



FOR LEASE

16625 **Granite Road**
Maple Heights, OH 44137

349,000 SF

Cold Storage and Food
Distribution Campus

Colliers

349,000 SF Cold Storage and Food Distribution Campus

Address: 16625 Granite Road, Maple Heights, OH

County: Cuyahoga

Total Site: 345,009 SF

Lot Size: 25.29 AC

Available Space: 30,000 - 349,000

Building 1: 23,181 SF

Building 2: 27,828 SF

Building 3: 297,991 SF

Docks: Ninety-six (96)

Drive-Ins: Eight (8)

Trailer Parking: 75+

Zoning: O-I: Office-Industrial

Utilities: Electric: First Energy
Gas: Enbridge
Water: City of Cleveland
Sewer: City of Cleveland

Site Power: Property has two (2) electrical services with two (2) transformers, one owned and, one owned by First Energy. Two emergency generators also serve buildings 1 and 3, providing power to critical systems and emergency lighting.

Amenities:

- Rail Access
- Service Shop & Cross Dock Building On-site
- Secured facility with guardhouse
- Interior roof access
- New access points for WMS installed 2024
- Hotsy pressure washer systems with distribution throughout the facility



The site served by a 36kV sub-transmission line with 3-phase, 1500 kVA transformer, and a nearby substation. Existing infrastructure can support light-medium industrial loads with minimal upgrades.

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Site Plan

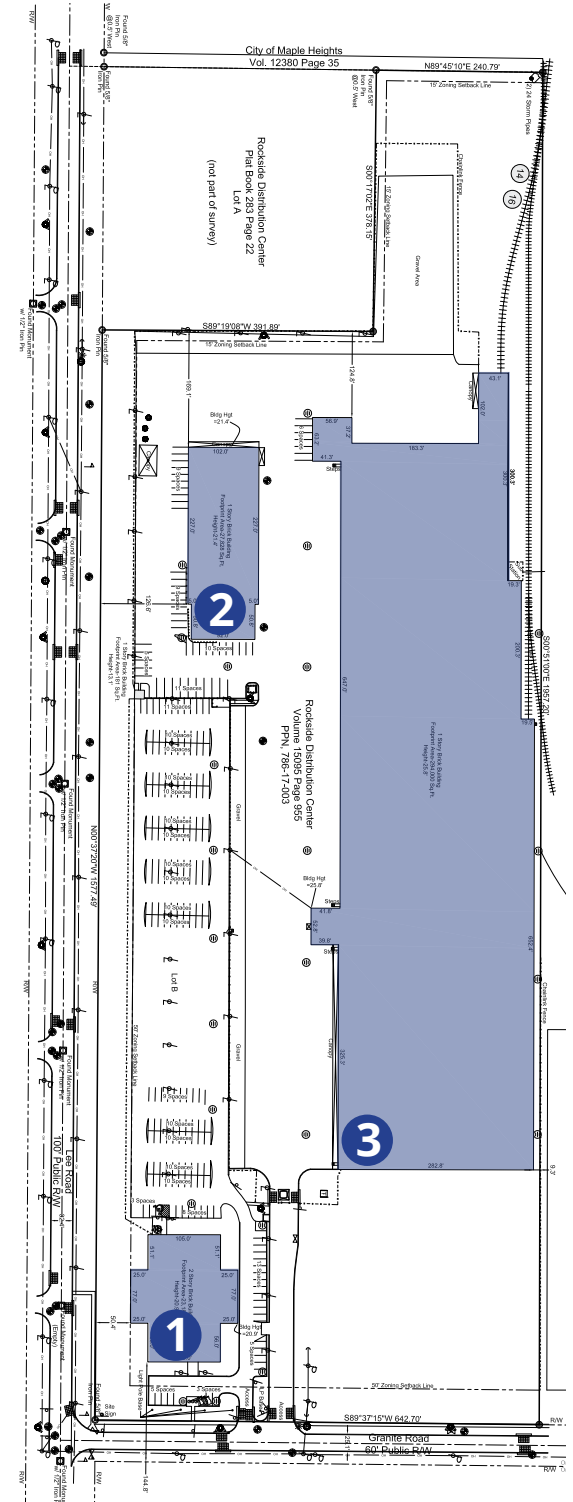
Building One

Type:	Office
Total SF:	23,181
Stories:	1
Office SF:	23,181
Available SF:	10,000 - 23,181
Year Built:	1979
HVAC:	Yes
Clear Height:	12' - 16'



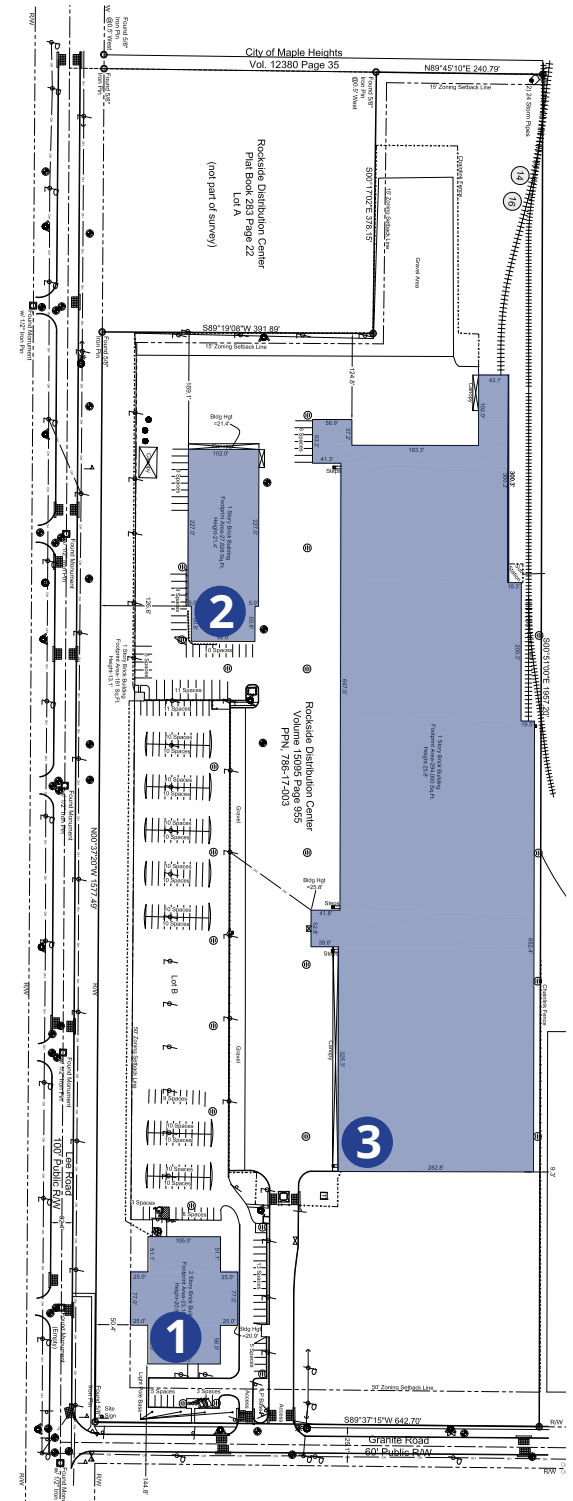
Building Two

Type:	Maintenance	Office HVAC:	Office & Repair Bay
Total SF:	27,828	Warehouse Heat:	Gas-fired radiant tube & gas-fired forced air units
Stories:	1	Sprinklers:	Wet
Office SF:	5,000	Roof:	TPO (Installed 2019)
Warehouse SF:	22,828		
Available SF:	27,828		
Year Built:	1987		
Clear Height:	14' - 18'		
Docks:	Nine (9) 8'x8' docks		
Drive-Ins:	Six (6) 16'x16'		
Office HVAC:	Yes		
Trailer Parking:	25+		



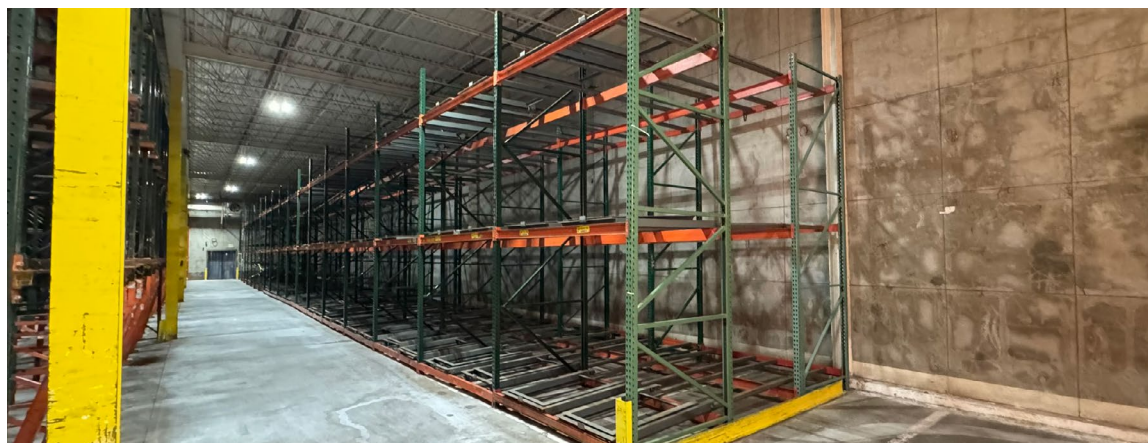
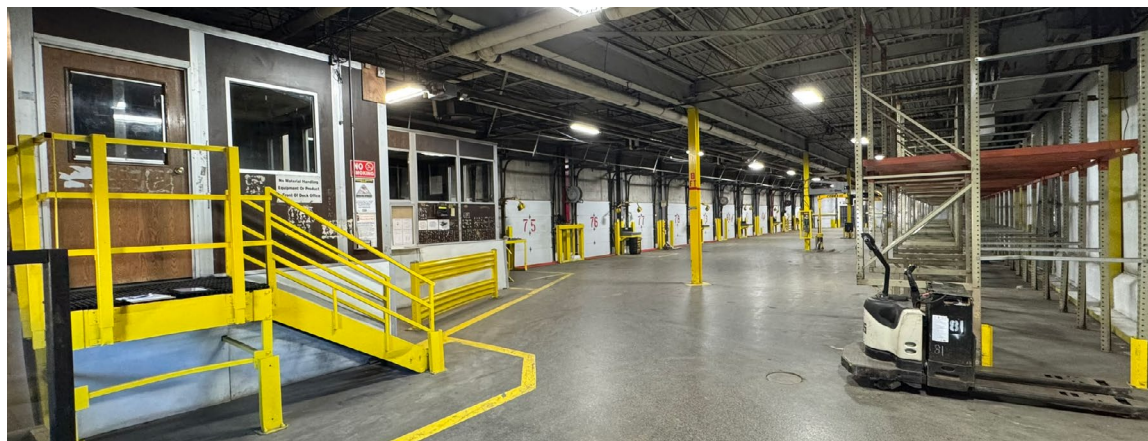
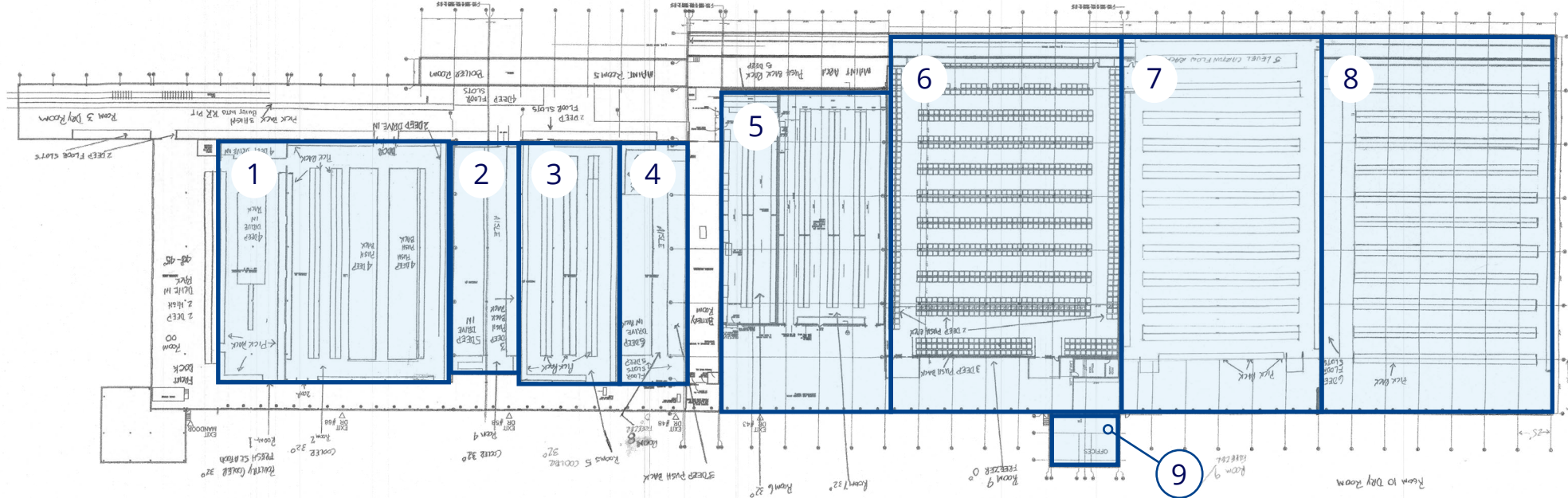
Building Three

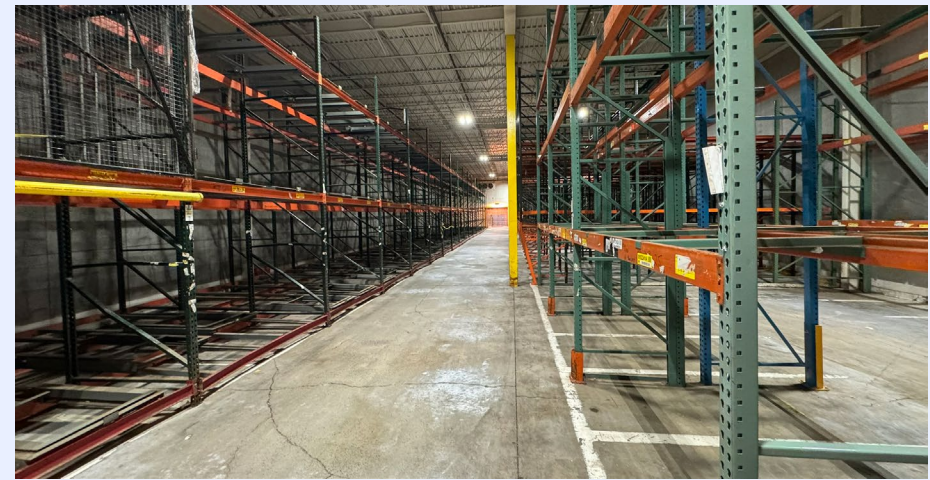
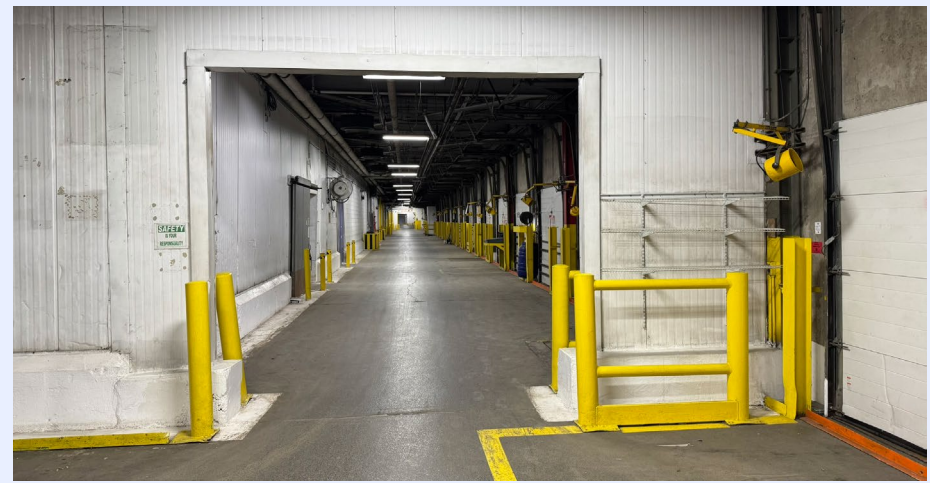
Figure 3: A 3D visualization of the estimated probability of a positive test result (P^+) for a given patient. The plot shows a rectangular prism with dimensions 100.0 (width), 100.0 (depth), and 100.0 (height). The top surface is labeled P^+ and the bottom surface is labeled P^- . The probability of a positive test result is indicated by the height of the prism, which is 100.0. The probability of a negative test result is indicated by the depth of the prism, which is 100.0. The width of the prism is 100.0. The total volume of the prism is 1,000,000.0. The probability of a positive test result is 100.0%.



Building Three

1	31,500 SF Cooler 34° - 40° Fahrenheit
2	8,500 SF Cooler 34° - 40° Fahrenheit
3	18,000 SF Cooler 34° - 40° Fahrenheit
4	9,000 SF Freezer 0° - 5° Fahrenheit
5	30,000 SF 22,000 SF Cooler 34° - 40° Fahrenheit
6	45,000 SF 38,000 SF Freezer 0° - 5° Fahrenheit
7	49,000 SF 42,000 SF Freezer 0° - 5° Fahrenheit
8	42,000 SF Ambient Storage
9	4,000 SF Office





16625 Granite Road —————

View the Property





Demographics

Population

322k

within a 7-mile radius

Households

140k

within a 7-mile radius



Average HH Income

\$96k

within a 7-mile radius

Daytime Employees

194k

within a 7-mile radius



Median Age

42.7

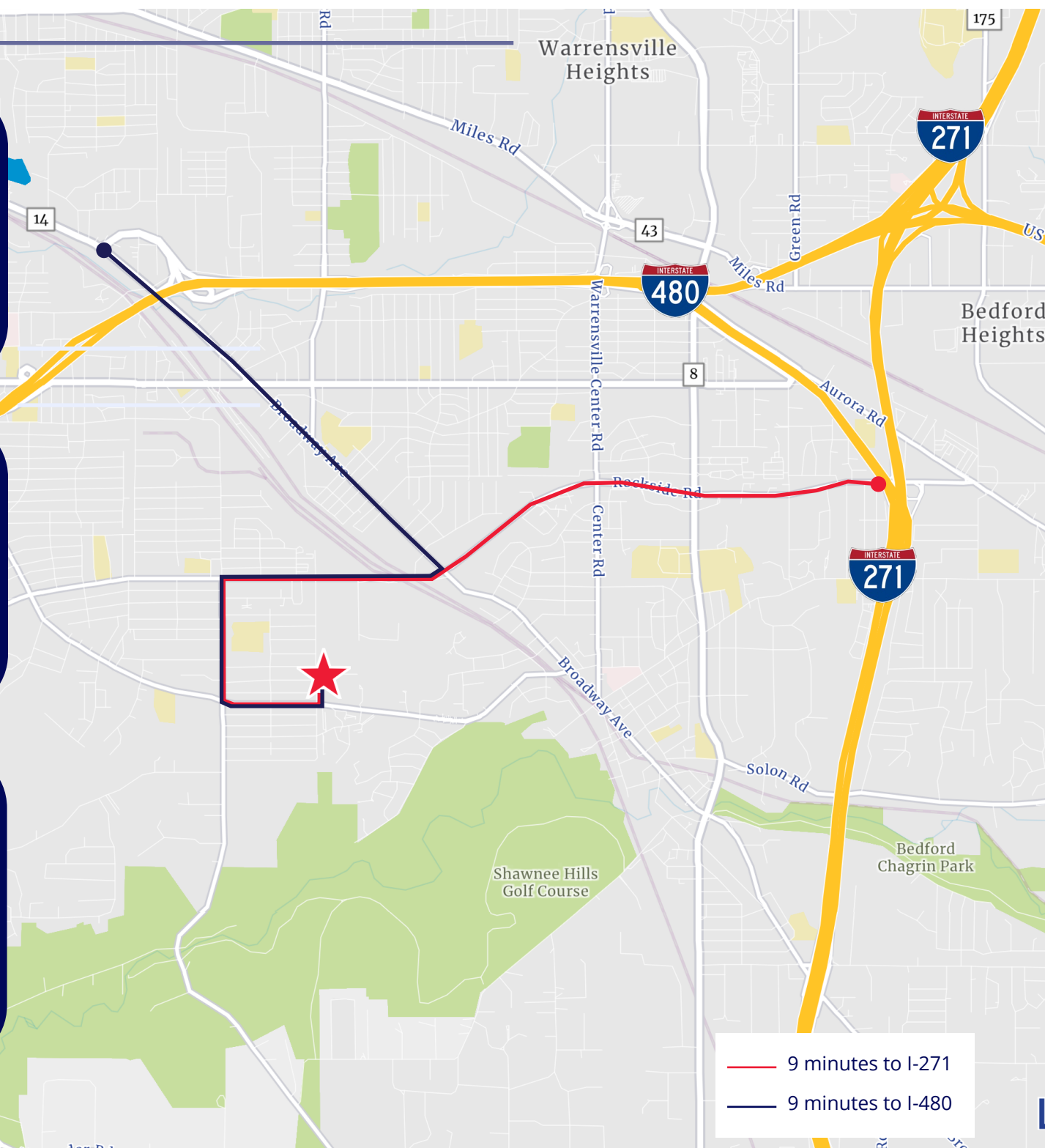
within a 7-mile radius

Labor Force

63.9% White Collar

19.1% Blue Collar

within a 7-mile radius



— 9 minutes to I-271
— 9 minutes to I-480



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