

For More Information Contact
Austin Semarjian
216.570.2270
asemarjian@irgicp.com

Michelle Nicholson
440.539.3545
mnicholson@irgicp.com



WAREHOUSE / MANUFACTURING / OFFICE

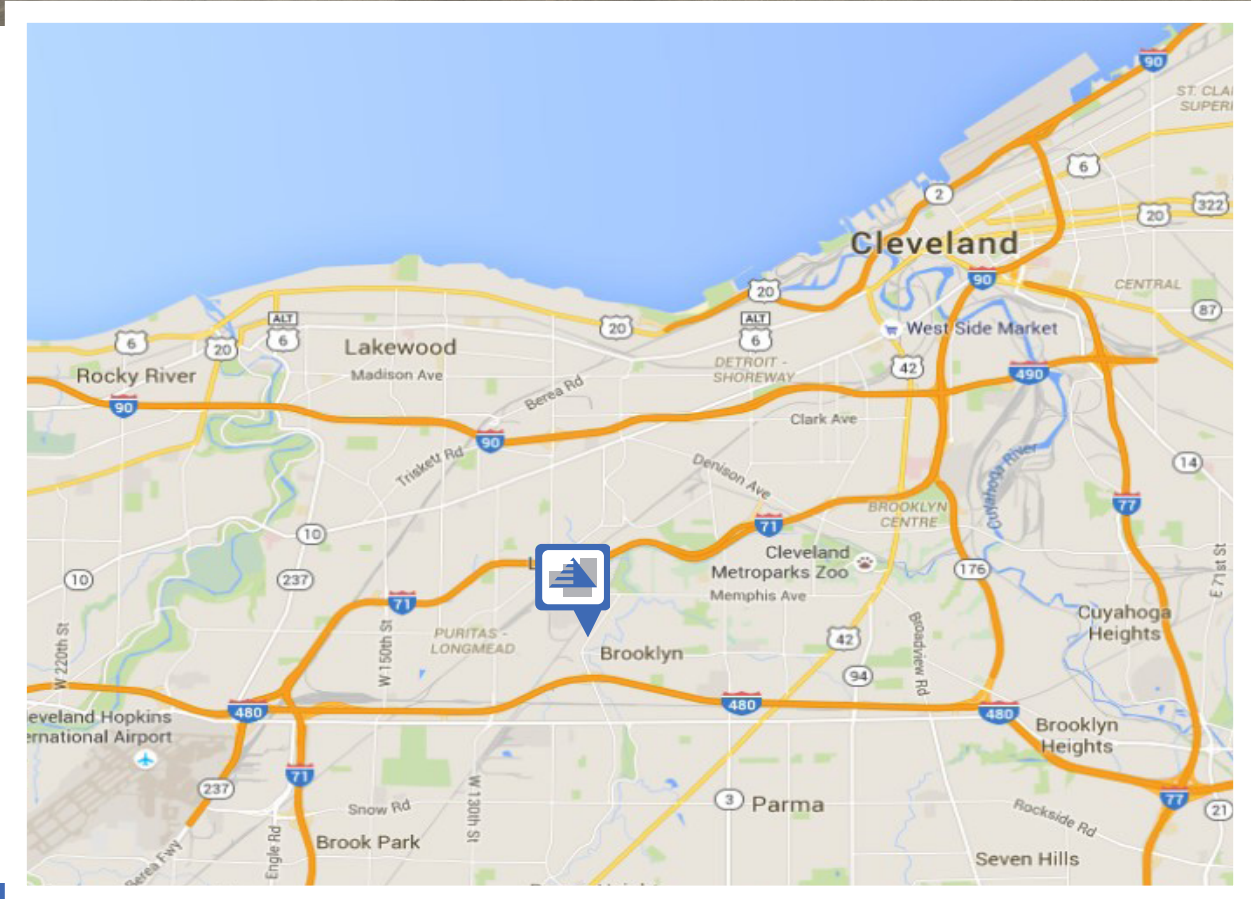
One American Road • Cleveland, OH 44144



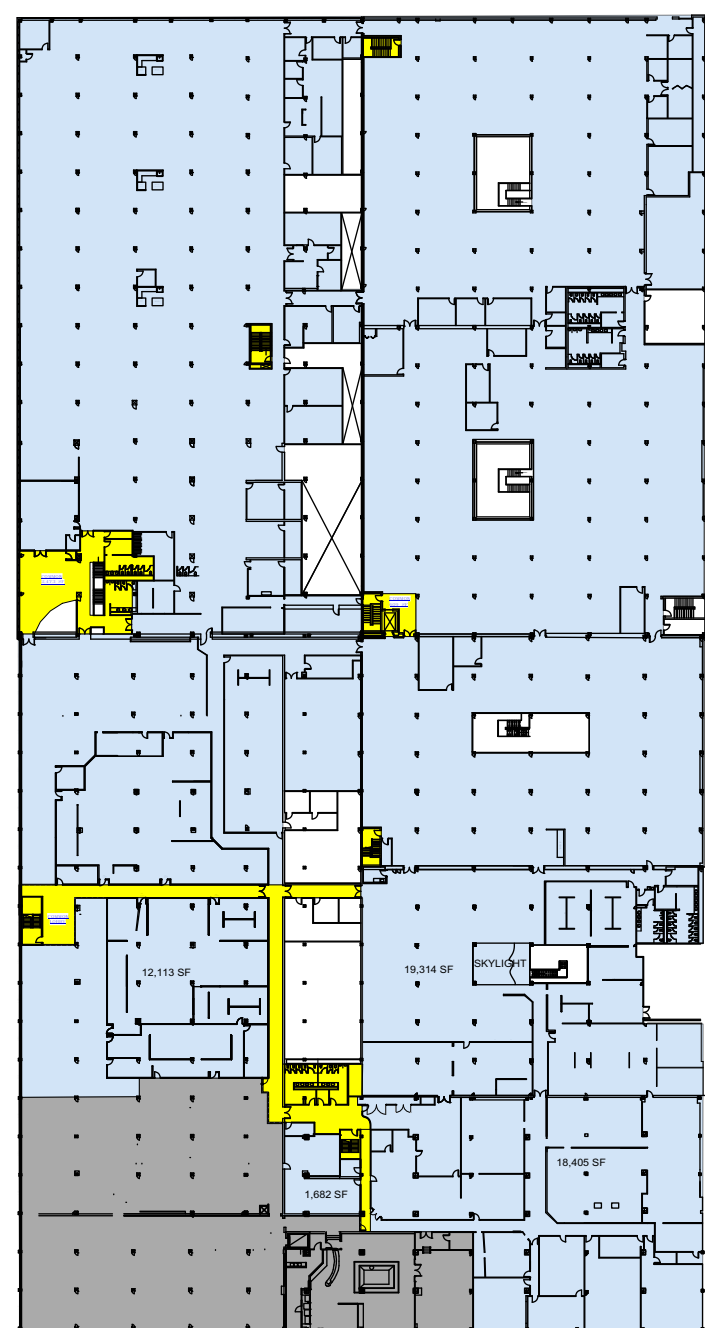
Industrial	324,575 SF
Office	3,814 SF
Rail Platform	5,49 SF
Column Spacing	40' x 60'
Dock Doors	22
Drive-In Door	1
Ceiling Height	20' 7"

- Rail siding to building under cover
- Norfolk Southern Rail
- Divisible to 65,000 Sq. Ft.
- Situated on 153 Acres
- 5 minutes from I-480, restaurants and amenities

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ROOMS 2&3 2ND FLOOR
180,808 SF AVAILABLE



ROOM 3
112,754 SF

ROOM 2
123,954 SF

(3) EXISTING DOCKS

(1) EXISTING DRIVE-IN

ROOM 1

ADMIN 1ST FLOOR
LEASED

EXECUTIVE BUILDING
LEASED

ADMIN 2ND FLOOR
LEASED

ADMIN 3RD FLOOR
LEASED

ADMIN 4TH FLOOR
LEASED

COMMON AREA
38,235 SF

ROOM 4
83,921 SF

ROOM 5
129,649

(1) EXISTING DRIVE-IN

ROOM 7

ROOM 12

ROOM 7
65,290 SF

ROOM 6
129,637 SF

EXISTING OFFICE
2,314 SF

EXISTING OFFICE
1,500 SF

20'7" CLEAR HEIGHT

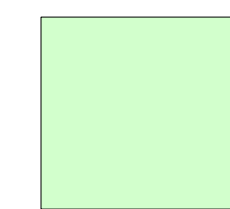
(17) EXISTING DOCKS

(5) EXISTING DOCKS

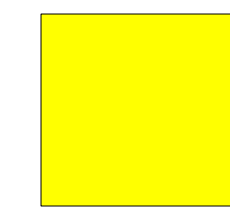
AVAILABLE SPACE SUMMARY



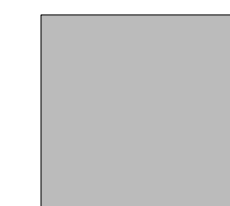
*OFFICE
AVAILABLE - 501,228 SF*



*INDUSTRIAL
AVAILABLE - 324,575 SF*



COMMON AREAS



LEASED

TOTAL AVAILABLE - 825,803 SF



Title
1 AMERICAN ROAD

Scale 1" = 100' When printed on 24" X 36" Drawn by J.Supanich Date 9/12/2017

File Name American Greetings/Base Building

