

AVAILABLE FOR LEASE 144,000 SF WAREHOUSE SPACE 20001 Euclid Avenue | Euclid, Ohio LEASE RATE: \$3.95/SF NNN

NEWMARK



PROPERTY

HIGHLIGHTS







Property Size 882,853 SF Warehouse Building on 62.71 Acres



Available Space 144,000 SF Warehouse Space



Clearance Height

- 20 Feet Low Bay
- 42 Feet in High Bay



Lighting T8 and LED



Sprinkler System Wet



Roof Upgraded and On-going Replacements



Storage Ample Outside Storage



Year Built 1943



Docks/Drive-in Doors 12 Docks/Drive-in Doors



Parking

Ample Surface Parking (1.09/1,000 SF)



HVAC

- HVAC/Radiant/Air Rotaion
- Air Conditioning in Office



Column Spacing 24 Feet x 24 Feet



Renovations 2018, 2022 and On-going



Freeway Access
Easy Access to I-90 and Route 2

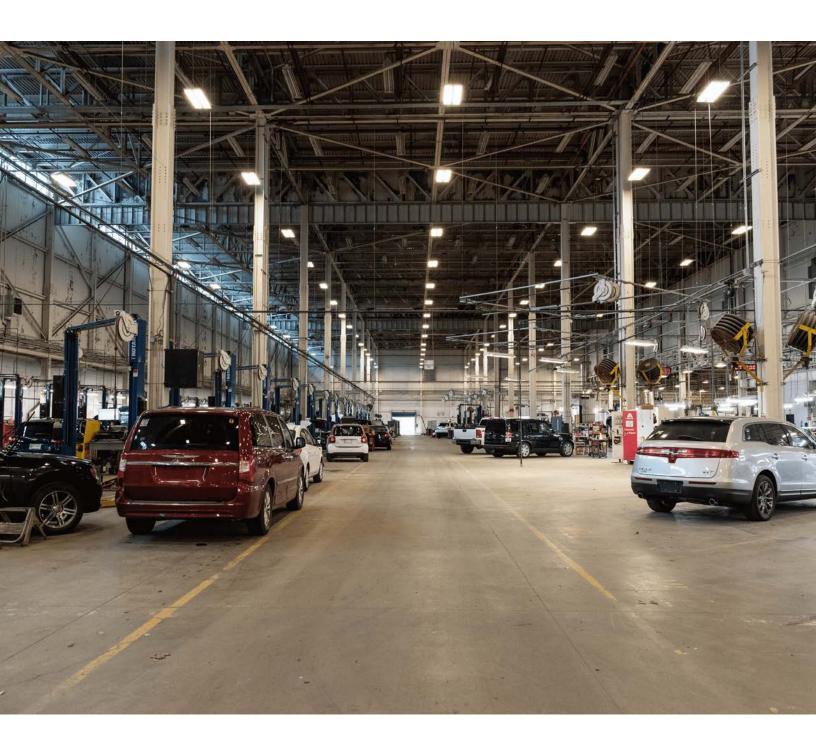
SITE **AERIAL**



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS





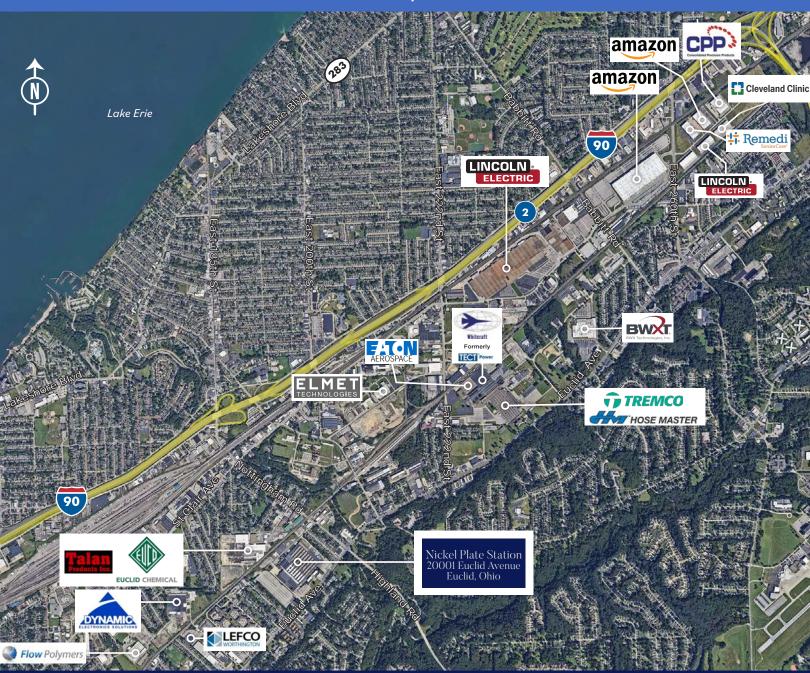
EMPLOYMENTOVERVIEW

(15-MILES RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
979,357 Population	24.4% High School Diploma	\$57,290 Median Household Income	63.3% White Collar	17.6% Services
40.4 Median Age	27.4% Some College	\$40,013 Per Capita Income	19.1% Blue Collar	5.3% Unemployment Rate
п^		COMMUTERS	BUSINESS	
441,178 Households \$49,453 Media Disposable Income	35.7% Bachelors/ Graduate/ Professional Degree	15.5% Spend 7+ hours commuting to and from work per week	40,783 Total Businesses	728,202 Total Employees

LOCATION AERIAL

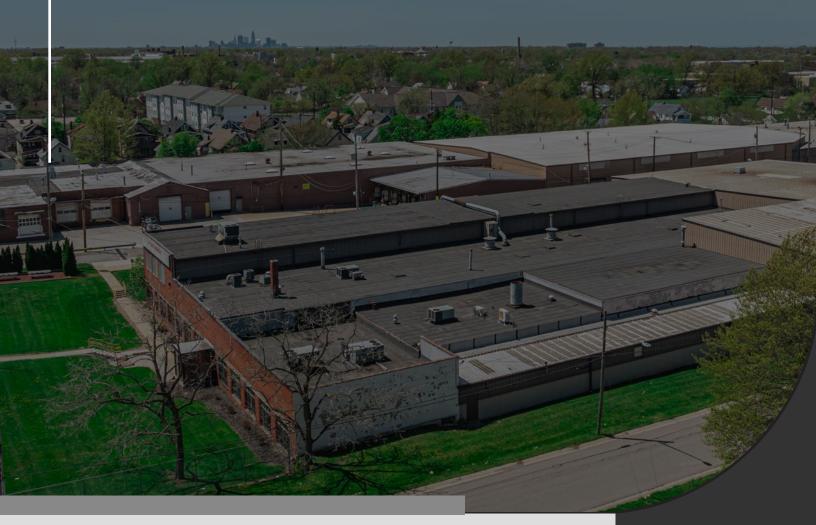
LOCATED IN EUCLID'S INDUSTRIAL CORRIDOR | 9 MINUTES DRIVE TO I-90 & ROUTE 2



LOCATION MAP



Nickel Plate Station 20001 Euclid Avenue Euclid, Ohio



CONTACT





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