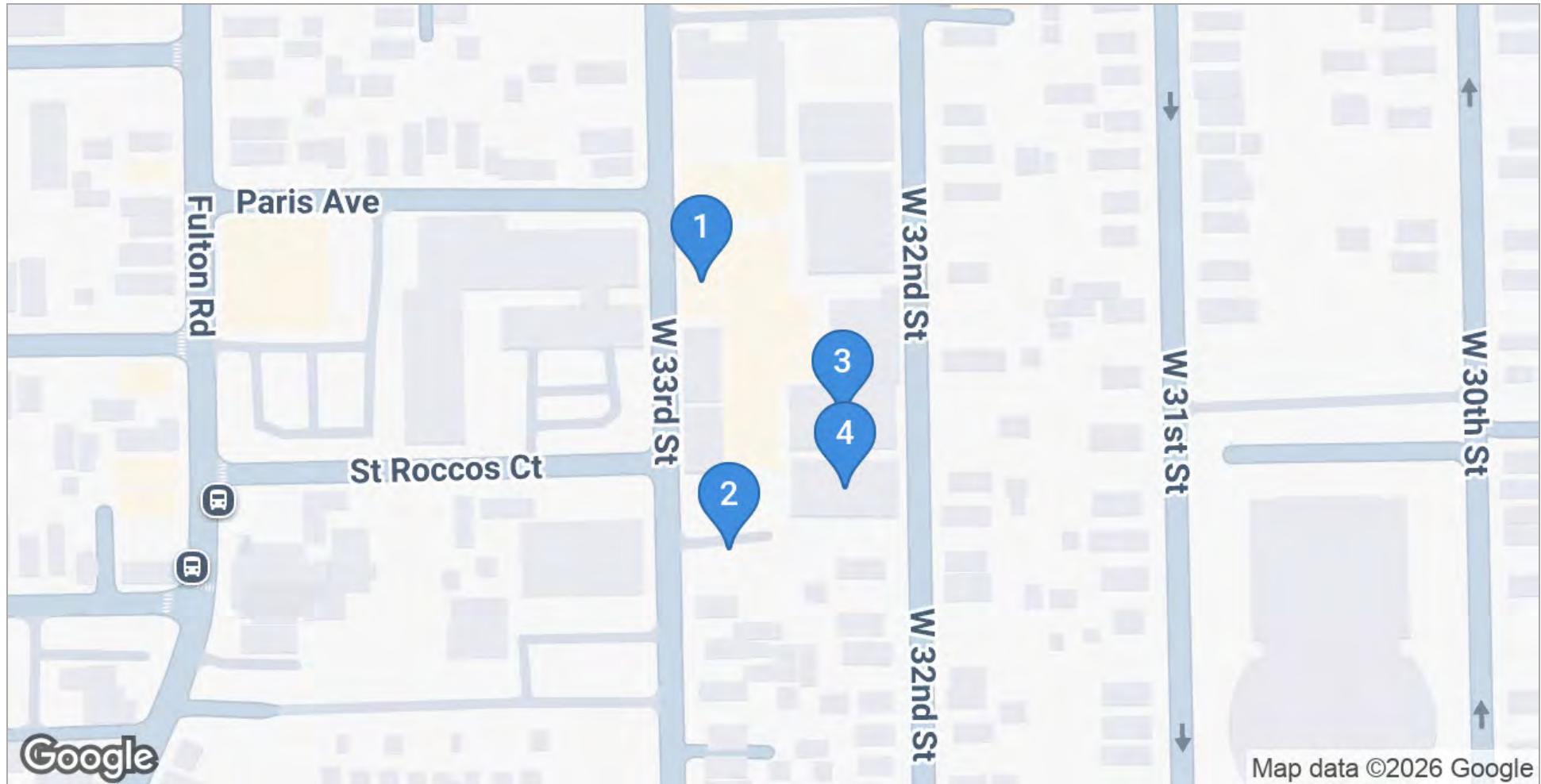
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# PROPERTIES MAP

RARE 9 PARCEL INDUSTRIAL PORTFOLIO: CLEVELAND WEST SIDE

3155 W 33rd St. Cleveland, OH 44109



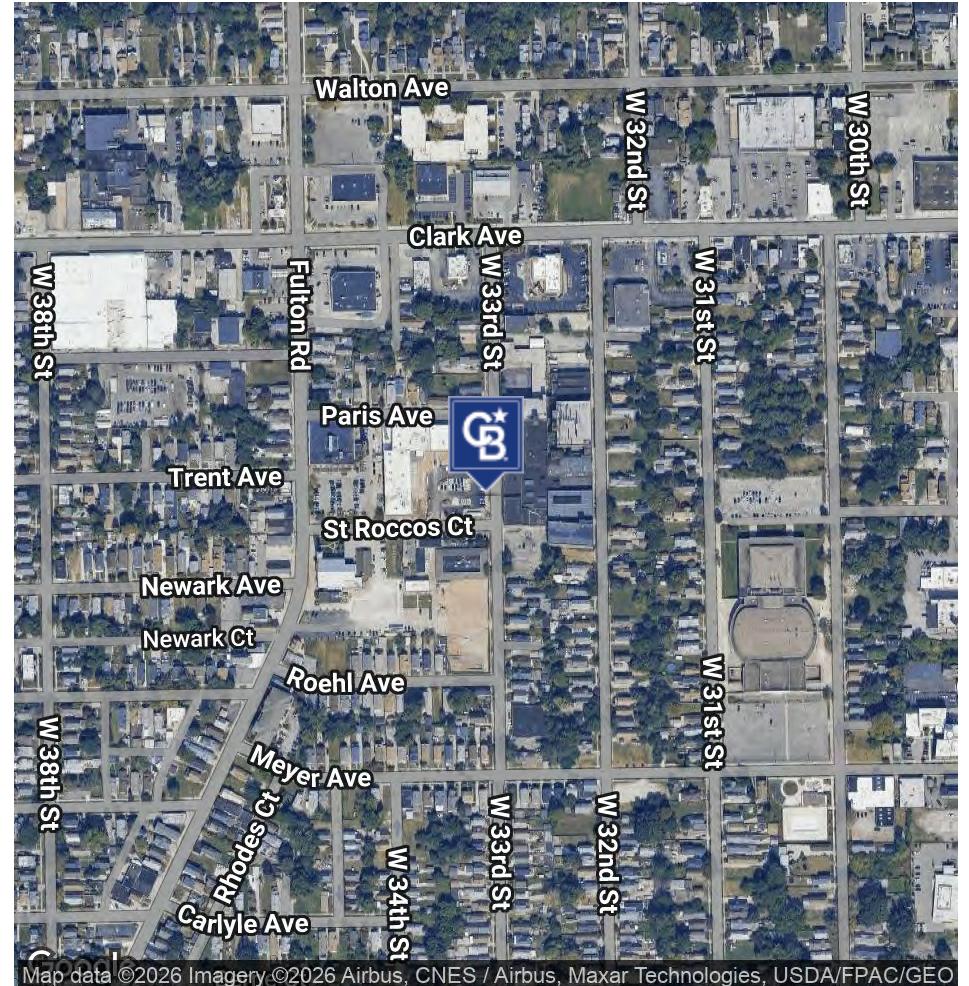
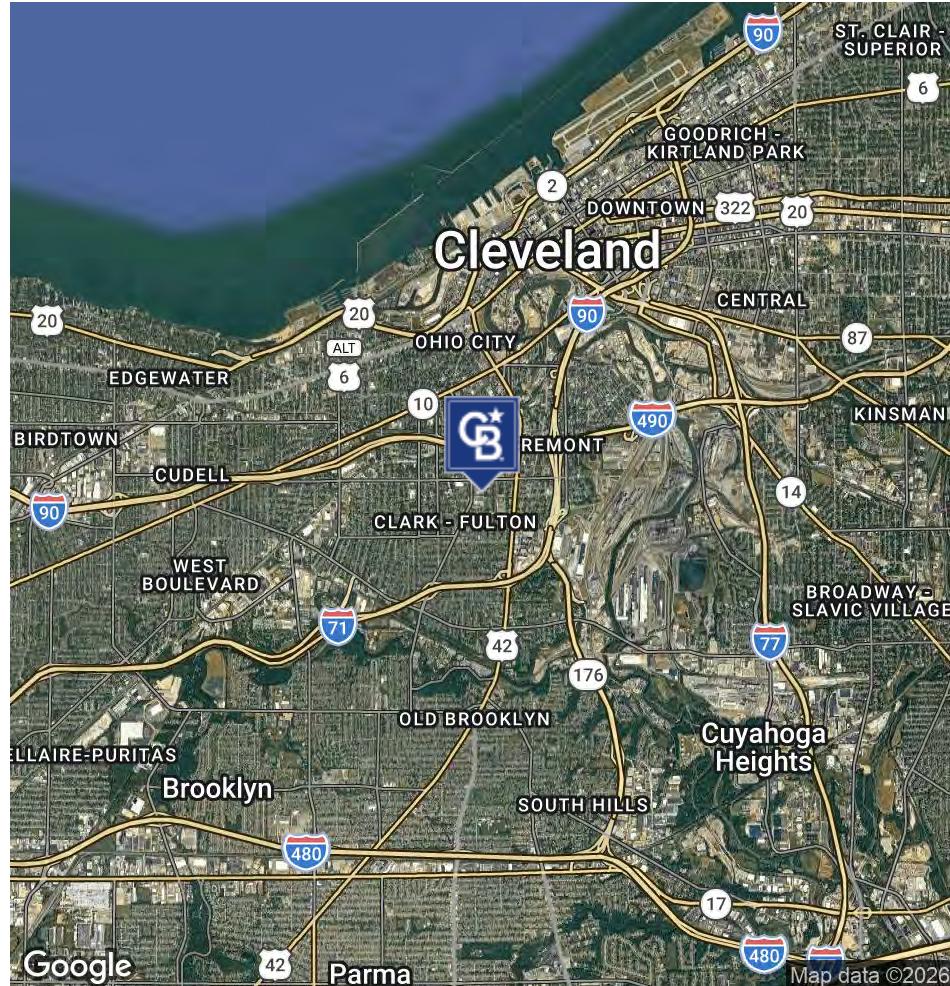
**Brian Moran**  
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[brian@brianmoranjr.com](mailto:brian@brianmoranjr.com)

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# LOCATION MAPS

RARE 9 PARCEL INDUSTRIAL PORTFOLIO: CLEVELAND WEST SIDE

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**Brian Moran**  
 (440) 668-1288  
 brian@brianmoranjr.com

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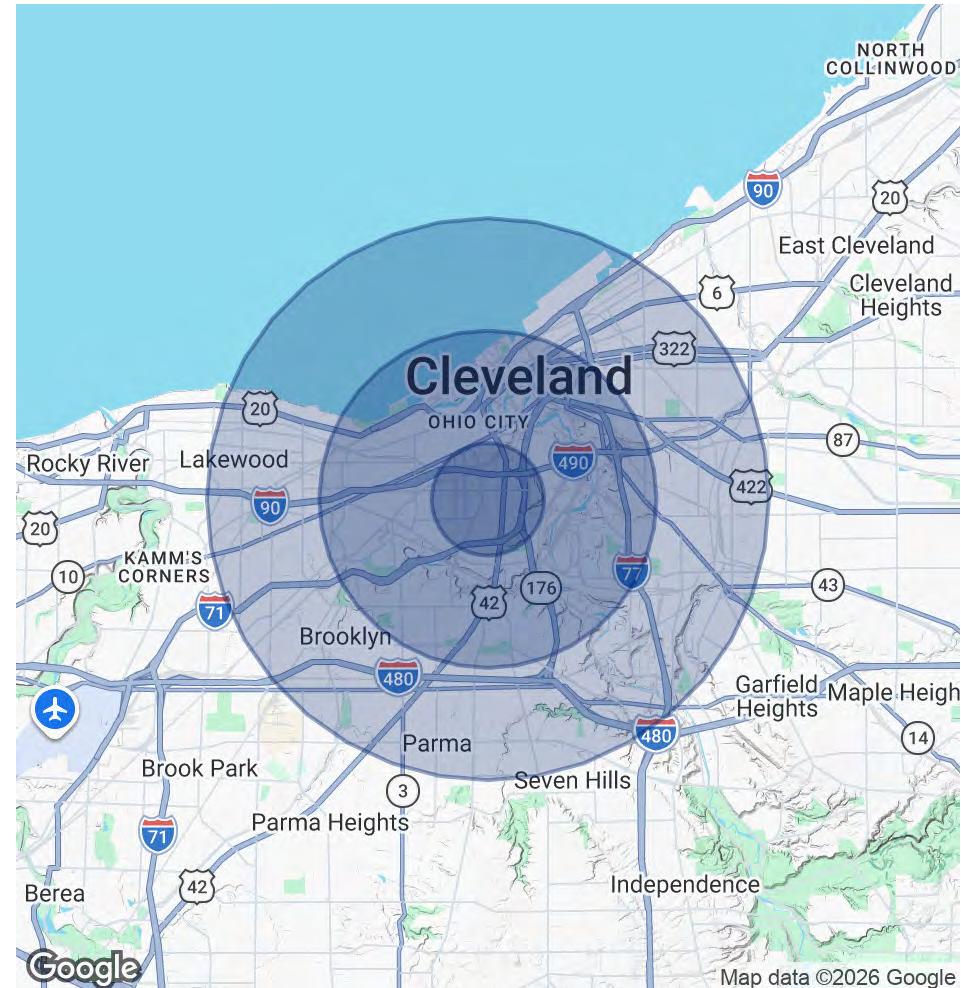
# DEMOGRAPHICS

## RARE 9 PARCEL INDUSTRIAL PORTFOLIO: CLEVELAND WEST SIDE

3174 W 33rd St, 3195 W 33rd St, 3190 W 32nd St and 3180 W 32nd St, Cleveland, OH 44109

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,075	133,284	288,004
Average Age	37	37	39
Average Age (Male)	36	37	38
Average Age (Female)	37	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,380	60,993	131,703
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$52,202	\$61,124	\$62,914
Average House Value	\$152,531	\$199,266	\$181,989

Demographics data derived from AlphaMap



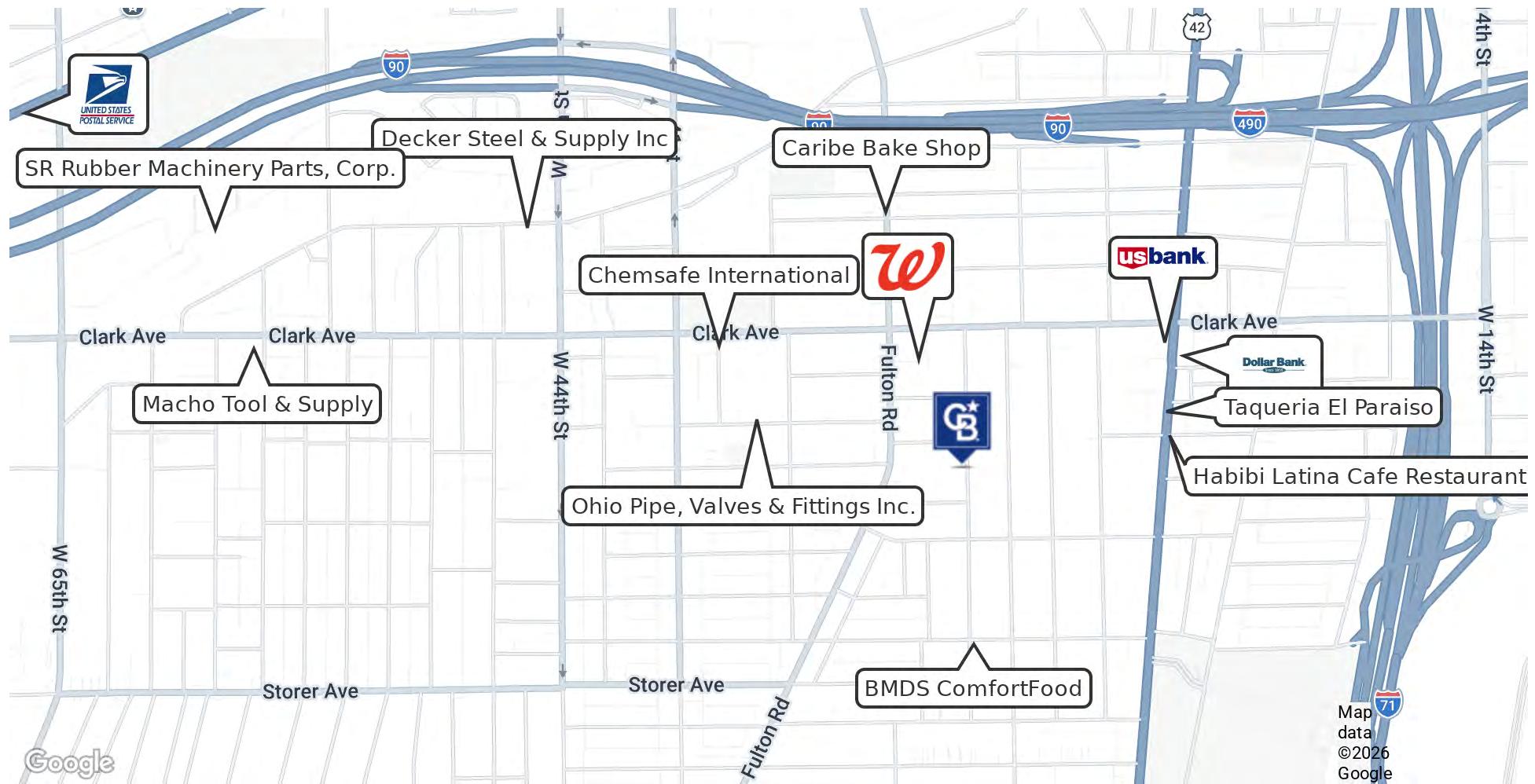
**Brian Moran**  
 (440) 668-1288  
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# RETAILER MAP

## RARE INDUSTRIAL PORTFOLIO: CLEVELAND WEST SIDE

3174 W 33rd St. Cleveland, OH 44109



**Brian Moran**  
 (440) 668-1288  
 brian@brianmoranjr.com



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# CONTACT RARE 9 PARCEL INDUSTRIAL PORTFOLIO: CLEVELAND WEST SIDE

3174 W 33rd St, 3195 W 33rd St, 3190 W 32nd St and 3180 W 32nd St, Cleveland, OH 44109



**BRIAN MORAN**

Associate Broker

[brian@brianmoranjr.com](mailto:brian@brianmoranjr.com)

Direct: **(440) 668-1288**

**Schmidt Family of Companies**

30400 Detroit Rd. Suite 100

Westlake, OH 44145

440.892.7040

---

**Brian Moran**  
(440) 668-1288  
[brian@brianmoranjr.com](mailto:brian@brianmoranjr.com)

