

Nickel Plate Station

20001 Euclid Avenue
Euclid, Ohio



AVAILABLE FOR LEASE
144,000 SF WAREHOUSE SPACE
20001 Euclid Avenue | Euclid, Ohio

LEASE RATE:
\$3.95/SF NNN

NEWMARK

Kerry **COYNE**.com

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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 Rotation
• 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

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SITE AERIAL



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EXTERIOR **PHOTOS**



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INTERIOR **PHOTOS**



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INTERIOR **PHOTOS**



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EMPLOYMENT OVERVIEW

(15-MILES RADIUS)

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

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LOCATION AERIAL

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



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LOCATION MAP



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