

FOR SALE OR LEASE

29201 ANDERSON ROAD

Wickliffe, Ohio 44092



67,000 SF of warehouse / manufacturing space on 3.02 acres. Seven (7) drive-in doors (12'x12' and 12'x14') and one interior and one exterior truck dock. Manufacturing amenities including locker rooms, air compressor and air lines, 3-ton and 5-ton cranes, 800A / 240V / 3P power with buss duct distribution throughout.

PROPERTY FEATURES



67,000 SF

TOTAL BUILDING SF

1,134 SF

TOTAL OFFICE SF

\$5.50/SF NNN

LEASE RATE

3.02 AC

TOTAL SITE SIZE

65,866 SF

TOTAL WAREHOUSE SF

CONTACT BROKER

SALE PRICE

COMMENTS

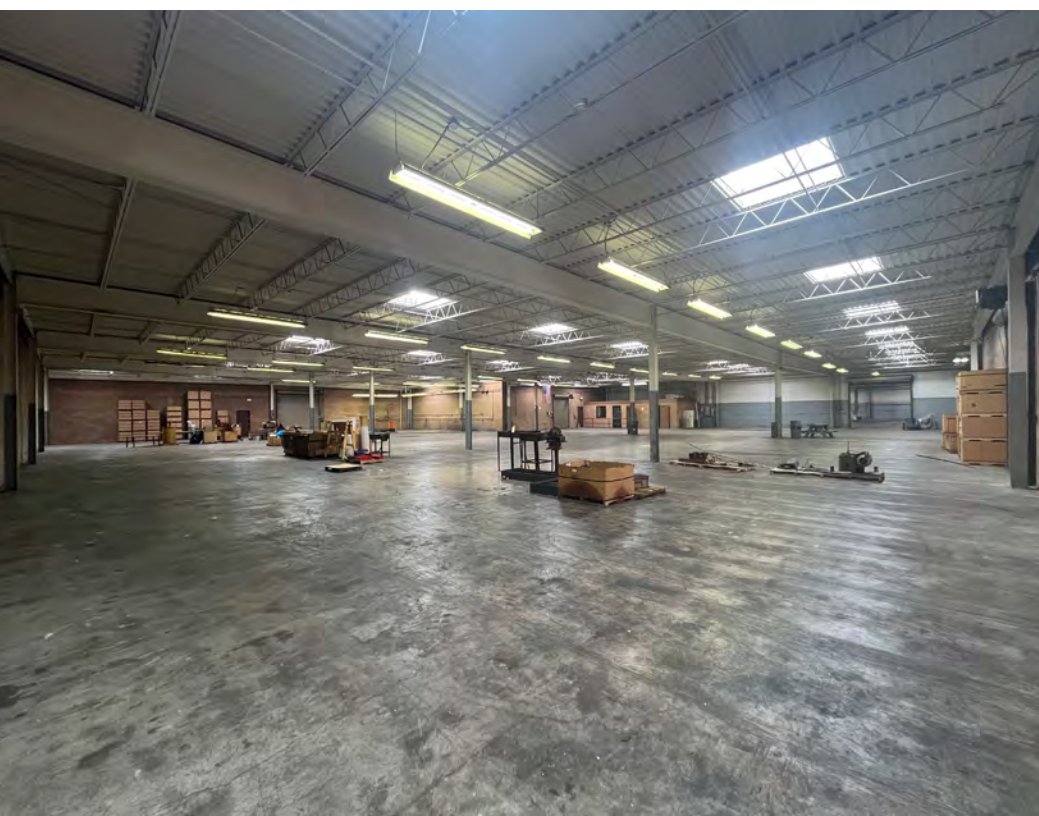
- Warehouse / manufacturing space on 3.02 acres with room outside storage
- Seven (7) drive-in doors (12'x12' and 12'x14') and one interior and one exterior truck dock
- Manufacturing amenities including locker rooms, air compressor and air lines, 3-ton and 5-ton cranes
- 800A / 240V / 3P power with buss duct distribution throughout
- 2,805 SF of covered dock space

PROPERTY HIGHLIGHTS

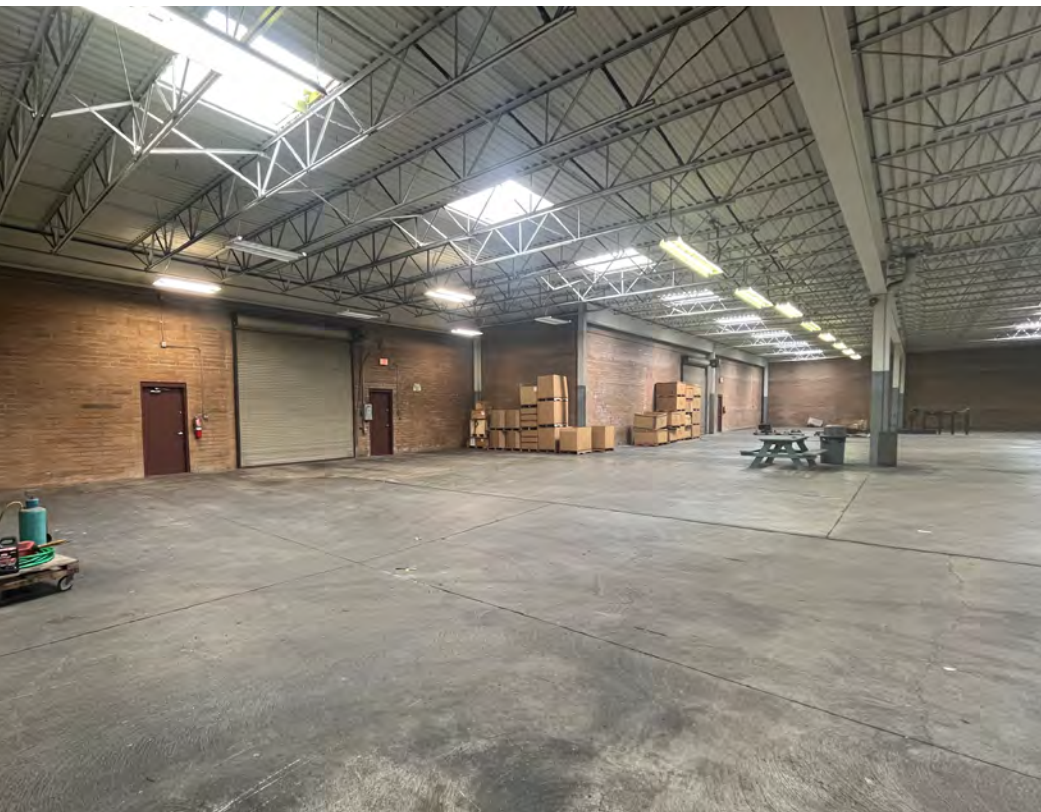
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|------------------|---|
| CONSTRUCTED: | 1987; 1992; 1995 |
| CONSTRUCTION: | Masonry |
| ROOF: | EPDM (2021) |
| HEAT: | Air Rotation |
| AIR CONDITIONED: | Office |
| LIGHTING: | Fluorescent (T-12) |
| CEILING HEIGHT: | 13'6" - 17'6" |
| COLUMN SPACING: | 30'x55'; 30'x50'; 30'x40' |
| DRIVE-IN DOORS: | Seven (7) - 4 - 12'x14' and 3 - 12'x12' |
| DOCKS: | Two (2) - 8'x10'; 12'x14' |
| POWER: | 800A/240V/3P |
| SPRINKLER: | No |
| CRANES: | Two (2) - 3-ton and 5-ton w/ 9' hook |

[VIEW PROPERTY VIDEO](#)

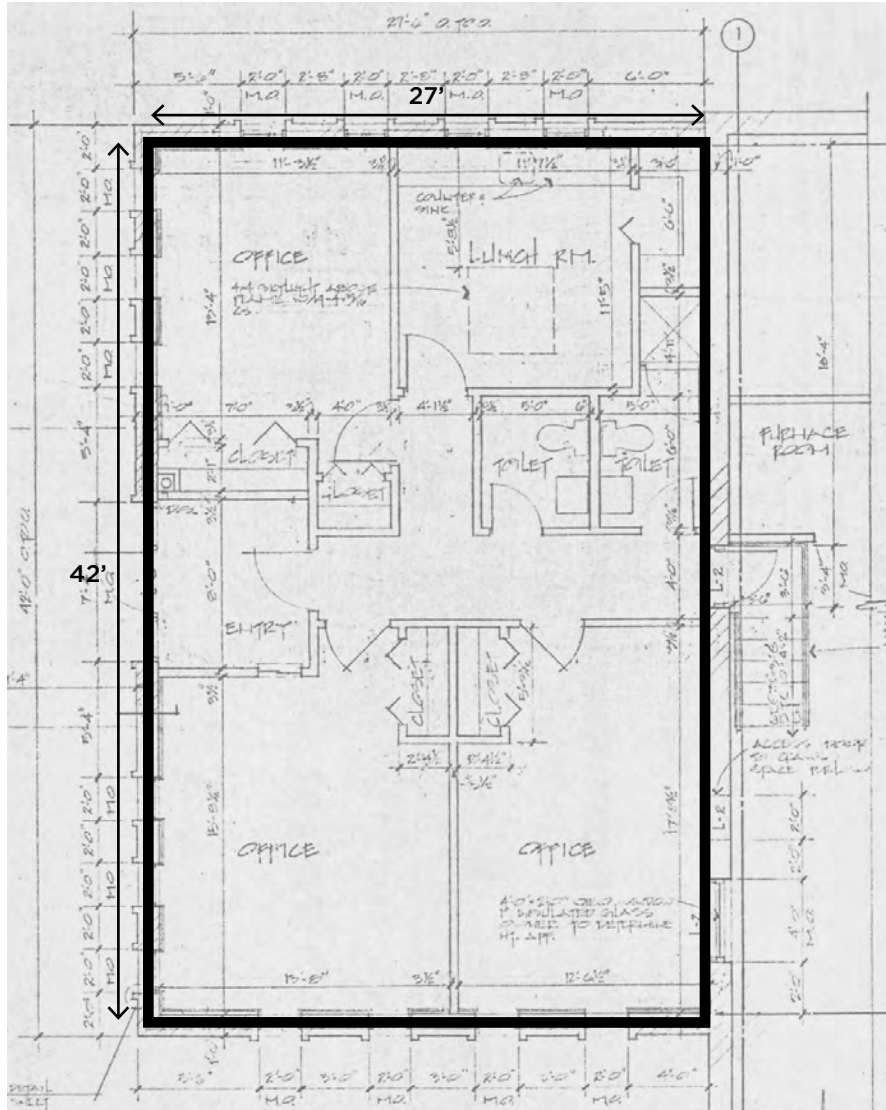
OFFICE & WHSE PHOTOS



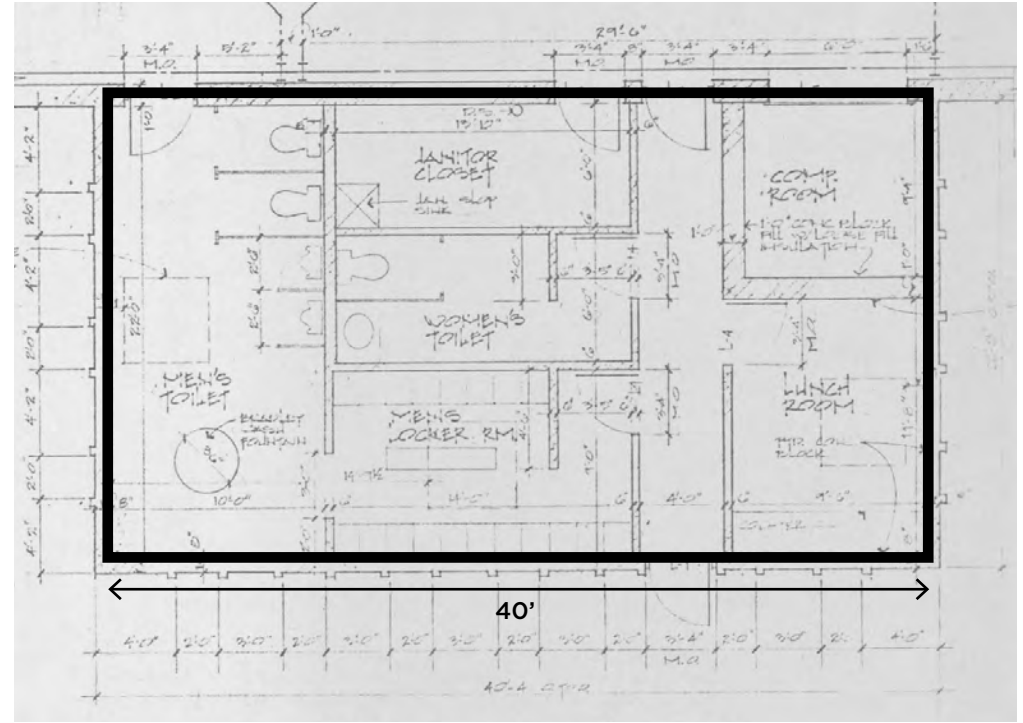
WAREHOUSE PHOTOS



ORIGINAL 1987 BUILDING FLOOR PLAN

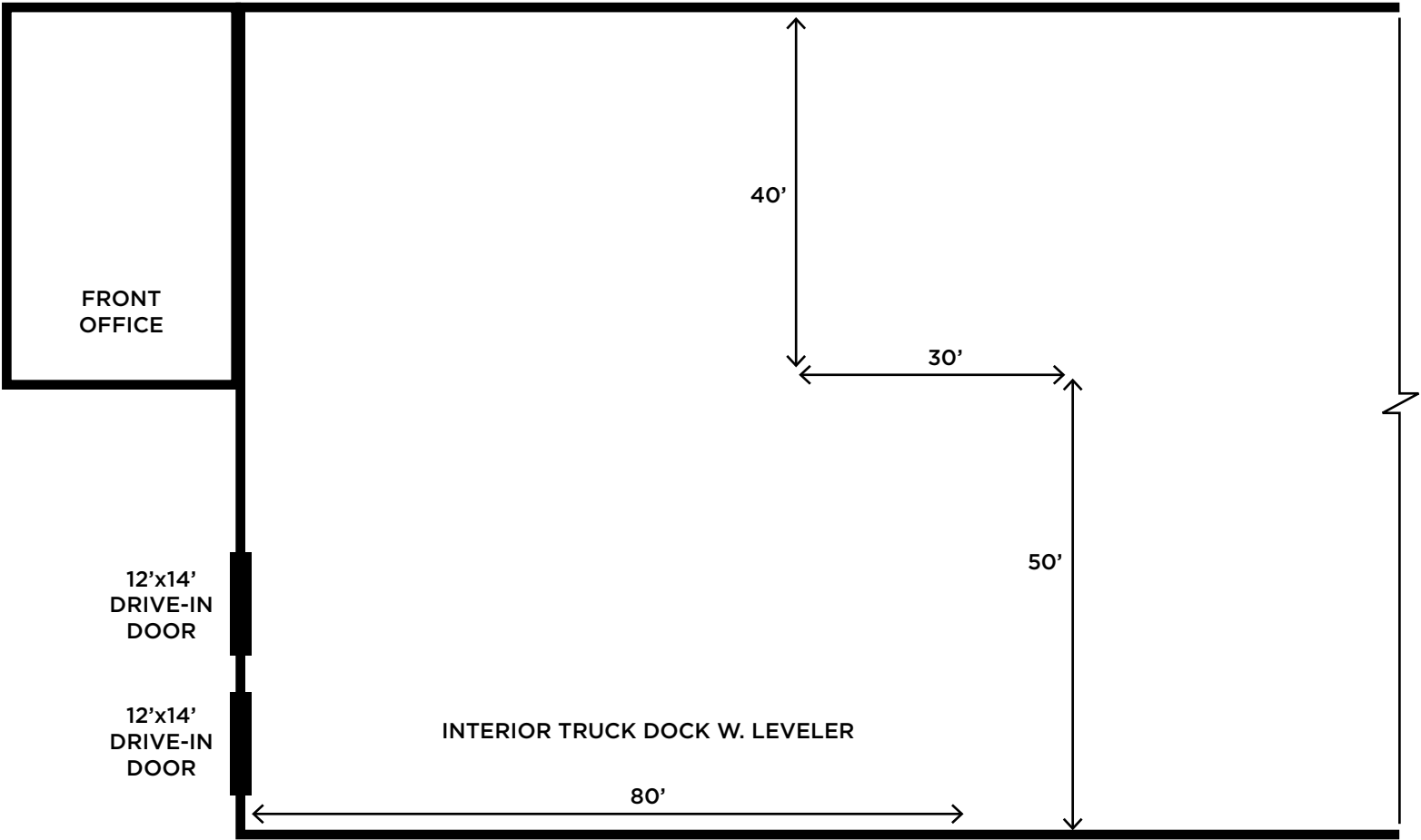


OFFICE AREA

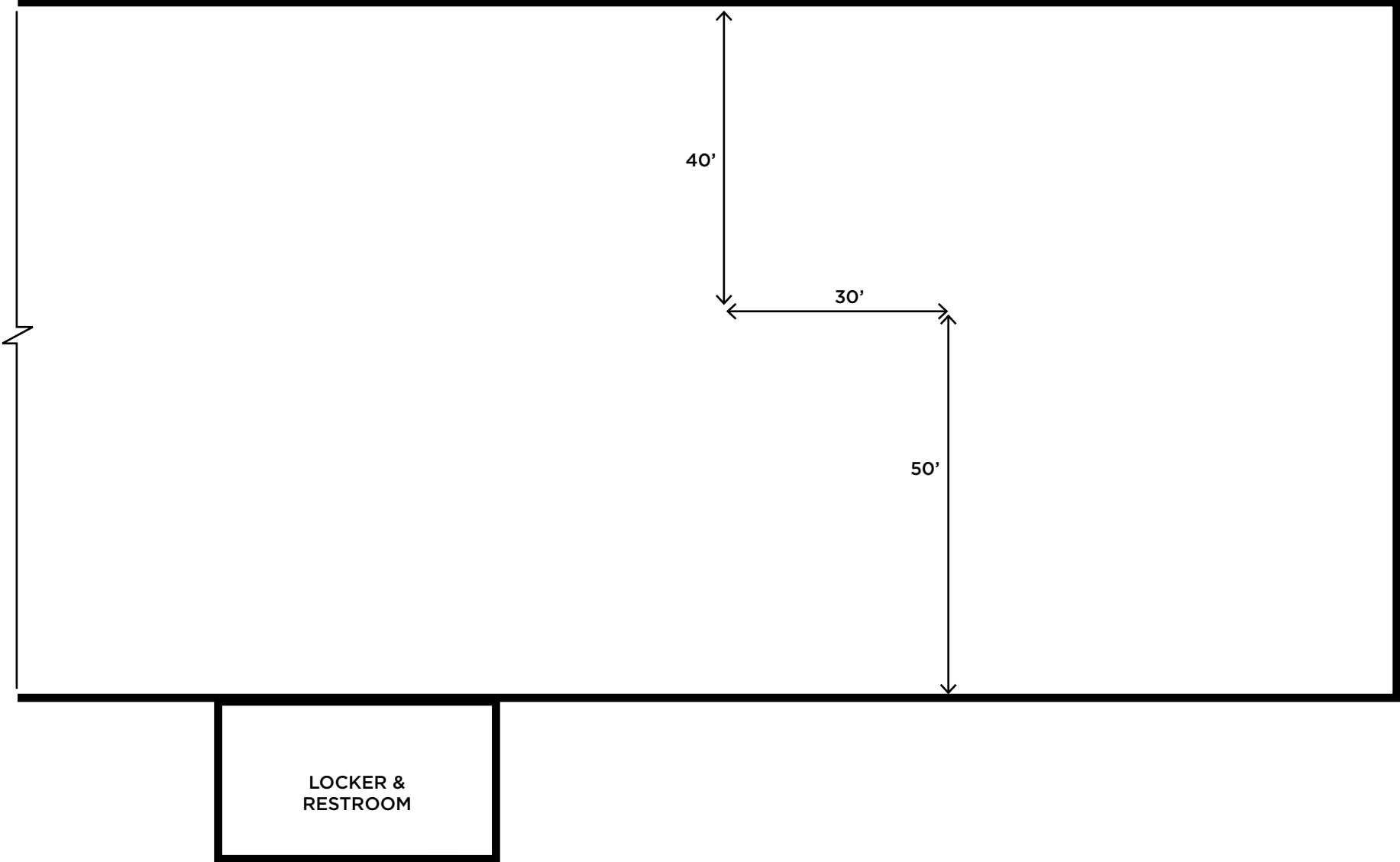


LOCKER ROOM AREA

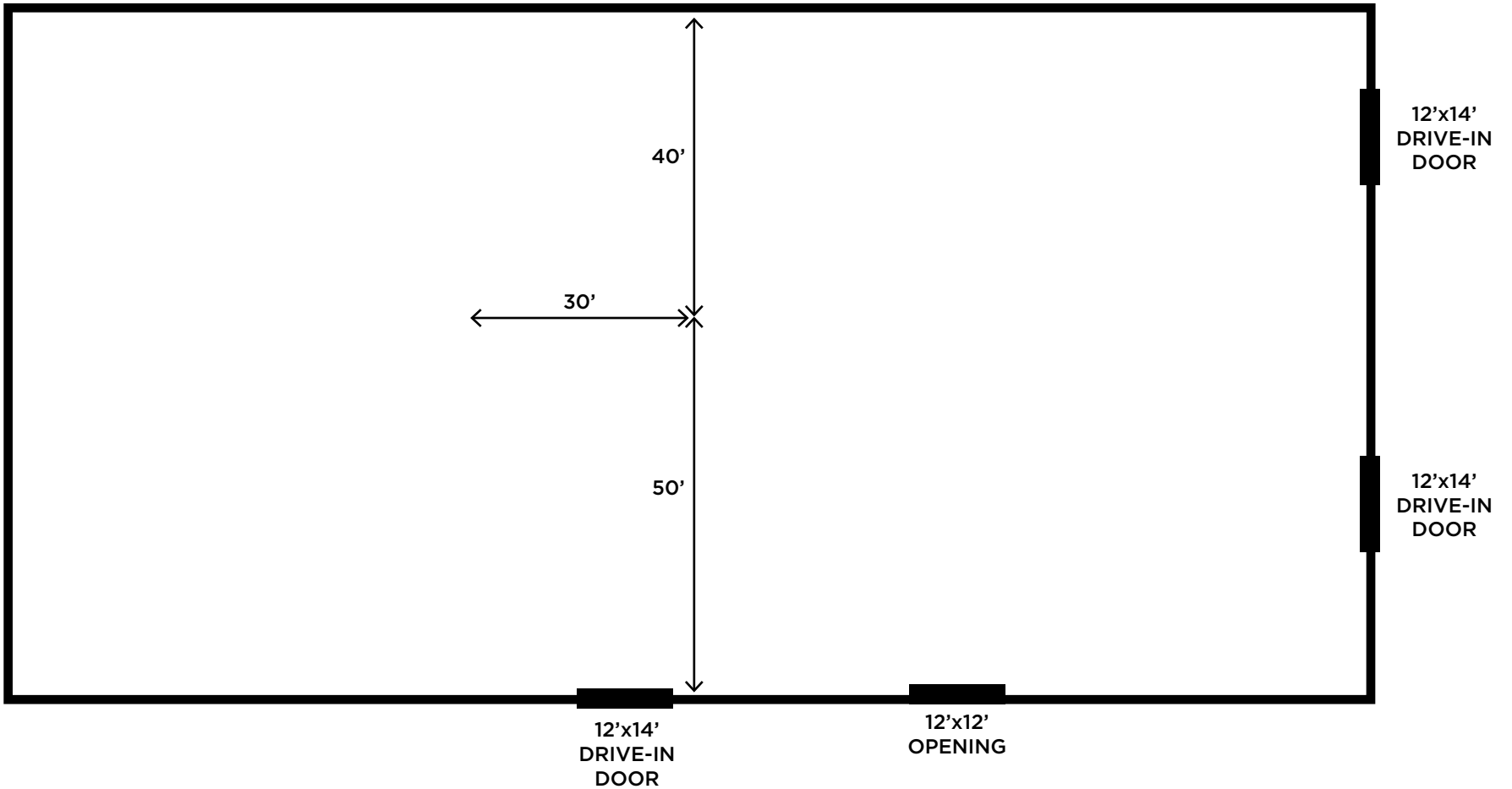
ORIGINAL 1987 BUILDING FLOOR PLAN



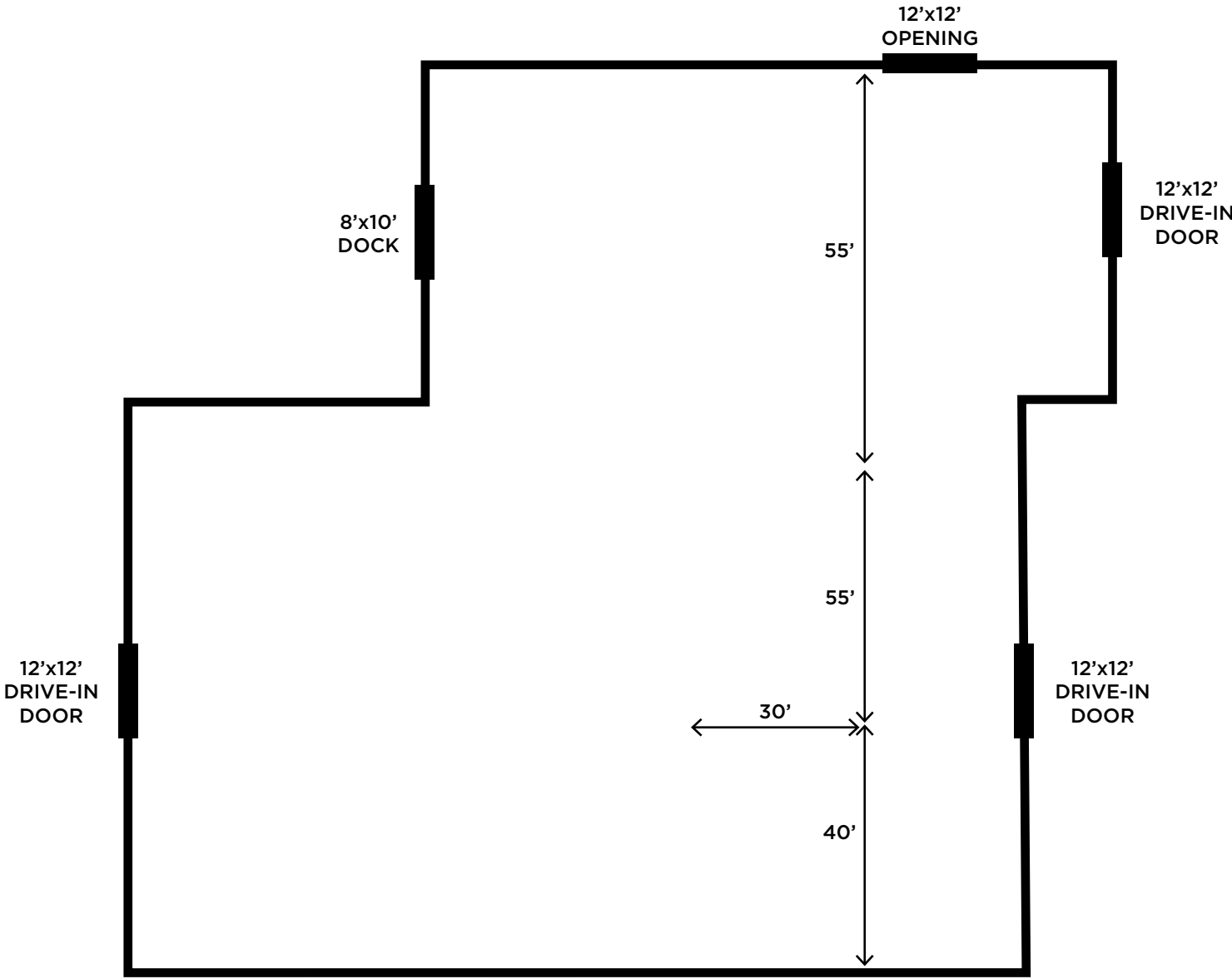
ORIGINAL 1987 BUILDING FLOOR PLAN



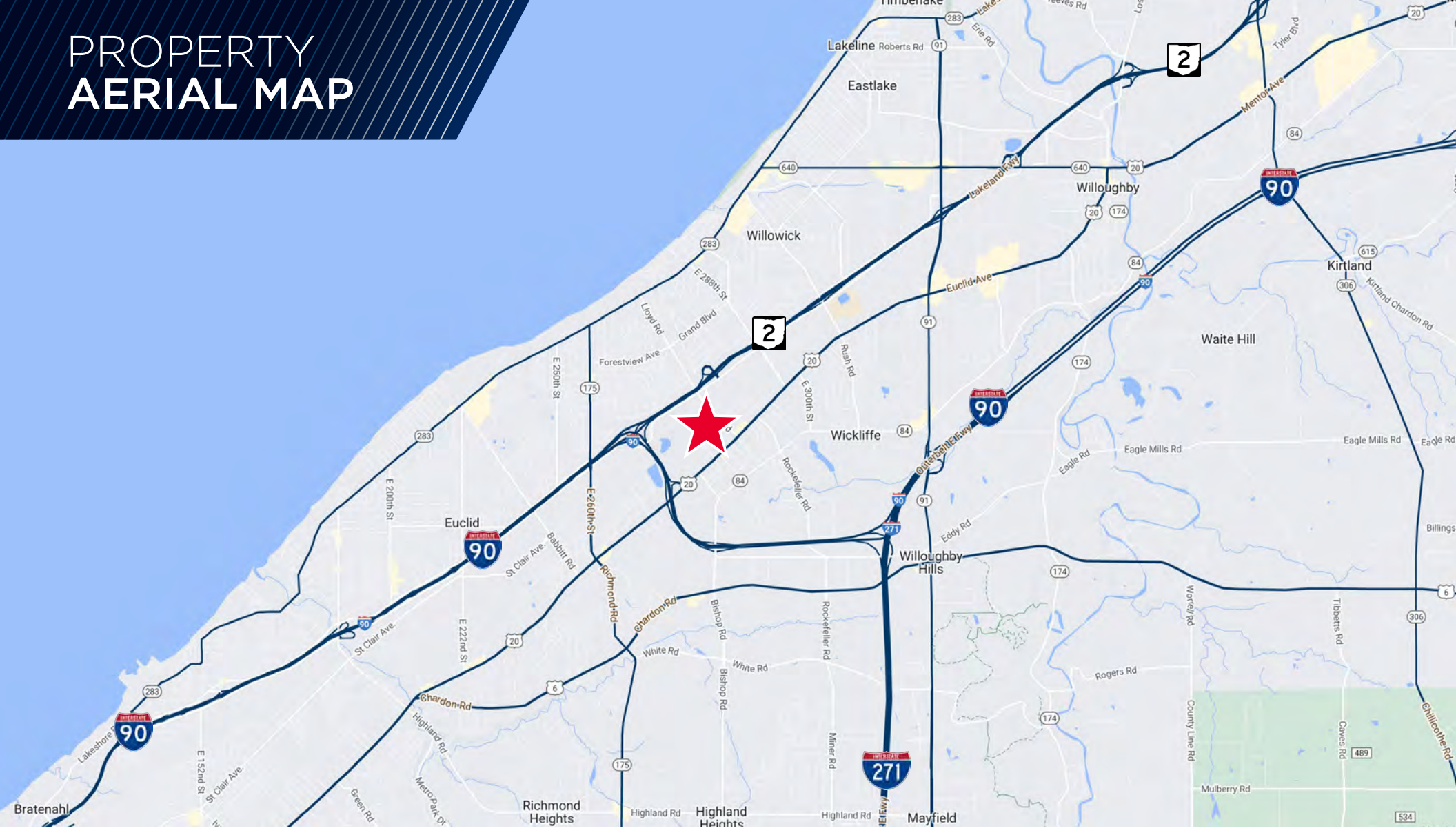
1992 ADDITION FLOOR PLAN



1995 ADDITON FLOOR PLAN



PROPERTY AERIAL MAP



Easy Access
to I-90, I-271
& State Route 2



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