

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 | Drive-in Doors: | Two (2) per building | Clear Height | 11' - 20' |
| Land Size: | 2.58 AC | Sprinkler: | Wet | Parking: | Abundant |
| Year Built: | 1904 | Lighting: | Fluorescent | Zoning: | General industrial |
| Construction: | Masonry/Block | Heat: | Overhead Gas | | |
| Docks: | 3400: Three (3) | A/C: | Rooftop/Office | | |

Population
(2024 | 5 Mile)

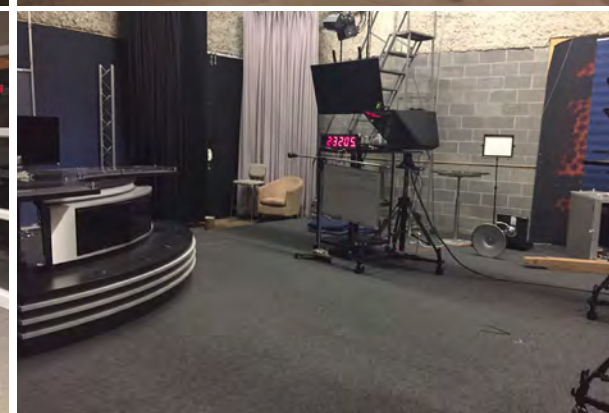
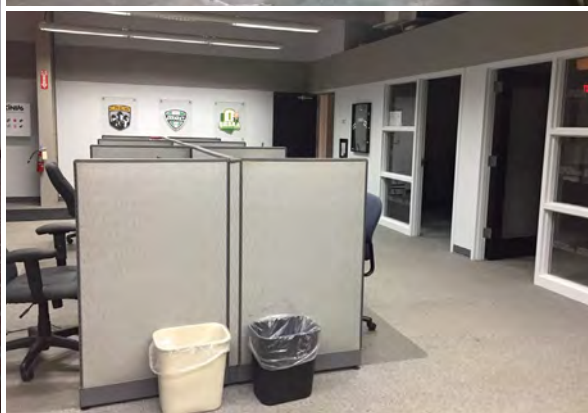
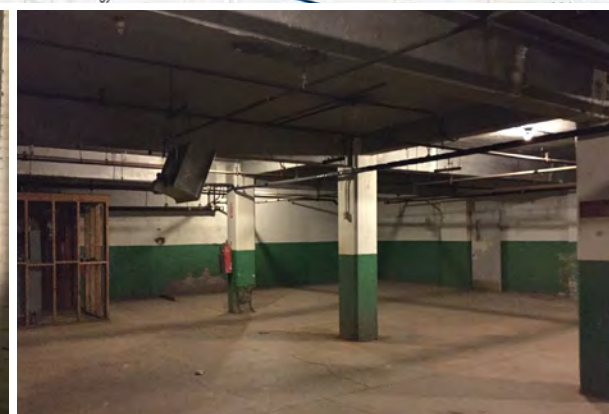
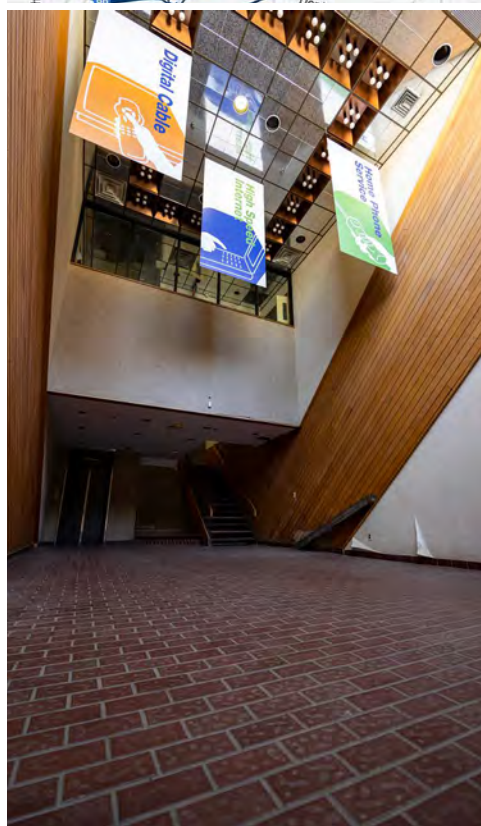
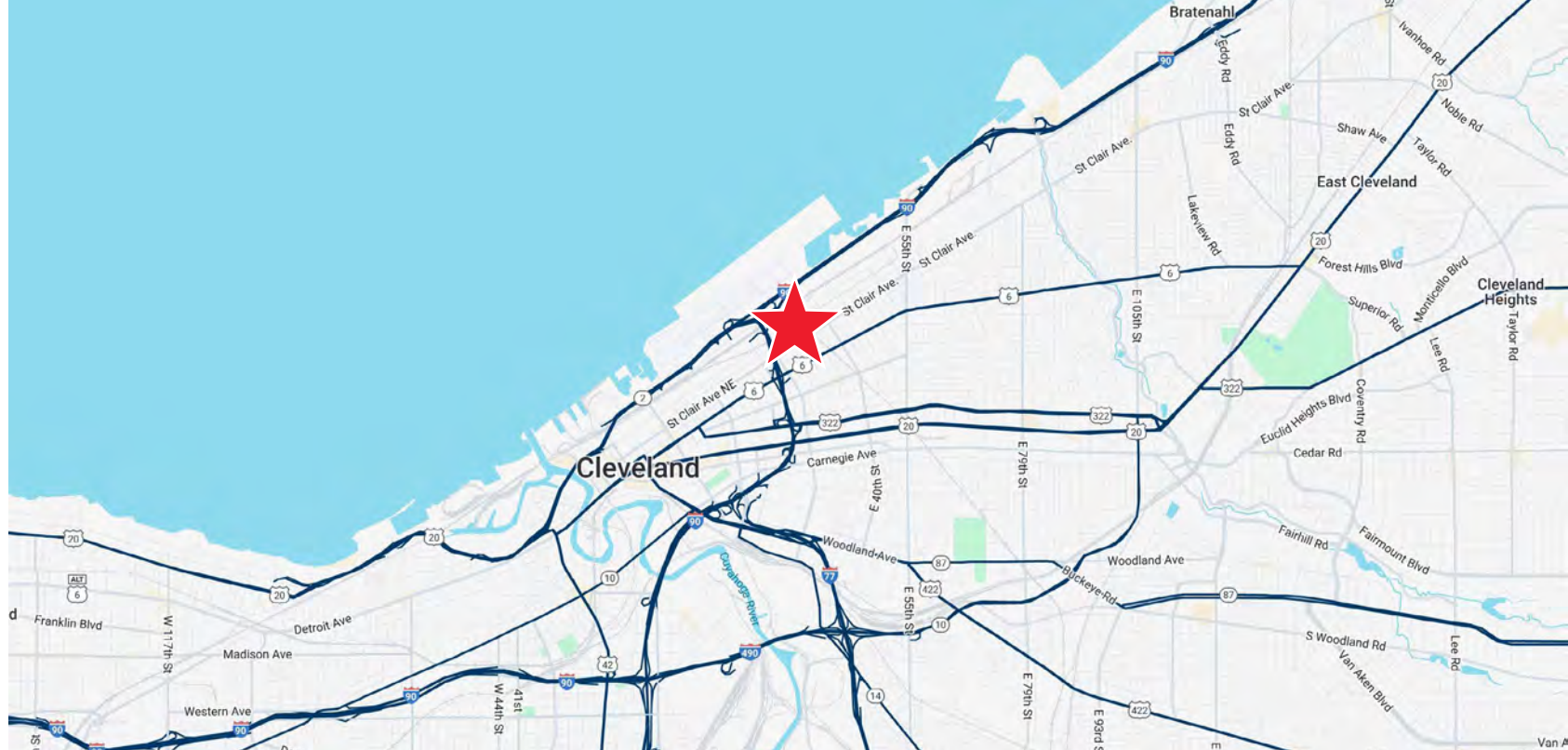
Median Age
(2024 | 5 Mile)

Households
(2024 | 5 Mile)

Household Income
(2024 | 5 Mile)

Total Businesses
(2024 | 5 Mile)

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

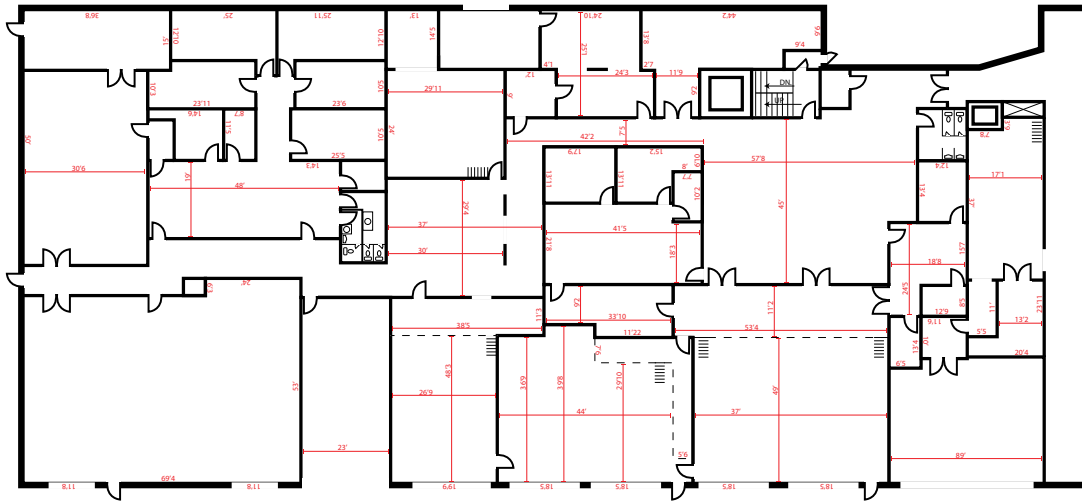
- Four stories, each approximately 6,363 SF
- Freight elevator service
- First floor SF is included in the total SF of the East building

3694 LAKESIDE AVENUE E

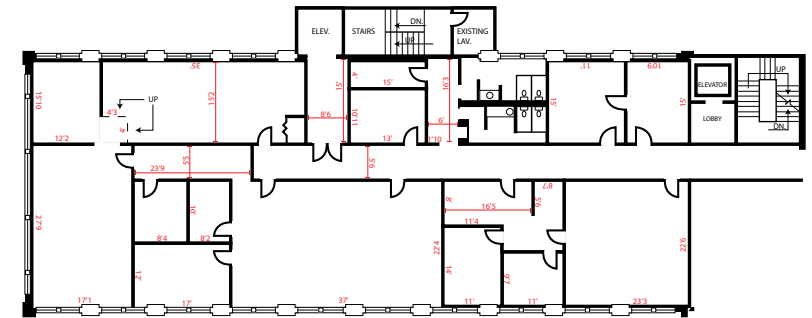
- 9,800 SF first floor

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

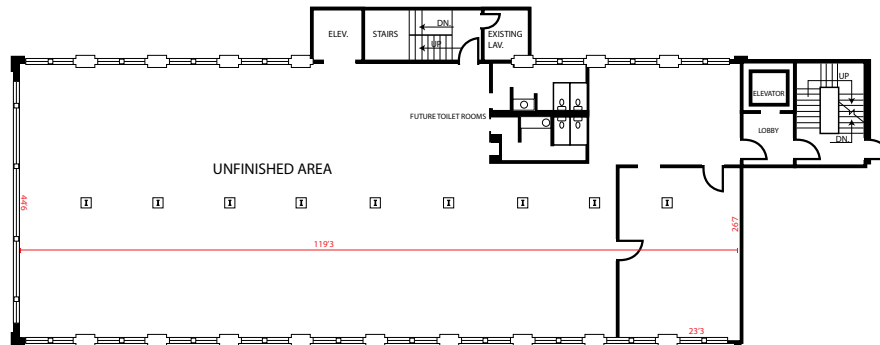
First Floor



Second Floor



Third Floor

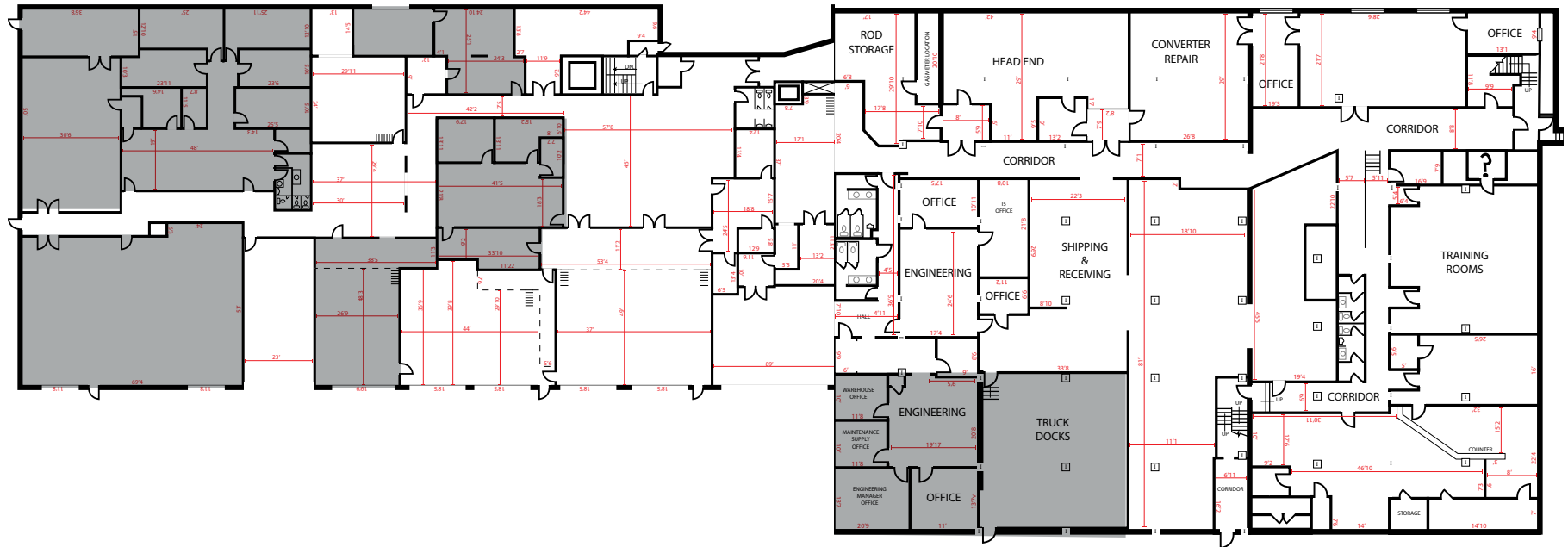


Fourth Floor

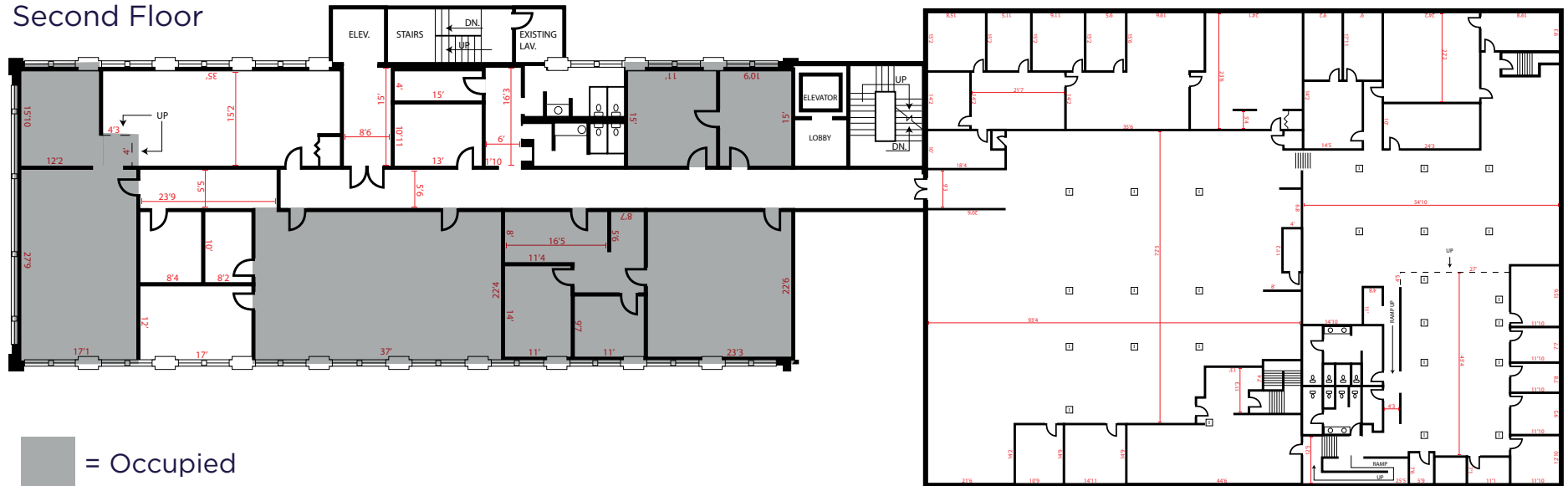


Floor Plan | 3400 Lakeside Avenue E - 37,811 SF

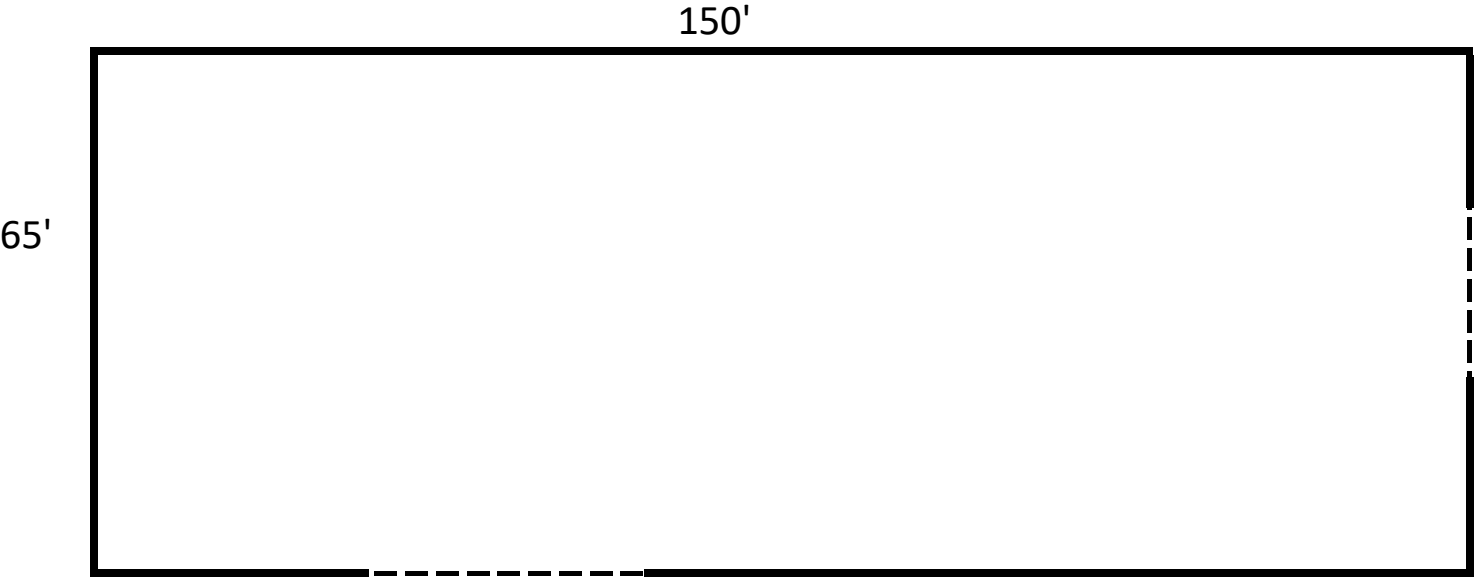
First Floor



Second Floor



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





ADDISON R

SUPERIOR



E 55TH



ST CLAIR AVE



SUPERIOR AVE





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