



**25,905 SF
FOR SALE**

PRICE REDUCED



INDUSTRIAL FACILITY ON 3.8 ACRES

7955 Euclid Chardon Rd (US 6), Kirtland, OH 44094

Julie Sabroff

JulieSabroff@HannaCRE.com
216.839.2029

CONTACT:

Matthew Hales

MatthewHales@HannaCRE.com
216.410.8662

25,905 SF INDUSTRIAL FACILITY ON 3.8 ACRES

7955 Euclid Chardon Rd. (US 6), Kirtland, OH 44094

PROPERTY OVERVIEW

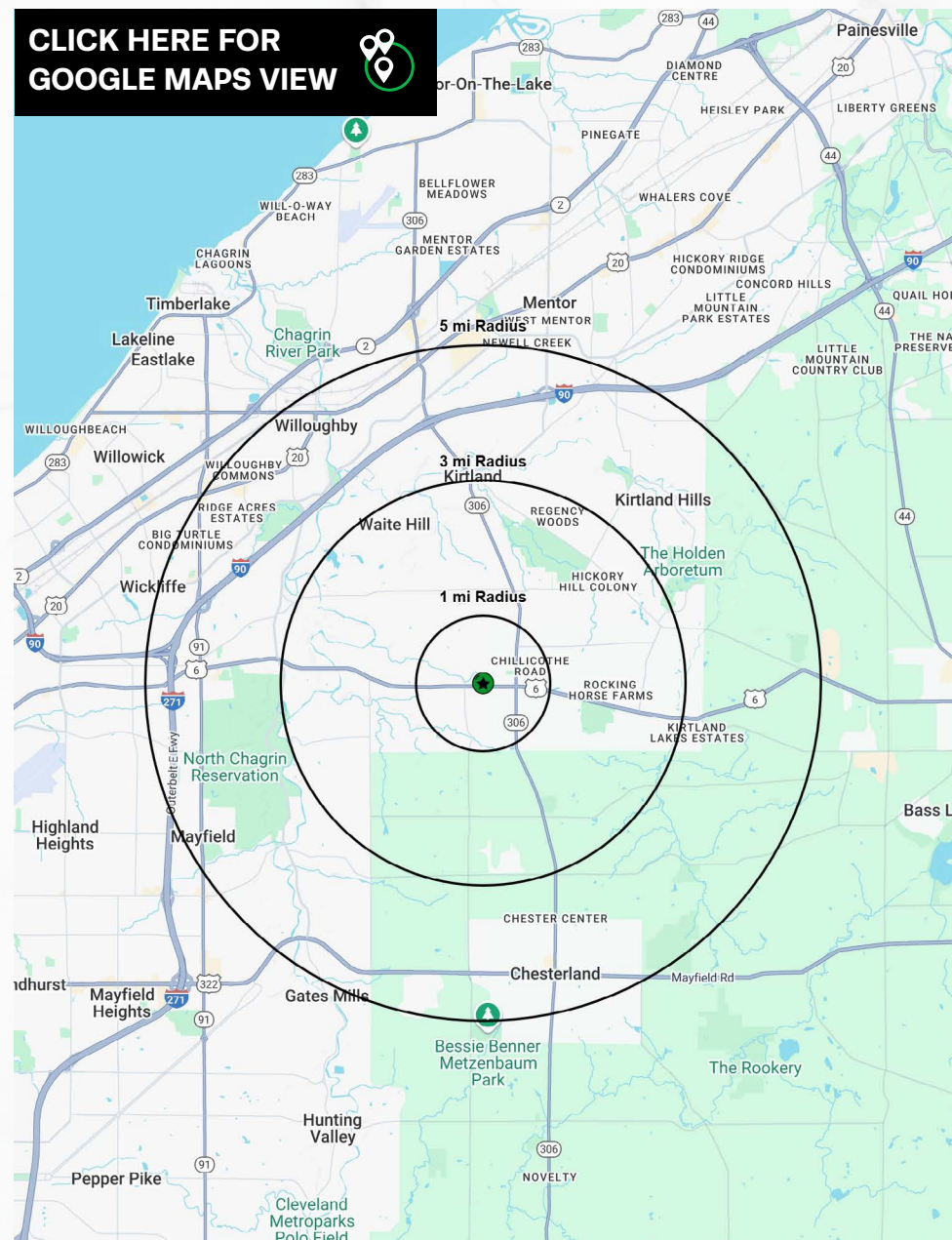
PROPERTY SUMMARY

- 25,905 SF on 3.8 AC offering potential for expansion
- Heavy power, with 2,400 AMP, 480 V, 3-Phase
- Four dock doors with levelers and 2 drive-in doors
- 14-24' ceiling heights
- Built in 1969; renovated in 1985
- 3,700 SF office/showroom
- Easy access to I-271/I-90 and 1/2 mile to SR 306
- **Offered for sale: \$987,000.00**

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	1,353	11,611	42,017
HOUSEHOLDS	513	4,628	18,976
AVERAGE HH INCOME	\$173,537	\$174,567	\$133,326
MEDIAN HH INCOME	\$131,544	\$121,124	\$96,370
DAYTIME POPULATION	578	6,558	39,308

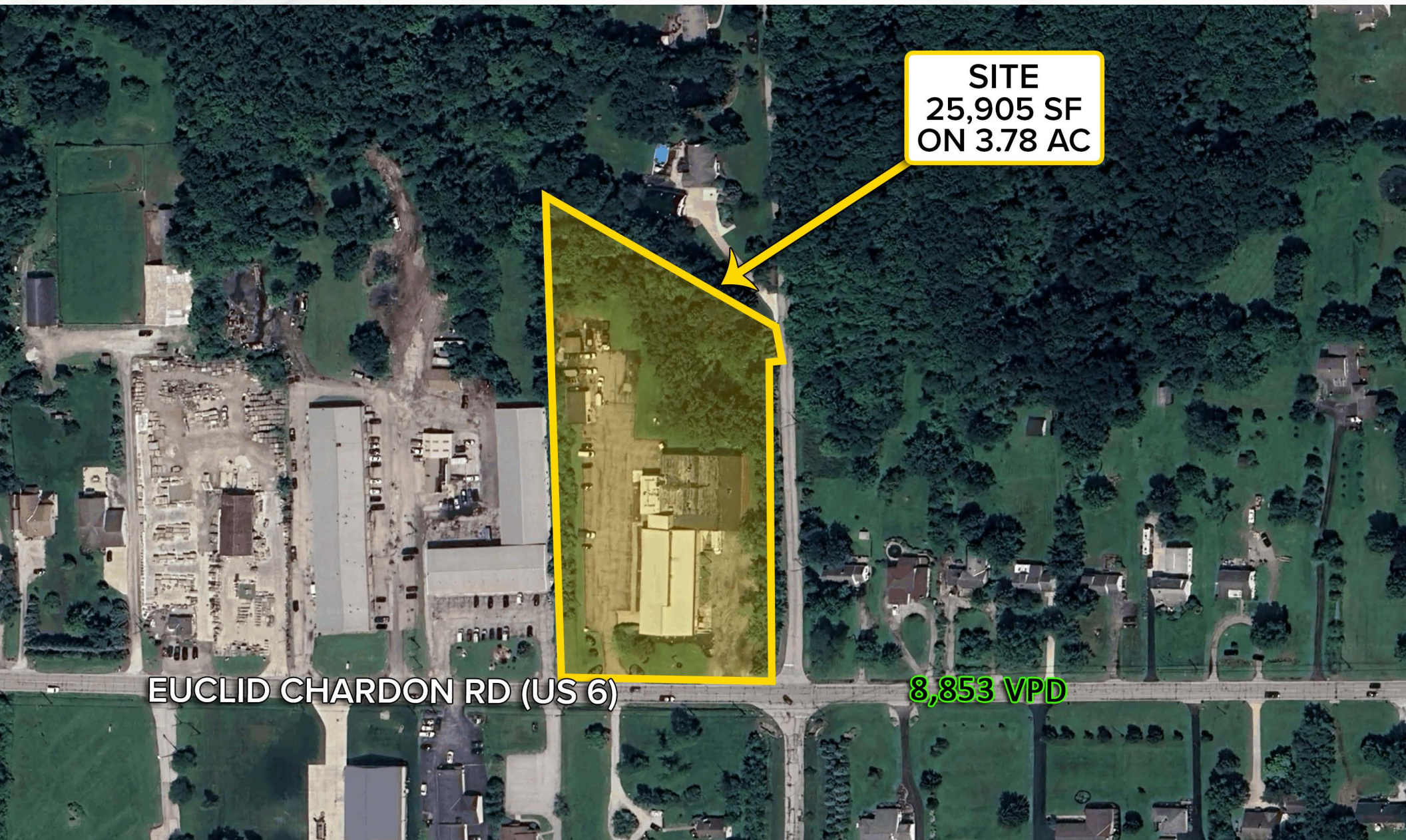
CLICK HERE FOR
GOOGLE MAPS VIEW



25,905 SF INDUSTRIAL FACILITY ON 3.8 ACRES

7955 Euclid Chardon Rd. (US 6), Kirtland, OH 44094

MICRO AERIAL



SITE
25,905 SF
ON 3.78 AC

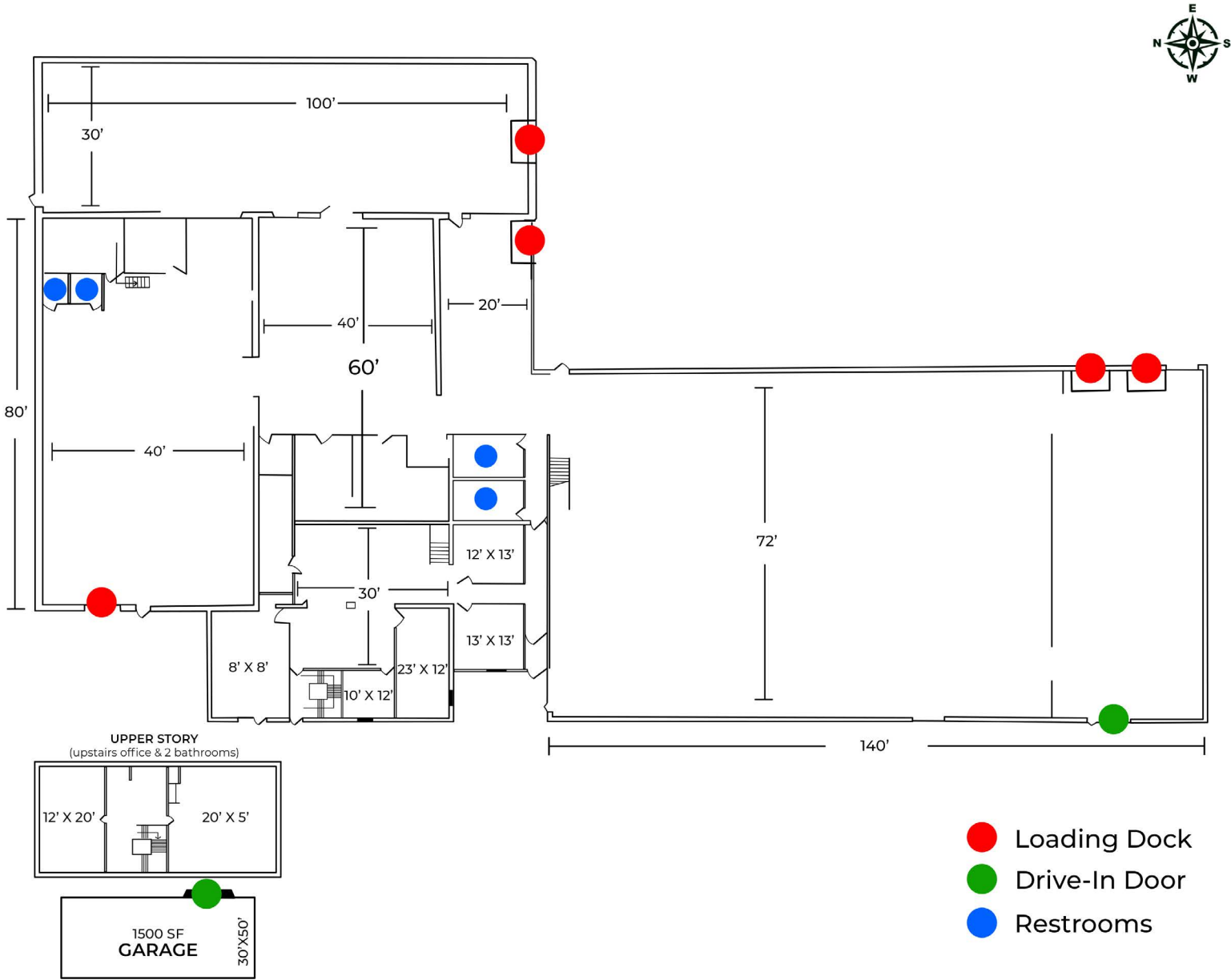
EUCLID CHARDON RD (US 6)

8,853 VPD

25,905 SF INDUSTRIAL FACILITY ON 3.8 ACRES

7955 Euclid Chardon Rd. (US 6), Kirtland, OH 44094

FLOOR PLAN



25,905 SF INDUSTRIAL FACILITY ON 3.8 ACRES

7955 Euclid Chardon Rd. (US 6), Kirtland, OH 44094

PHOTOS

