

FOR SALE OR LEASE

6512 Carnegie Avenue
Cleveland, Ohio 44103



MIDTOWN HEALTHFLEX COMPLEX

37,037 SF Industrial/Office Redevelopment Opportunity

PROPERTY FEATURES



37,037 SF

PLANNED BUILDING SIZE

1.46 AC

SITE SIZE

29,309 SF

PLANNED WHSE SIZE

5,596 SF

PLANNED OFFICE SIZE

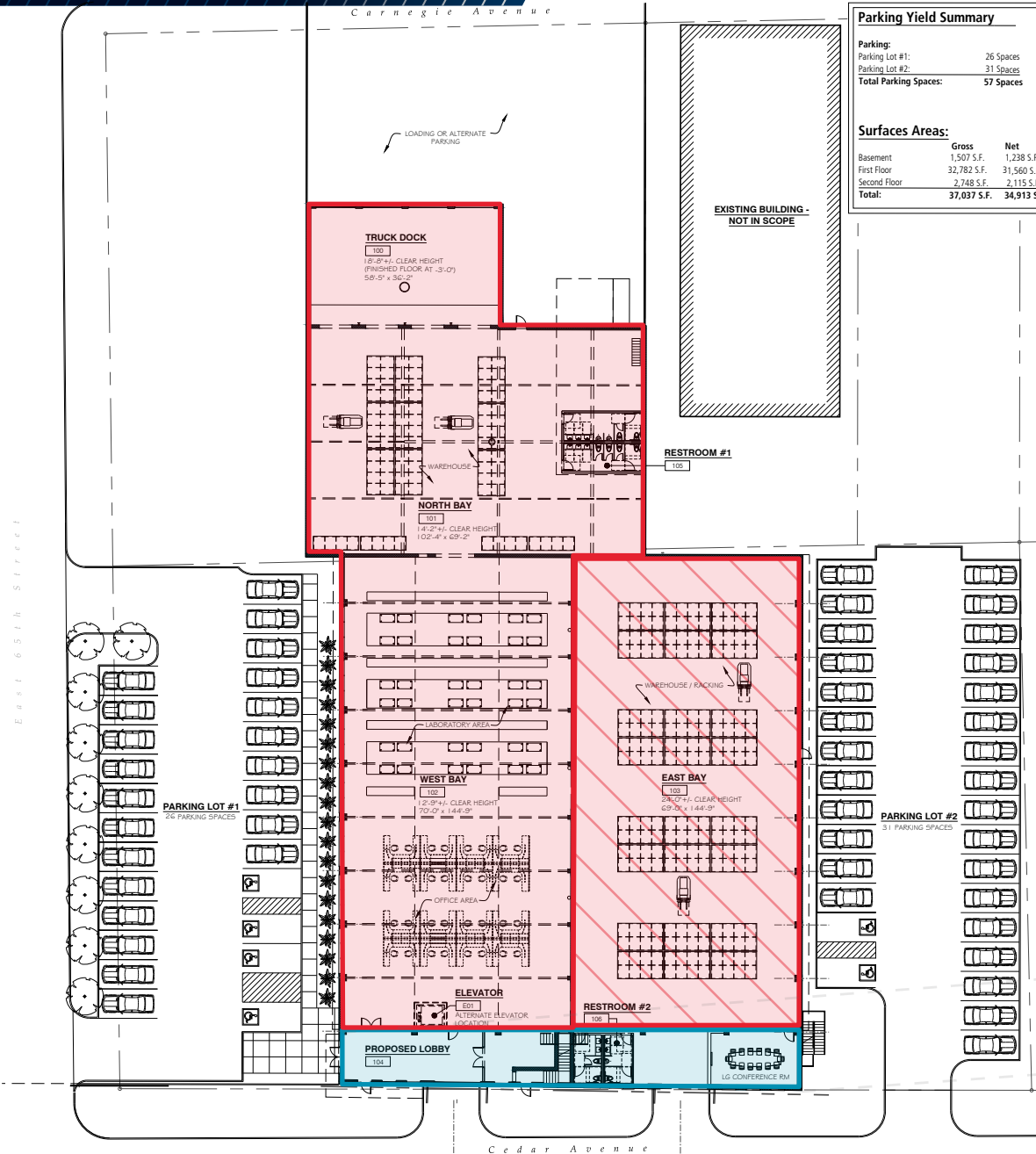
\$14.95/SF NNN

LEASE RATE

COMMENTS

- Located on 1.46 acres with fenced lot
- Ideal for warehouse, wet/dry lab, manufacturing, flex, biomedical & innovation industries
- Office: 13' clear height, Warehouse: 13' - 24' clear height
- Four (4) internal loading docks
- 57 surface parking spaces available (expandable)
- Excellent opportunity in the heart of Midtown
- Civic incentives available

SITE PLAN



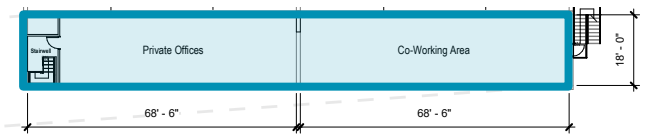
Parking Yield Summary

Parking:		
Parking Lot #1:	26 Spaces	
Parking Lot #2:	31 Spaces	
Total Parking Spaces:	57 Spaces	

Surfaces Areas:

	Gross	Net
Basement	1,507 S.F.	1,238 S.F.
First Floor	32,782 S.F.	31,560 S.F.
Second Floor	2,748 S.F.	2,115 S.F.
Total:	37,037 S.F.	34,913 S.F.

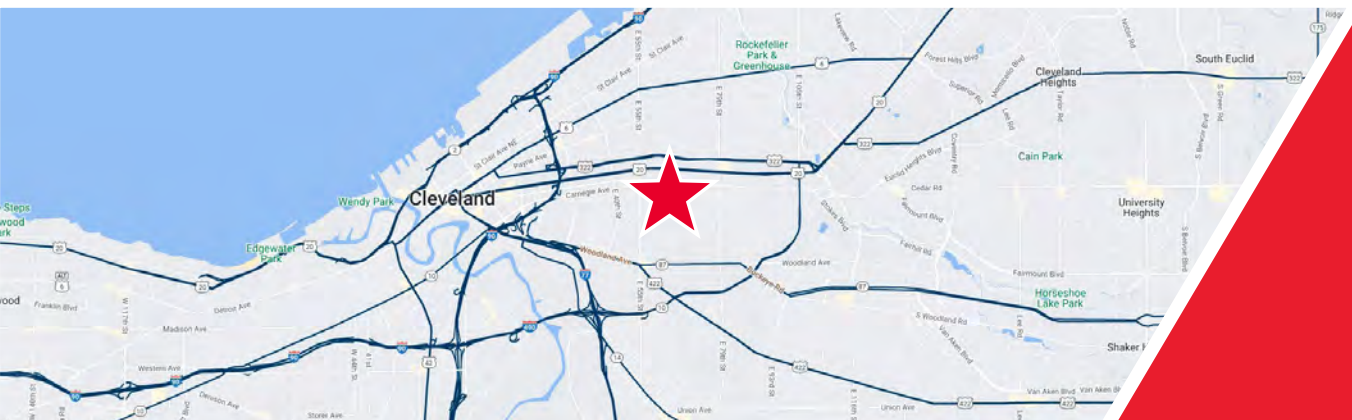
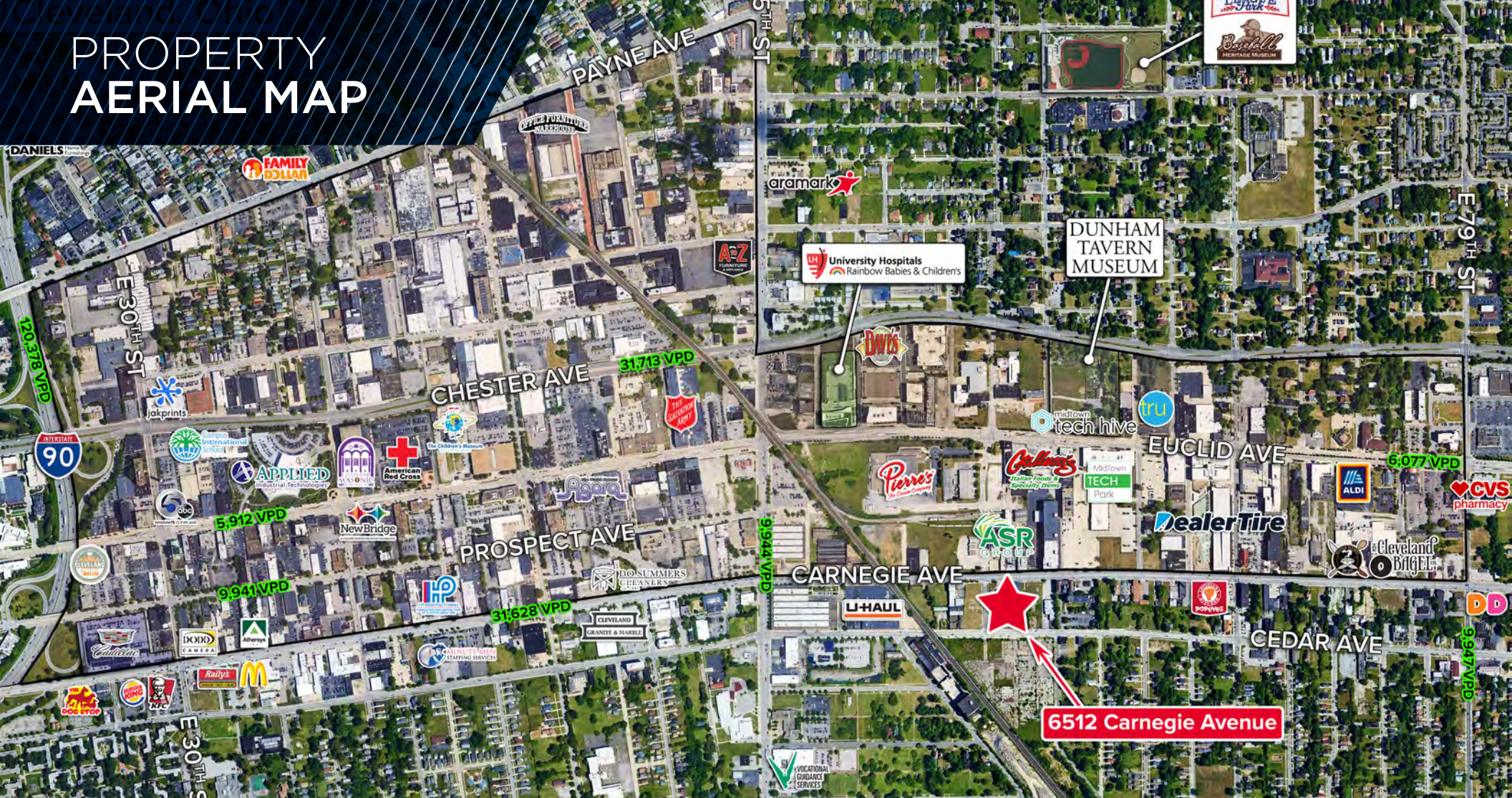
- TOTAL WAREHOUSE 29,309 SF
- EAST BAY ONLY - 24' CLEAR 9,988 SF
- TOTAL OFFICE 5,596 SF



② Second Floor
1/32" = 1'-0"

Fit Plan - First Floor

PROPERTY AERIAL MAP



Easy access to
I-90, I-77, & I-71



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