

Amenity Rich Industrial Space Available

For Lease | 5502 Cass Avenue, Cleveland, Ohio 44102





HIGHLIGHTS

- 100% air-conditioned industrial space with above standard manufacturing amenities
- Excellent location in the heart of a growing area with easy access to a skilled workforce, major interstates and public transportation
- Highly visible along the Lakefront Shoreway (SR-2) with approximately 36,000 vehicles per day which allows for excellent signage opportunities
- Heavy power with multiple services from both CPP and First Energy
- Nearby multiple dining, shopping, and service amenities
- 145+ car parking



AVAILABILITY

Total SF: 75,987 SF
 Industrial SF: 67,587 SF
 Office SF: 8,400 SF

LEASE RATE

\$5.75/SF NNN
 Expenses = \$1.75/SF

SPECS

Building Size: (1st Floor Footprint)

Total SF: 75,987 SF
Industrial SF: 67,587 SF
Office SF: 8,400 SF

Construction:

Masonry Steel

Year Built:

1938, 1959, 1969/1970

Land Size:

4.74 Acres

Renovated:

On going

Roof:

Wood/Metal Deck - EPDM

Floor:

6" - 8" Concrete

Clear Height:

13' 4" (Main Plant)
21' 2" (High Bay)
12' 2" (Low Bay)

Column Spacing:

20' x 34' (Main Plant)
36' 9" x 19' 11" (High Bay)
29' x 20' (Low Bay)

Docks:

Three (3) Interior
(Two (2) with Levelers)

Sprinkler:

100% Standard Wet System

Lighting:

Fluorescent and LED

Heat:

Boiler (2) Hot Water & Steam

A/C:

100% (15 roof top and 2 office units)

Power:

2000A / 240V / 3P
1200A / 240V / 3P
600A / 480V / 3P
3 separate services (2 - FirstEnergy, 1 - CCP)

Outdoor Storage:

Yes

Parking:

145+

Zoning:

3400 Industrial - MFG/Light Assembly

Airlines:

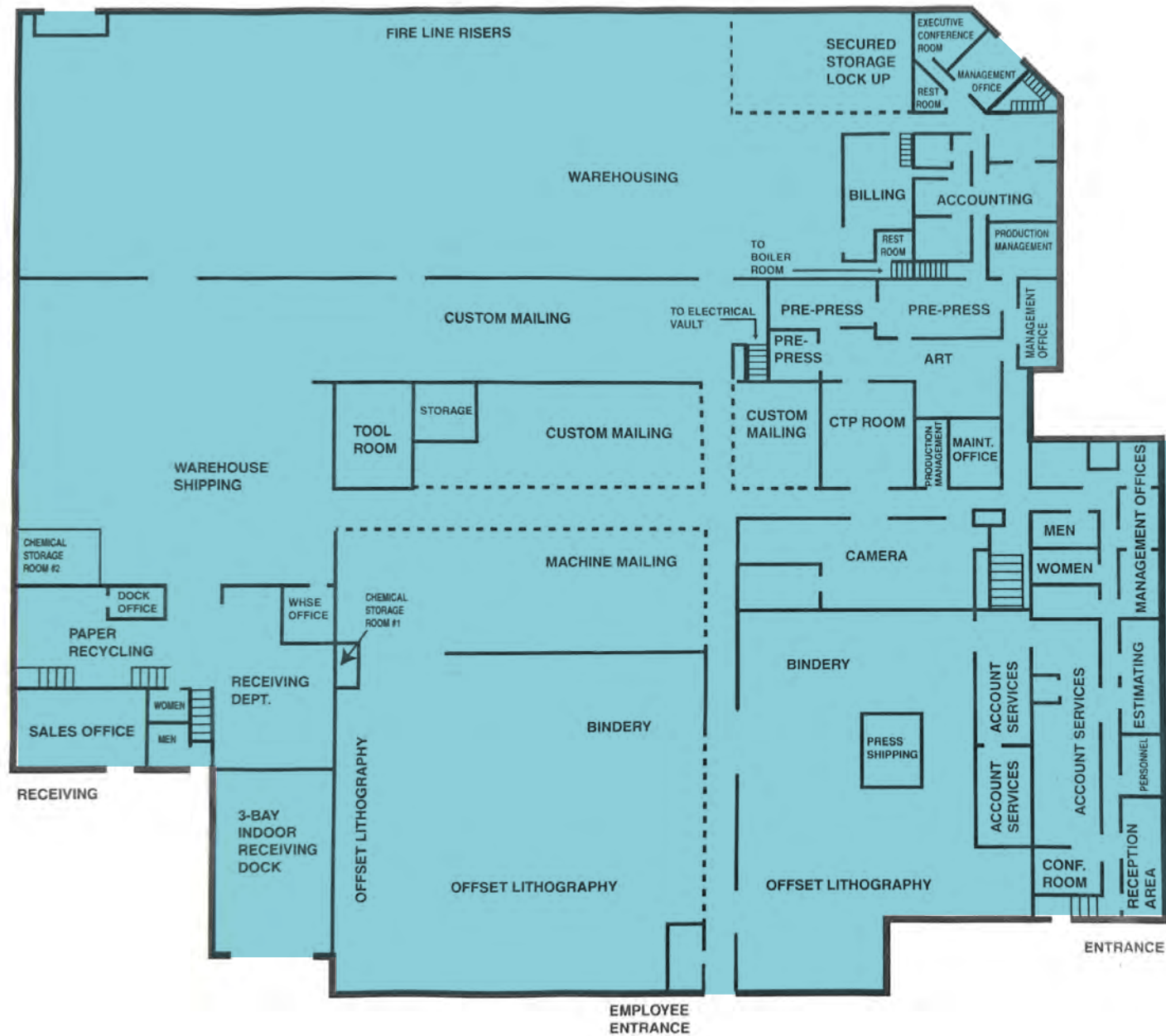
Throughout

Comments

Total SF excludes lower-level office, penthouse, boiler room, and electrical vault.



FLOOR PLAN



PARCEL MAP



LOCATION MAP





The area surrounding the subject property in Cleveland, Ohio offers a vibrant mix of industrial prowess and urban convenience. With a population of approximately 383,331 residents and a median age of 36.4 years, the community is diverse and dynamic, with a significant proportion of households comprising young professionals and families.

In the near vicinity to the subject property, the area is rich with amenities that enhance the quality of life for its residents and businesses. Notably, the area is in close proximity to major transportation routes, including I-71 and I-480, providing easy access to downtown Cleveland and beyond. Additionally, the area is well-served with healthcare facilities, including the Cleveland Clinic and University Hospitals, which offer comprehensive medical services. For outdoor enthusiasts, the Cleveland Metroparks system offers expansive green spaces and recreational opportunities.

22,645

1-MILE RADIUS RESIDENTS

36.6 YEARS

1-MILE RADIUS MEDIAN AGE

\$84,690

1-MILE RADIUS MED. HH INCOME



**5502 CASS AVENUE
CLEVELAND, OHIO 44102**

JOSEPH V. BARNA, SIOR
Principal | Co-Founding Partner
jbarna@crescorealestate.com
+1 216 525 1464

COLE SORENSON
Associate
csorenson@crescorealestate.com
+1 216 525 1470



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

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