

# Owner-User or Adaptive Re-Use Opportunity

For Sale | 3300, 3400 & 3694 Lakeside Avenue E, Cleveland, Ohio 44095





## PROPERTY HIGHLIGHTS

- Own a Prime City Block Near Downtown Cleveland
- This rare offering encompasses three flex buildings totaling 87,171 SF on 2.57 acres of prime industrial and office-zoned land. This property is perfectly positioned to serve a variety of needs, whether for an owner-user, an investor, or a redevelopment opportunity
- Flexible Use: Designed for light industrial, office, and warehouse use, the buildings provide adaptability for assembly, manufacturing, storage, and modern office setups
- Situated just outside Cleveland's business district with quick connectivity to I-90, I-77, and I-71, ensuring ease of logistics and commuter access
- Quality Construction: Durable split-face block and brick construction with updated roofs, including a new roof on 3400 Lakeside and recent repairs on 3300 Lakeside
- Significant HVAC enhancements, including new systems for tenant and common areas
- Targeted infrastructure upgrades, such as heaters for the shipping area and tenant spaces
- With 20% occupancy, including a crane company at 3694 Lakeside, the property generates income while offering ample room for an owner-user or investor to capitalize on its potential

## ASKING PRICE

- \$1,800,000

## Building Specifications

**Total Building Size:** 87,171 SF

**Land Size:** 2.58 AC

**Year Built:** 1904

**Construction:** Masonry/Block

**Docks:** 3400: Three (3)

**Drive-in Doors:** Two (2) per building

**Sprinkler:** Wet

**Lighting:** Fluorescent

**Heat:** Overhead Gas

**A/C:** Rooftop/Office

**Clear Height:** 11' - 20'

**Parking:** Abundant

**Zoning:** General industrial

**221,649**

Population  
(2024 | 5 Mile)

**34.5**

Median Age  
(2024 | 5 Mile)

**104,423**

Households  
(2024 | 5 Mile)

**\$69,124**

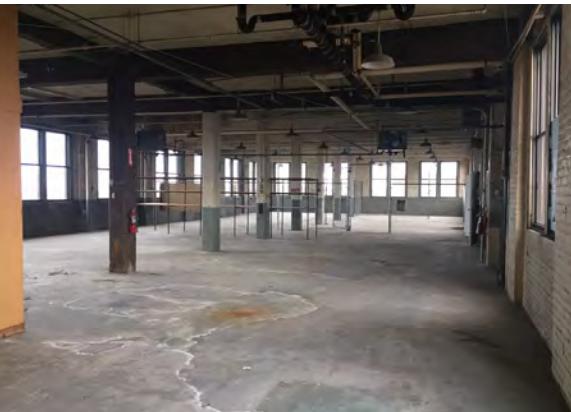
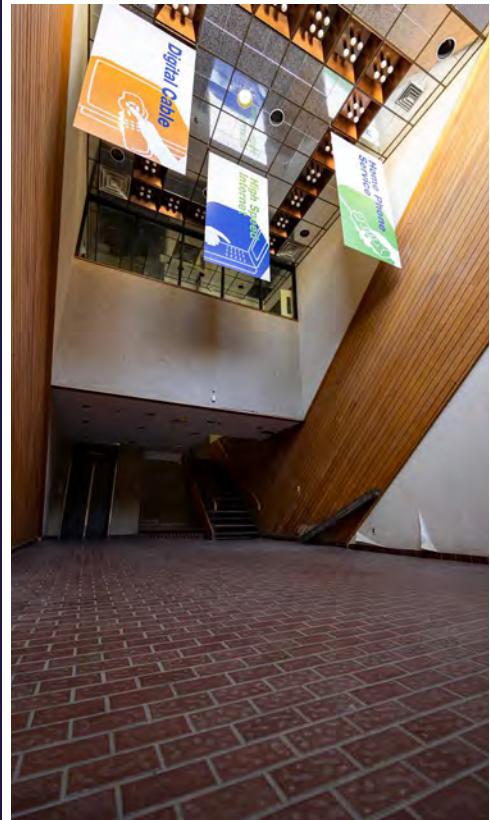
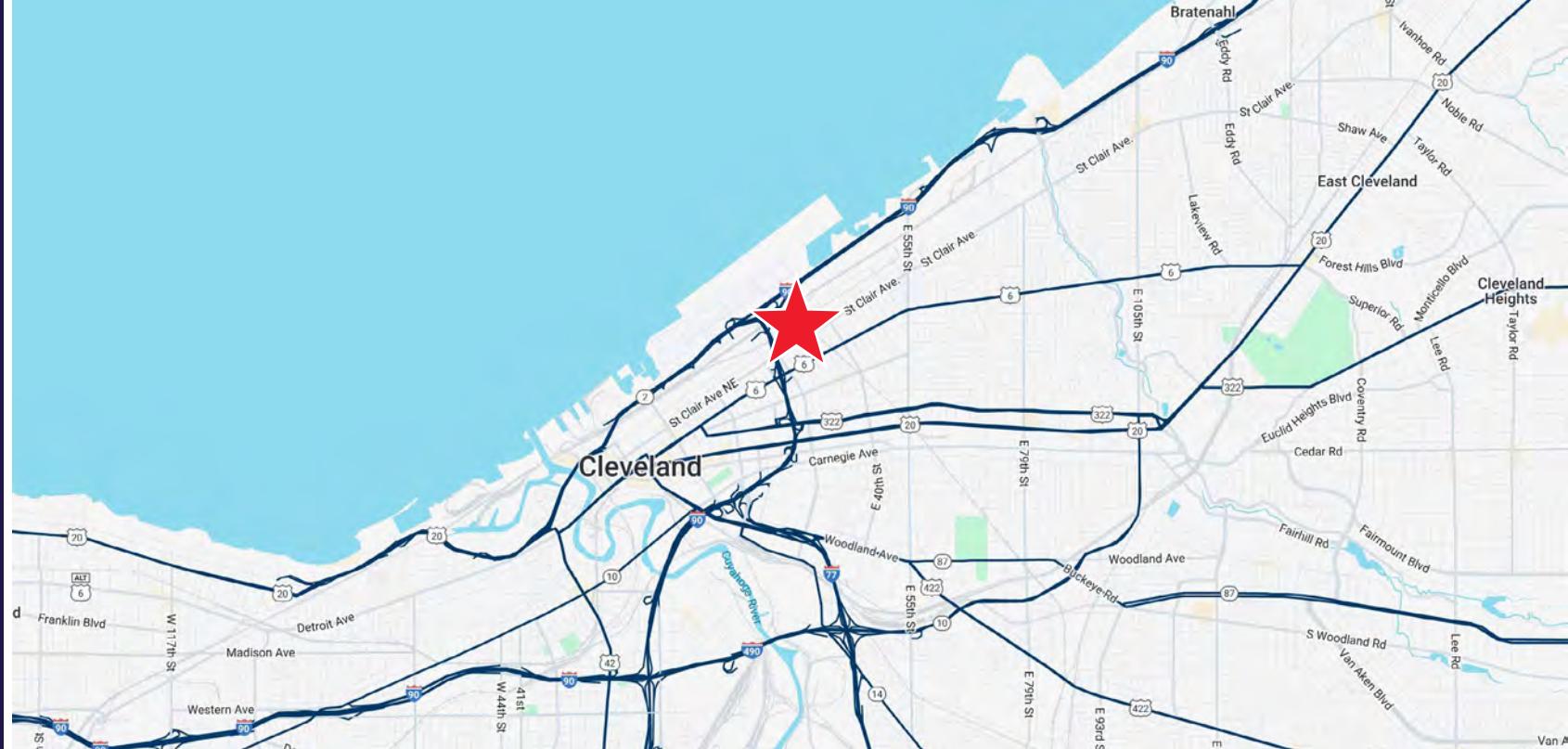
Household Income  
(2024 | 5 Mile)

**10,929**

Total Businesses  
(2024 | 5 Mile)

**154,713**

Total Employees  
(2024 | 5 Mile)



# Parcel Map



# Site Plan



## 3300 LAKESIDE AVENUE E

- Two stories totaling 39,560 SF
- Two (2) Drive-in Doors

## 3400 LAKESIDE AVENUE E - EAST

- First floor totaling 37,811 SF
- Five (5) Drive-in Doors

## 3400 LAKESIDE AVENUE E

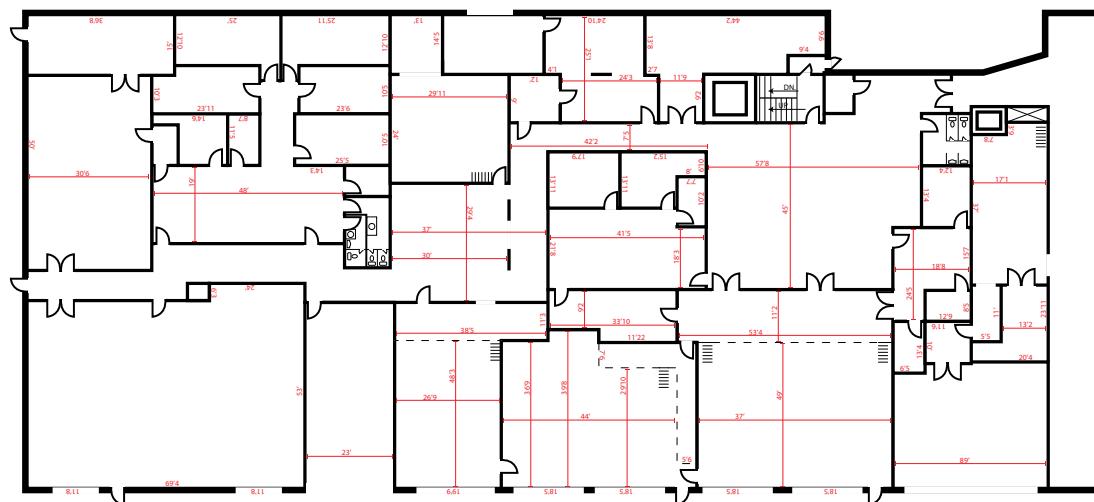
- Four stories, each approximately 6,363 SF
- Freight elevator service
- First floor SF is included in the total SF of the East building

## 3694 LAKESIDE AVENUE E

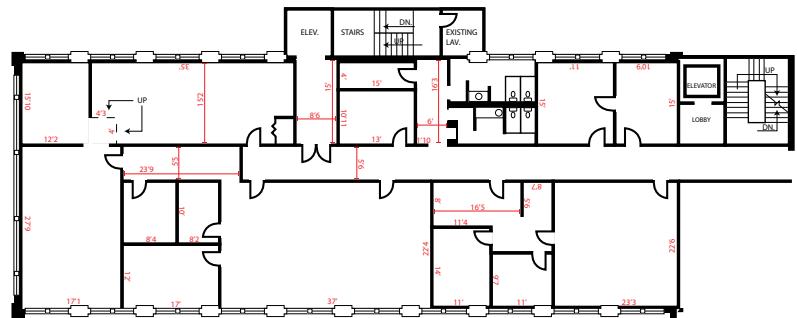
- 9,800 SF first floor

# Floor Plan | 3400 Lakeside Avenue E - 37,811 SF

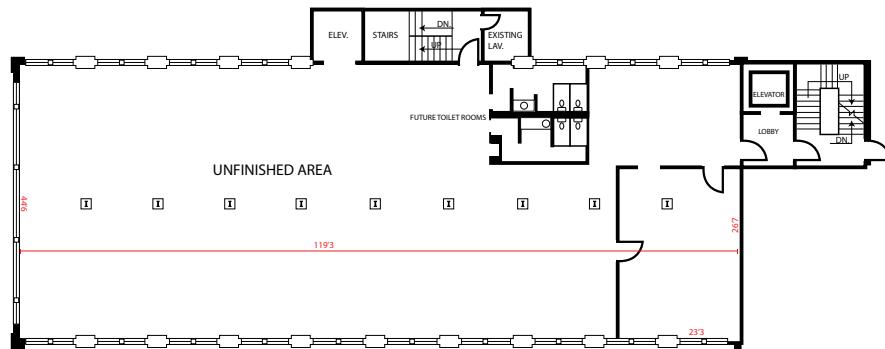
## First Floor



## Second Floor



## Third Floor

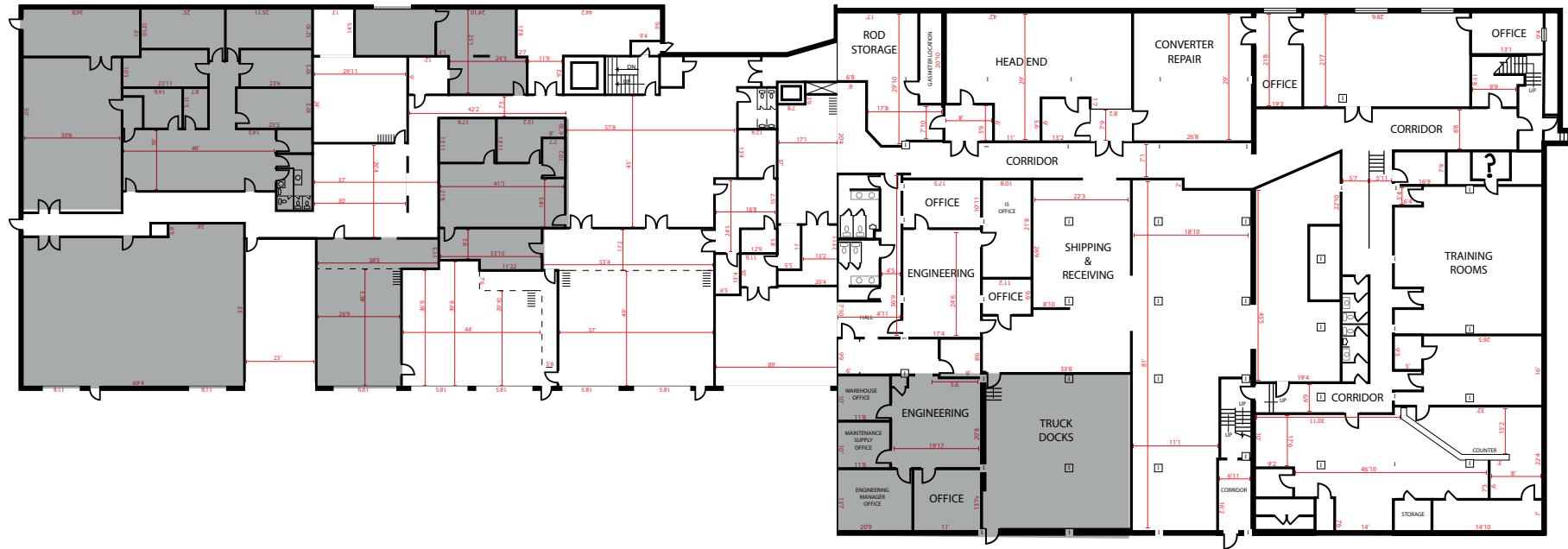


## Fourth Floor

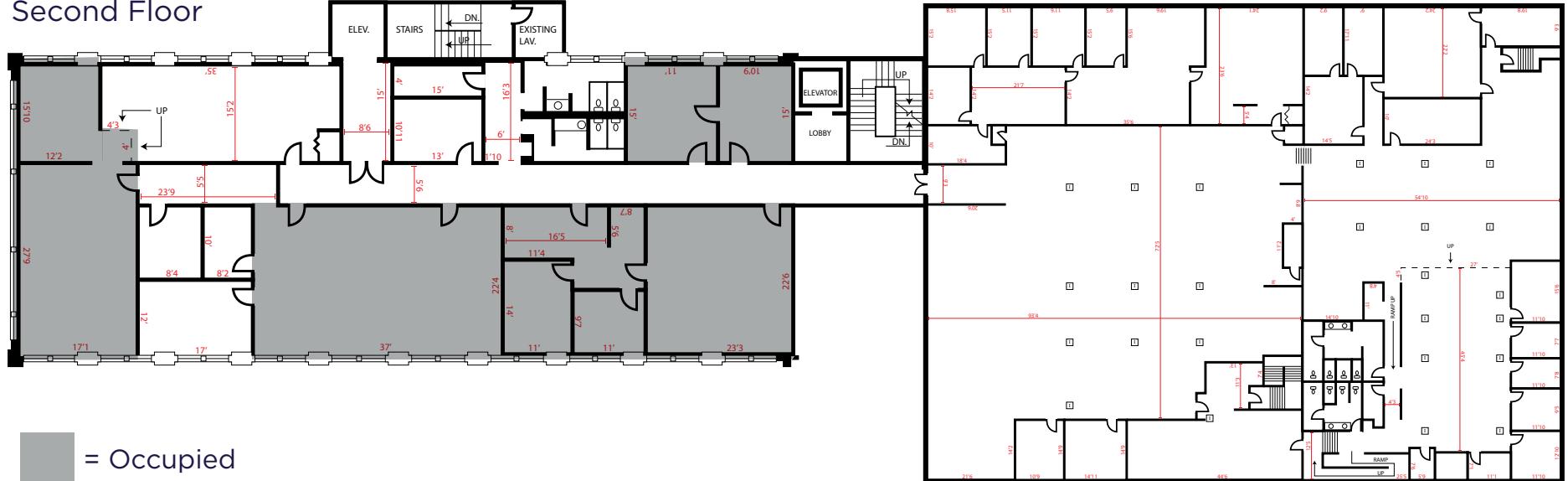


# Floor Plan | 3400 Lakeside Avenue E - 37,811 SF

## First Floor



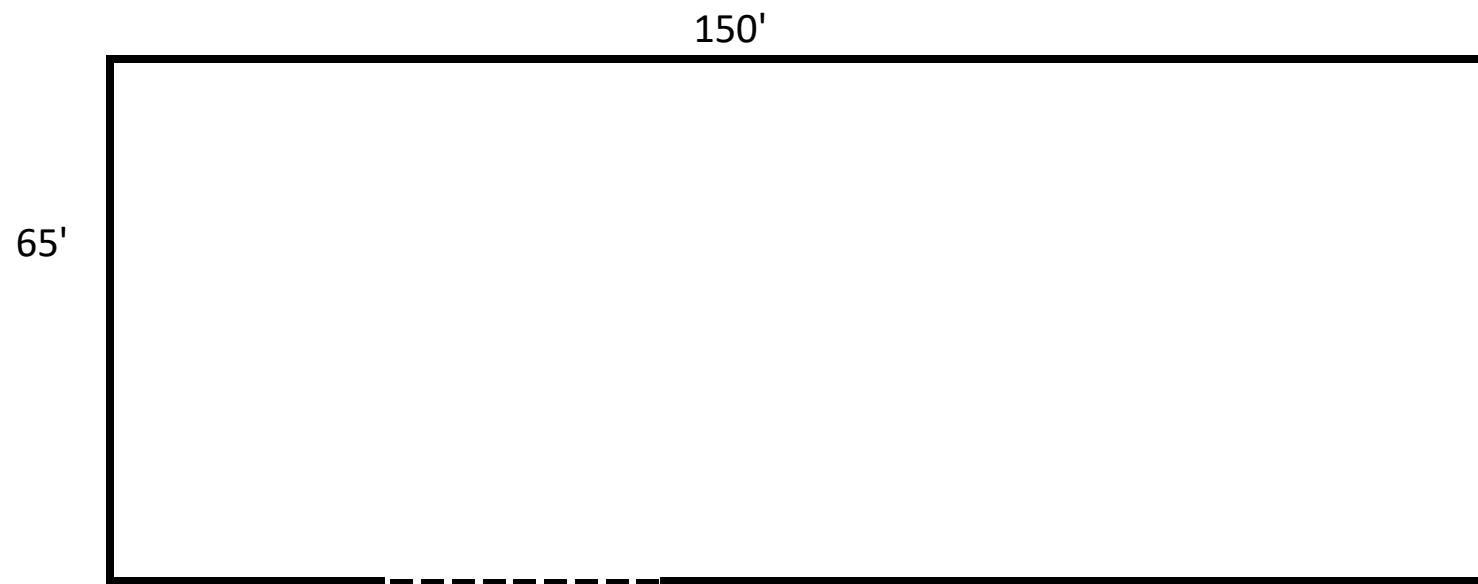
## Second Floor



= Occupied

# Floor Plan | 3694 Lakeside Avenue E - 9,800 SF

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LAKESIDE  
YACHT CLUB

INTERSTATE  
90

2



CUBESMART  
self storage

WOODHILL  
SUPPLY, INC.

Concentra  
Urgent Care

Dominion  
Energy

JOYFAY

OM Owens & Minor

Custom Rubber Corp

OHIO  
TECHNICAL  
COLLEGE

soulcraft

REBUILDERS  
RBX  
XCHANG3

SP MOUNT  
THE DINER  
ON 55TH

Wendy's

True  
Value

ADDISON

SUPERIOR

Alcoa

ARIEL  
International Center

DayGlo

NOVAGARD

4walls

SIDARI  
FOODS

LAKESIDE  
Hughie's  
event production services

Stretchtape

ST CLAIR AVE

SUPERIOR AVE

M GENTILE  
STUDIOS

SAFeway  
TIRE

DOLLAR  
GENERAL

RITE  
AID

M

BURGER  
KING

UNITED  
STATES  
POSTAL  
SERVICE

R  
RAINEY  
INSTITUTE

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