

Multi-Tenant Industrial Investment Opportunity

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



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

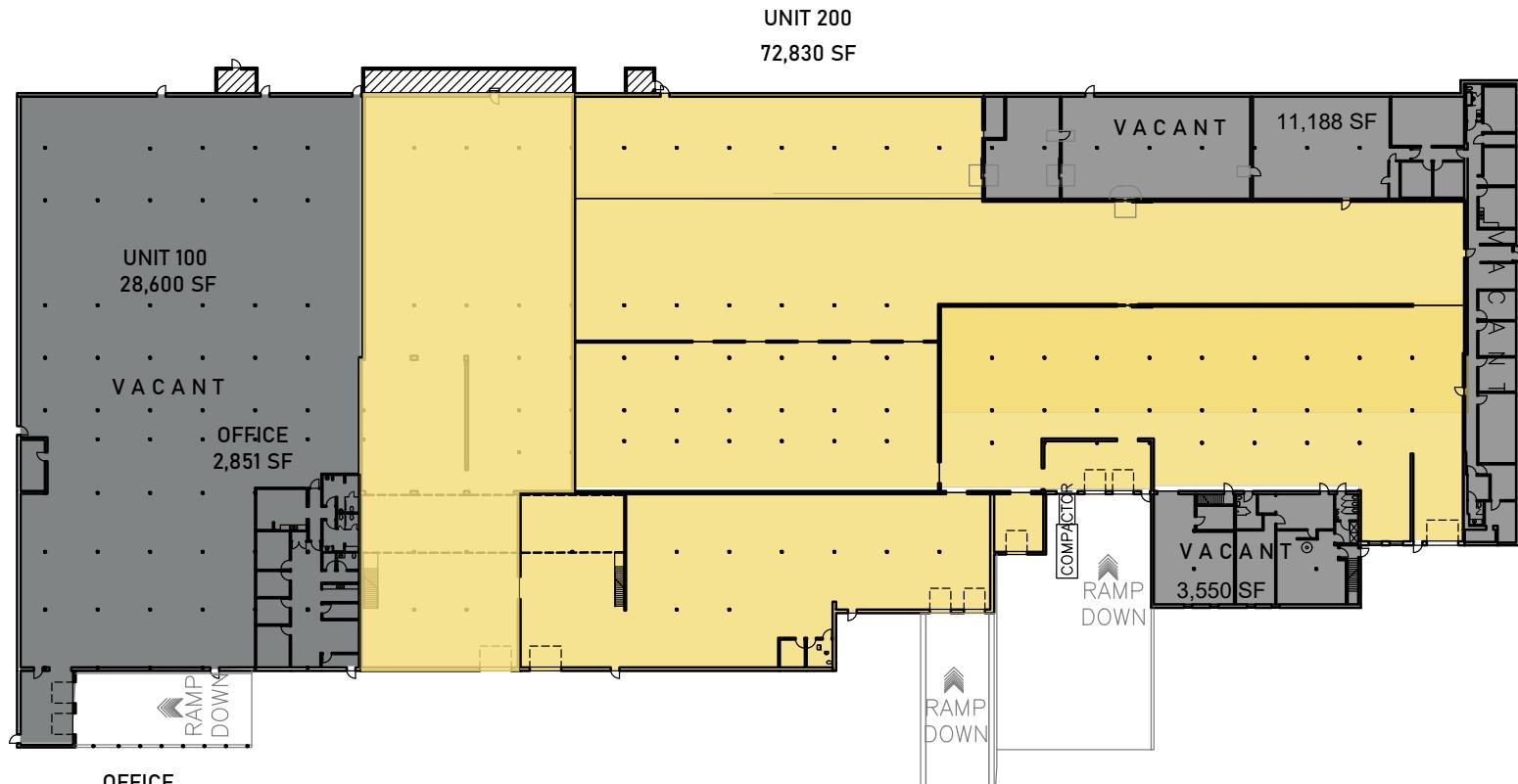
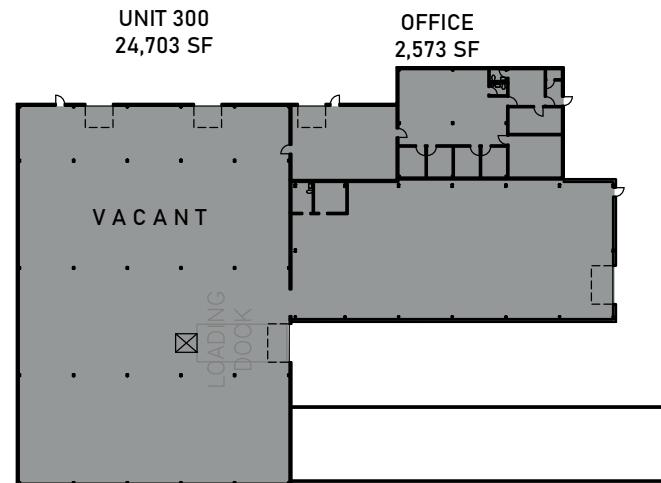
Building Size	141,713 SF
Industrial Size	126,784 SF
Office Size	14,929 SF
# of Buildings	Two (2)
# of Floors	One (1)
Year Built	1918 / 1958
Land Area	6.5 AC
Zoning	General Industrial
Power	2400 A / 480/277 V / 3P
Clear Height	13' - 28'4"
Column Spacing	20' x 40'
Drive-In Doors	Seven (7)
Construction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

323-341 Eddy Road Site Plan

LEGEND:

= VACANT

= COMMON



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)

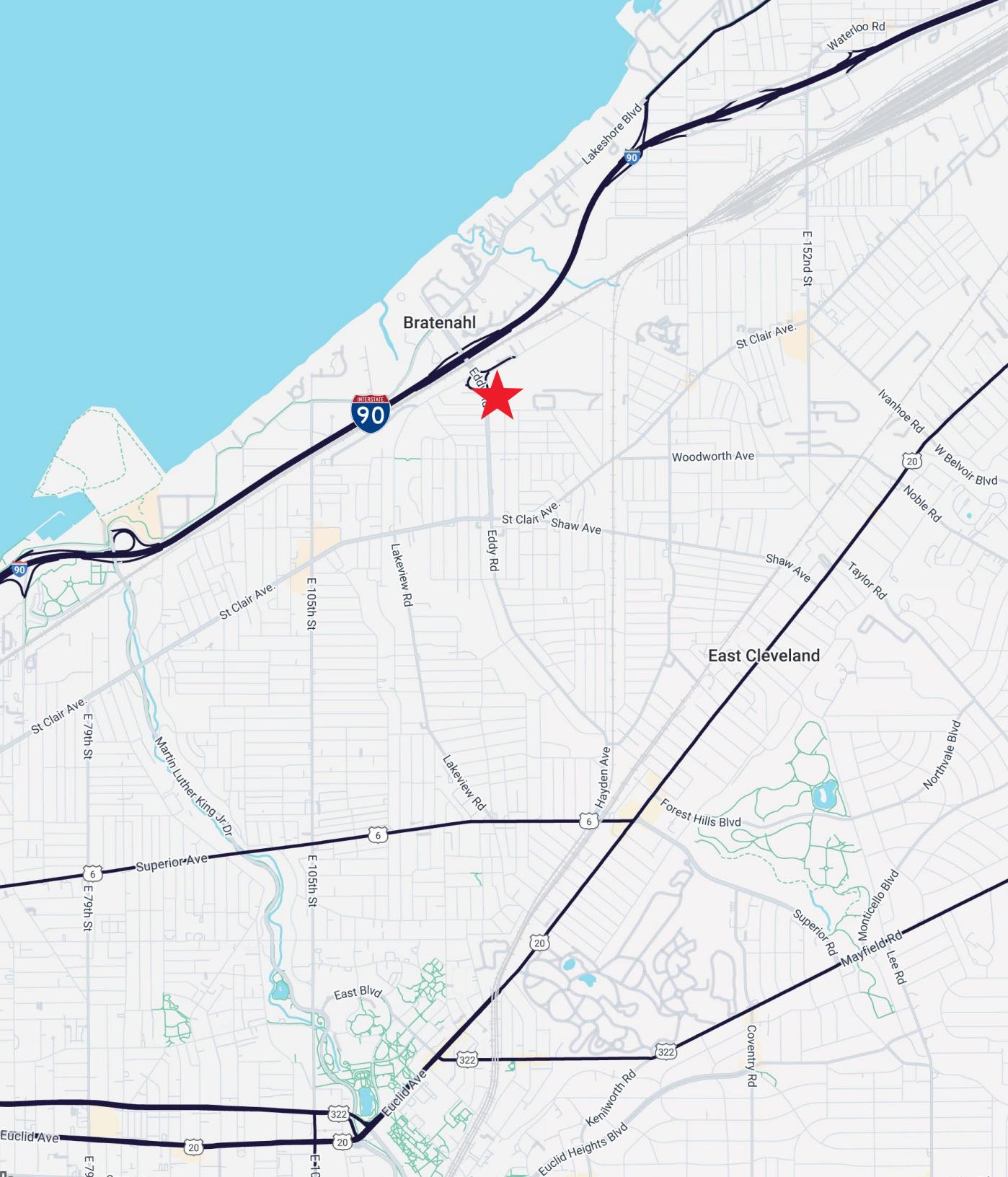
104,702
Households
(2025 | 5 Mile)

\$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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