

# FOR LEASE

12651 ELMWOOD AVE  
CLEVELAND OHIO

## NORTH BUILDING

**BUILDING SIZE:** 54,479± SF  
**WAREHOUSE SF:** 49,260± SF  
**OFFICE SF:** 5,219± SF  
**CLEAR HEIGHT:** 8'-20'  
**DOCK DOORS:** 2  
**OVERHEAD DOORS:** 4  
**COLUMN SPACING:** VARIES  
**SPRINKLER SYSTEM:** YES  
**YEAR BUILT:** 1941  
**YEAR RENOVATED:** 1991  
**ZONING:** G-BE | GENERAL INDUSTRIAL

## SOUTH BUILDING

**BUILDING SIZE:** 38,198± SF  
**WAREHOUSE SF:** 38,198SF  
**OFFICE SF:** OSF  
**CLEAR HEIGHT:** 20'-25'  
**DOCK DOORS:** 2  
**OVERHEAD DOORS:** 3  
**COLUMN SPACING:** VARIES  
**SPRINKLER SYSTEM:** YES  
**YEAR BUILT:** 1939  
**YEAR RENOVATED:** 2006  
**ZONING:** G-BE | GENERAL INDUSTRIAL



**EDMOND HOTY  
REAL ESTATE**

EDMOND HOTY

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## NORTH BUILDING

**BUILDING SIZE: 54,479± SF**

**WAREHOUSE SF: 49,260±SF**

**OFFICE SF: 5,219± SF**

**CLEAR HEIGHT: 8'-20'**

**DOCK DOORS: 2**

**OVERHEAD DOORS: 4**

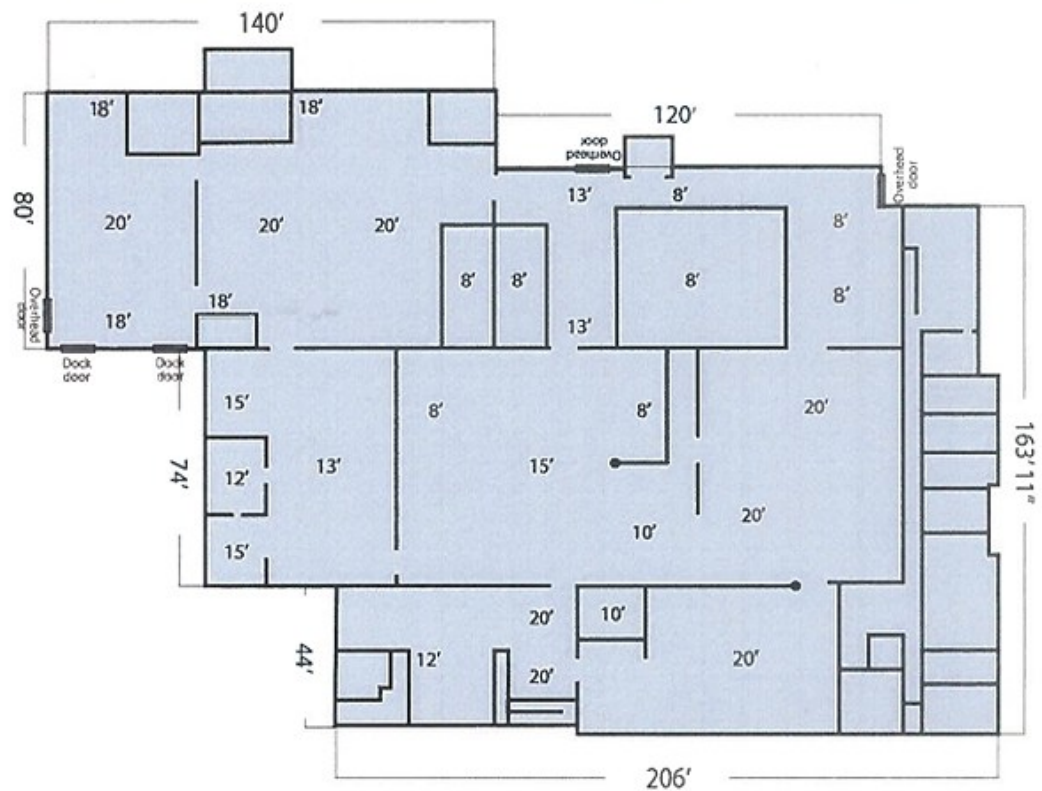
**COLUMN SPACING: VARIES**

**SPRINKLER SYSTEM: YES**

**YEAR BUILT: 1941**

**YEAR RENOVATED: 1991**

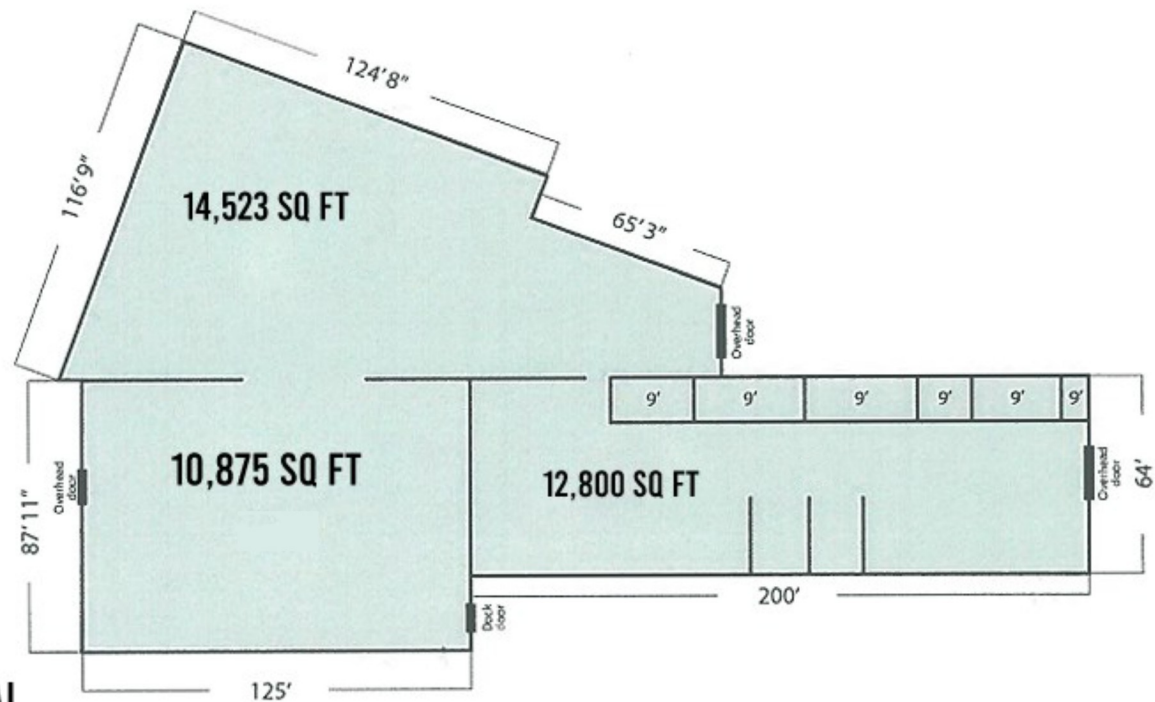
**ZONING: G-BE | GENERAL INDUSTRIAL**





## SOUTH BUILDING

**BUILDING SIZE: 38,198± SF**  
**WAREHOUSE SF: 38,198SF**  
**OFFICE SF: 0SF**  
**CLEAR HEIGHT: 20'-25'**  
**DOCK DOORS: 2**  
**OVERHEAD DOORS: 3**  
**COLUMN SPACING: VARIES**  
**SPRINKLER SYSTEM: YES**  
**YEAR BUILT: 1939**  
**YEAR RENOVATED: 2006**  
**ZONING: G-BE | GENERAL INDUSTRIAL**



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# SOUTH BUILDING



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