

# RUSSELL COMMERCIAL ADVISORY

TRUSTED ADVISOR FOR LIFE<sup>®</sup>

RETAIL | OFFICE | INDUSTRIAL | MULTIFAMILY | PROPERTY MANAGEMENT

RCA

## BRICK WAREHOUSE | MIXED-USE | RETAIL | RESTAURANT

6101 DETROIT AVE, CLEVELAND, OH 44102 | GORDON SQUARE ARTS DISTRICT

Extremely desirable brick warehouse building nestled within the Detroit-Shoreway Gordon Square Arts District. Boasting over 8,000sf concrete floors on slab with large paved asphalt parking lot (up to 25 cars) pours directly onto Detroit Ave. Retail storefront features thirteen-foot ceilings, double-door entry, storefront bay window glass and transoms and plenty of well-lit interiors. The additional square footage offers ample warehouse space opening up possibilities of warehouse and storage to an office or restaurant conversion opportunity. Building layout includes two large billboards atop the building, large eleven foot steel overhead door and three entry access points, meetings rooms, mezzanine office and two restroom facilities—with mechanicals of three-phase power supply, refrigeration and coolers (existing owner/tenant), two hot water tanks and cooling towers for rooftop condensers. An absolute premium location in the heart of Gordon Square—perfect for mixed-use retail and multifamily, restaurant, single-floor primary or shared office concept connecting you to the local neighborhood vibrancy and access.



**FOR SALE: UNPRICED | LEASE TO OWN OPTION AVAILABLE**

PID: 002-16-012 | SF GLA: 8,700 | TYPICAL FLOOR: 8,050<sup>SF</sup> | LAND: 17,860<sup>SF</sup> | CEILING: 13.5" | STEEL I-BEAMS: 9  
ELECTRICITY: THREE PHASE | HOT WATER TANKS: (2), 100G & 75G | HEATING: INFRARED & FORCED AIR  
CLASS: C | YEAR BUILT: 1920 | STORIES 1 | CONSTRUCTION: MASONRY | PARKING: 28, 3.5/1,000SF



RUSSELL COMMERCIAL ADVISORY

JUSTIN CAMPBELL | RCA | MULTIFAMILY SPECIALIST | 216-801-3599 | JCAMPBELL@RCADVISORY.COM

ACTUAL PHOTOGRAPH WITH ENHANCED RENDERING TECHNIQUES - NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).