

FOR SALE OR LEASE

13900 Broadway Avenue | Garfield Heights, OH



SALE PRICE: \$1,356,160 (\$80/SF) | LEASE RATE: \$6/SF | CAM AND RET: \$5.38/SF

- ▶ 16,952 SF warehouse building on a 2.843 acre site
- ▶ Central location with immediate access to all major freeways

NEWMARK

CONTACT



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Terry **COYNE**.com

PROPERTY HIGHLIGHTS



Building Size

- Office: 5,623 SF
- Warehouse: 11,329 SF
- Total Square Footage: 16,952 SF



Parcel Numbers

PPN 544-27-006 and 544-27-004



Parcel Size

2.843 Acres with additional acreage for expansion



Year Built

Built in 1957, masonry and steel



Clear Height

18'



Parking

28 surface parking spaces



Heavy Power

480 volt /800 amp/3-phase



Sprinklers

Fully sprinklered with floor drains



Docks/Drive-in Doors

- 1 Dock
- 1 Drive-in door



Proximity

- 20-minute drive to Cleveland Hopkins International Airport
- 20-minute drive to downtown Cleveland
- 30-minute drive to downtown Akron



Freeway Access

Located immediately off I-480 with close proximity to I-77 and I-271

13900 BROADWAY AVENUE | GARFIELD HEIGHTS, OH

SITE PLAN



Broadway Avenue



Parking Lot

Office:	5,623 SF
Warehouse:	11,329 SF
Total Building:	16,952 SF

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SITE PLAN



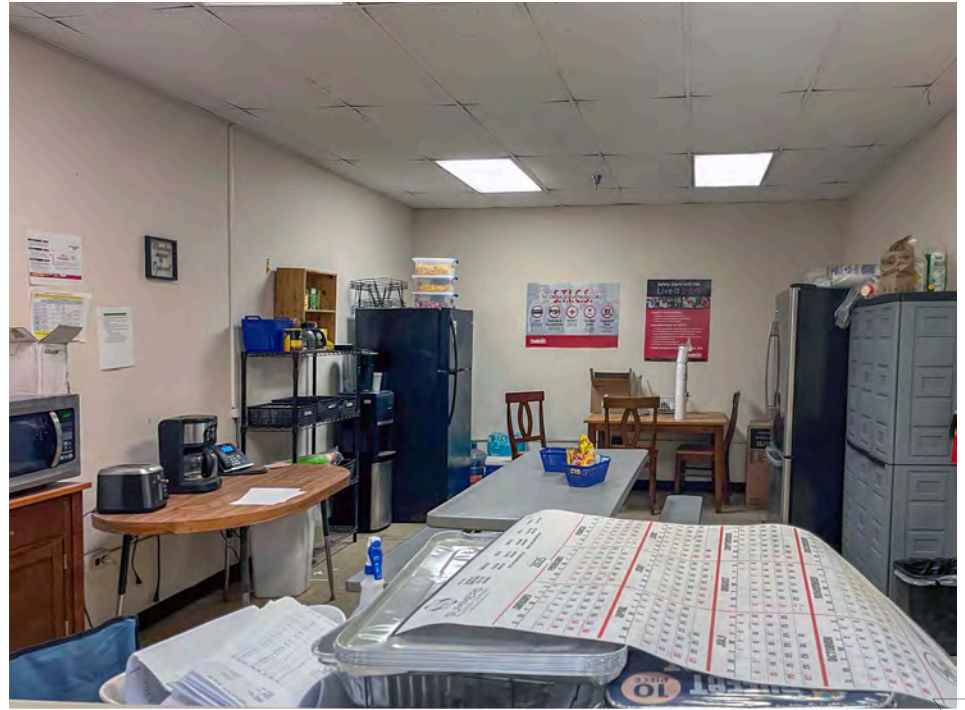
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INTERIOR PHOTOS



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



13900 BROADWAY AVENUE | GARFIELD HEIGHTS, OH

AERIAL VIEW NORTH



















13900 BROADWAY AVENUE | GARFIELD HEIGHTS, OH

AERIAL VIEW WEST

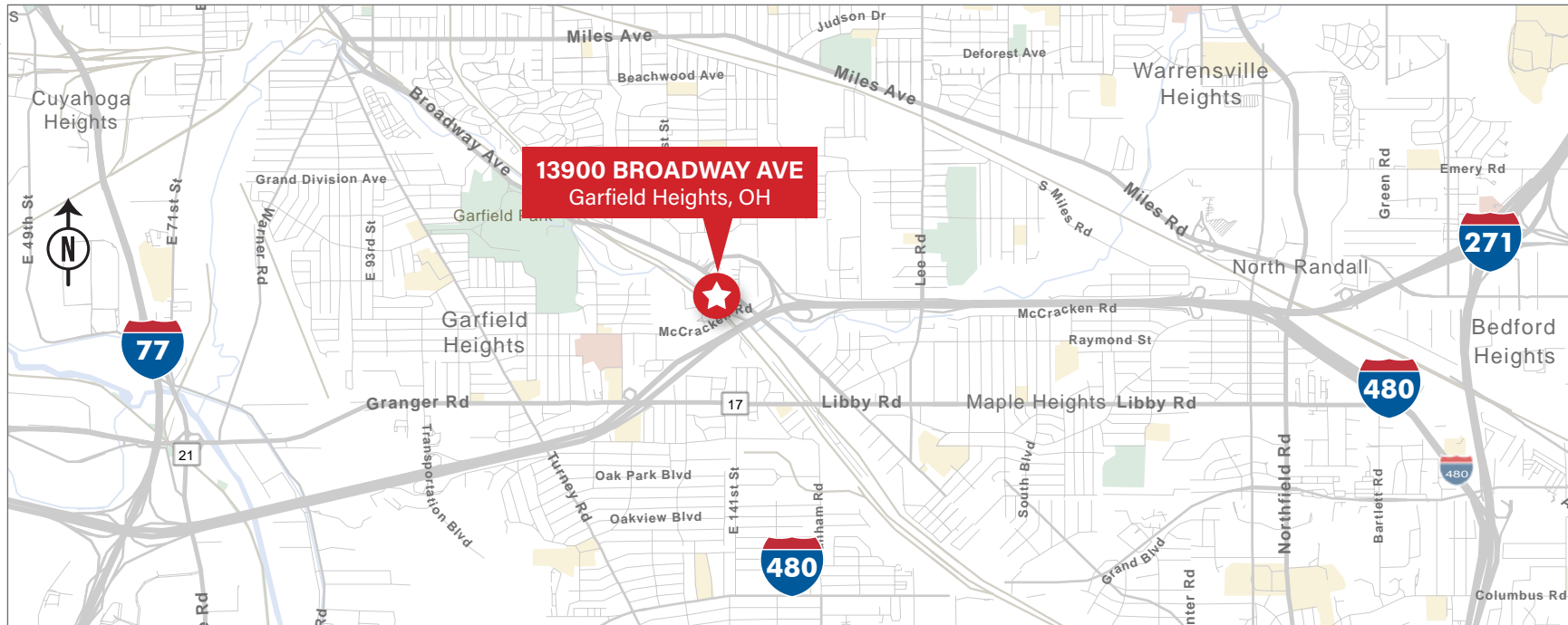


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EMPLOYMENT OVERVIEW (15-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 1,247,531 Population	 23.4% High School Diploma	 \$62,682 Median Household Income	 65.3% White Collar	 16.4% Services
 41.1 Median Age	 26.4% Some College	 \$42,694 Per Capita Income	 18.3% Blue Collar	 4.8% Unemployment Rate
 554,475 Households	 38.0% Bachelors/Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$53,525 Median Disposable Income		 15.0% Spend 7+ hours commuting to and from work per week	 50,805 Total Businesses	 875,671 Total Employees

LOCATION MAP



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