

# Multi-Tenant Industrial Investment Opportunity

For Sale | 323-341 Eddy Road, Cleveland, Ohio 44108



**CUSHMAN & WAKEFIELD**

**CRESCO**  
Real Estate



# 323-341 Eddy Road

- Multi-tenant investment opportunity
- Current gross occupancy = 51%
- Current gross income = \$191,448
- Zoned General Industrial - allows for a wide variety of industrial uses including heavy manufacturing, assembly, distribution, outdoor storage, warehousing, etc.
- Convenient location at the I-90 - Eddy Road interchange exits. Seconds to downtown Cleveland and minutes to Cleveland's East side neighborhoods and businesses
- Investment upside by bringing rental rates up to market and converting terms to NNN instead of Gross.
- Potential for an owner-user opportunity

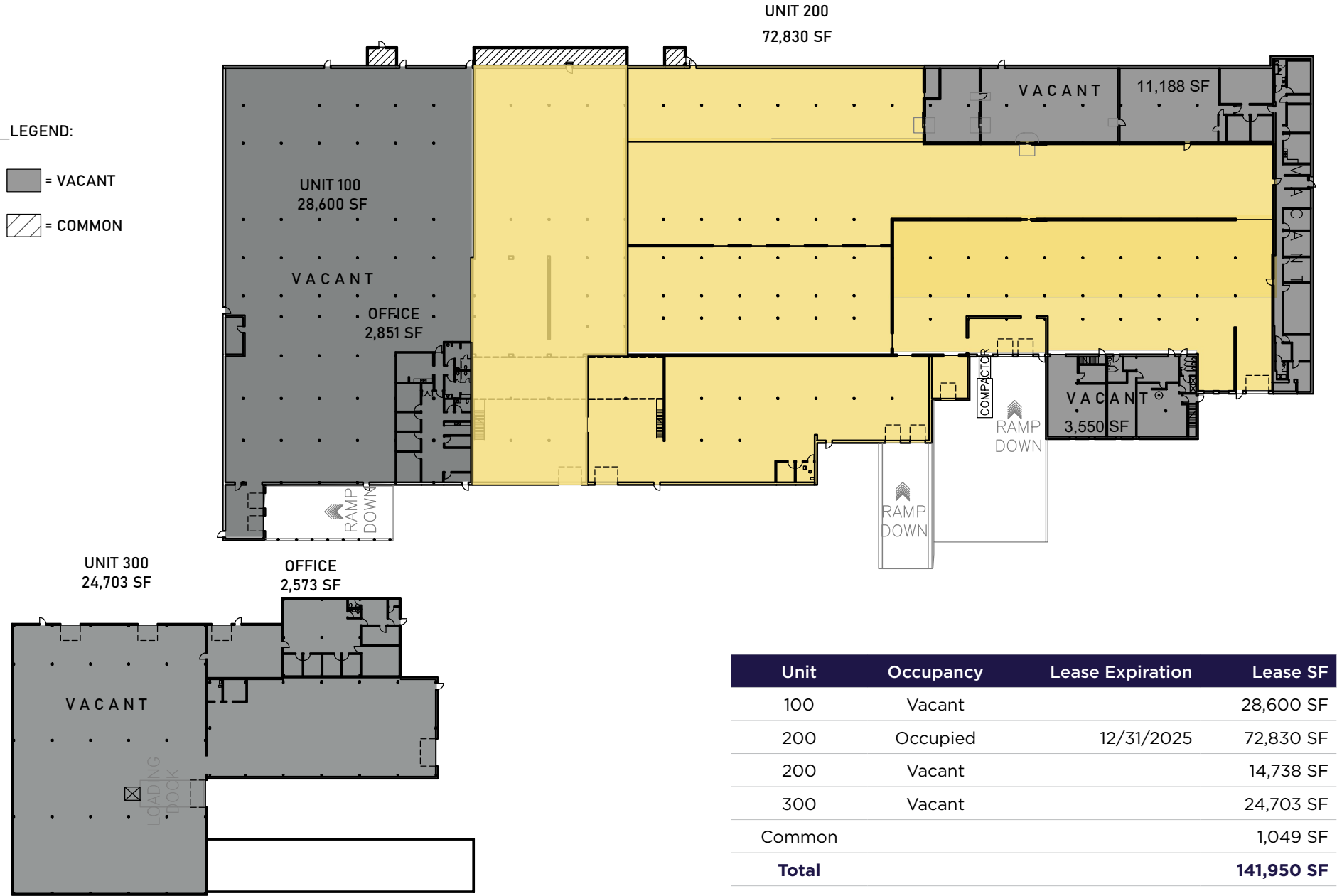
**Asking price: \$2,634,482**



## Quick Stats

Building Size	141,713 SF
Industrial Size	126,784 SF
Office Size	14,929 SF
# of Buildings	Two (2)
# of Floors	One (1)
Year Built	1918 / 1958
Land Area	6.5 AC
Zoning	General Industrial
Power	2400 A / 480/277 V / 3P
Clear Height	13' - 28'4"
Column Spacing	20' x 40'
Drive-In Doors	Seven (7)
Construction Type	Concrete
Roof	Flat-Pitched
Deck Type	Metal
Floor	Concrete
Lighting	Fluorescent
Sprinkler	100% Wet
Heat	Forced Air

# 323-341 Eddy Road Site Plan



Unit	Occupancy	Lease Expiration	Lease SF
100	Vacant		28,600 SF
200	Occupied	12/31/2025	72,830 SF
200	Vacant		14,738 SF
300	Vacant		24,703 SF
Common			1,049 SF
Total			141,950 SF



**227,311**

Population  
(2025 | 5 Mile)

**37.8**

Median Age  
(2025 | 5 Mile)

**104,702**

Households  
(2025 | 5 Mile)

**\$73,660**

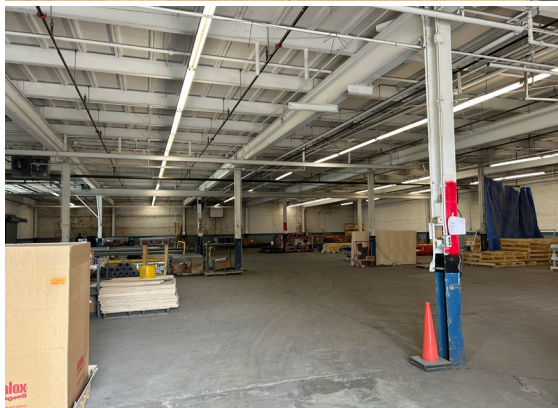
Household Income  
(2025 | 5 Mile)

**9,593**

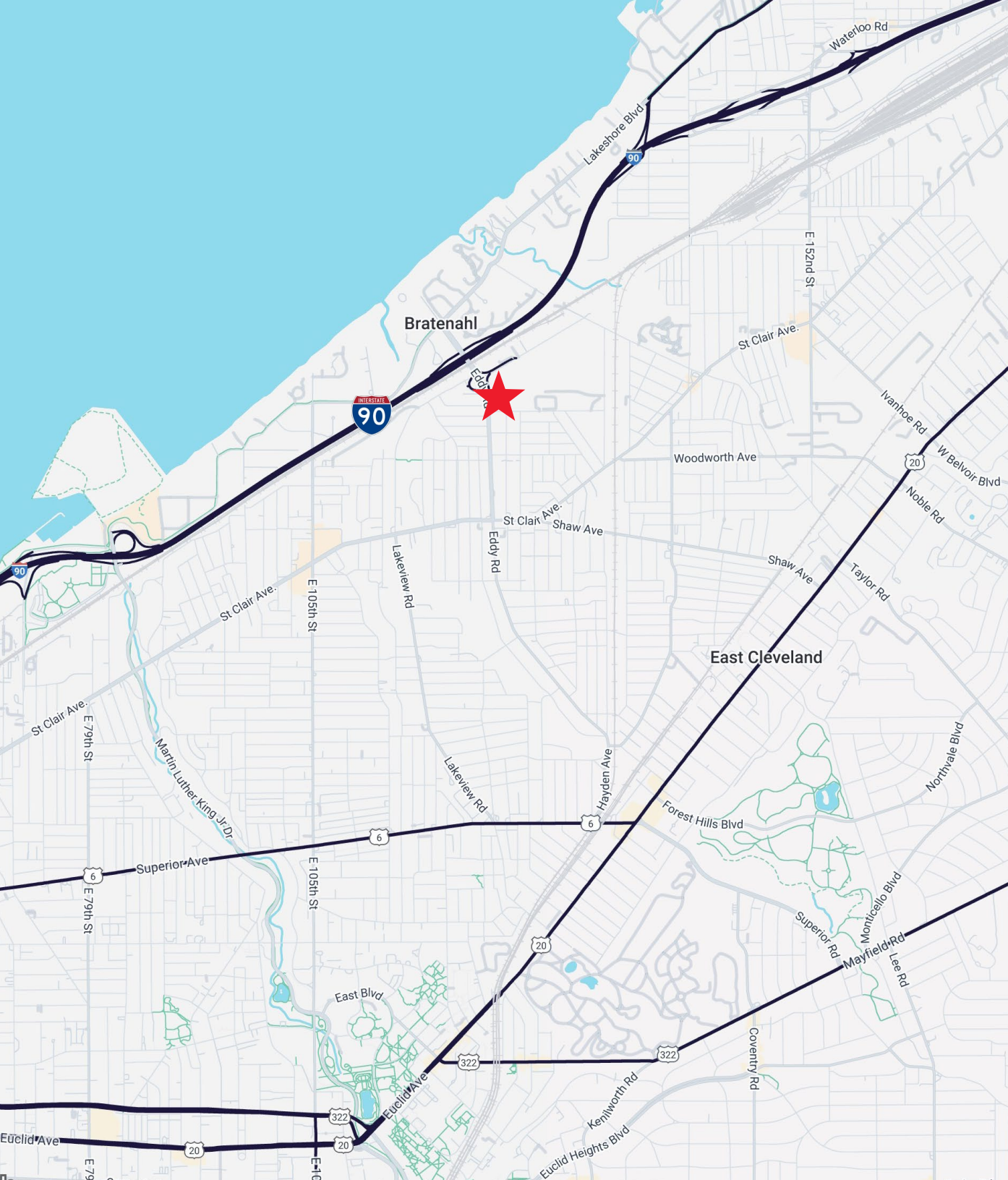
Total Businesses  
(2025 | 5 Mile)

**109,976**

Total Employees  
(2025 | 5 Mile)







## **323-341 EDDY ROAD CLEVELAND, OHIO 44108**

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