

# For Sale - Highly Visible Industrial Facility Immediately off of I-90

23420 Lakeland Boulevard, Euclid, OH 44132



# 23420 Lakeland Boulevard

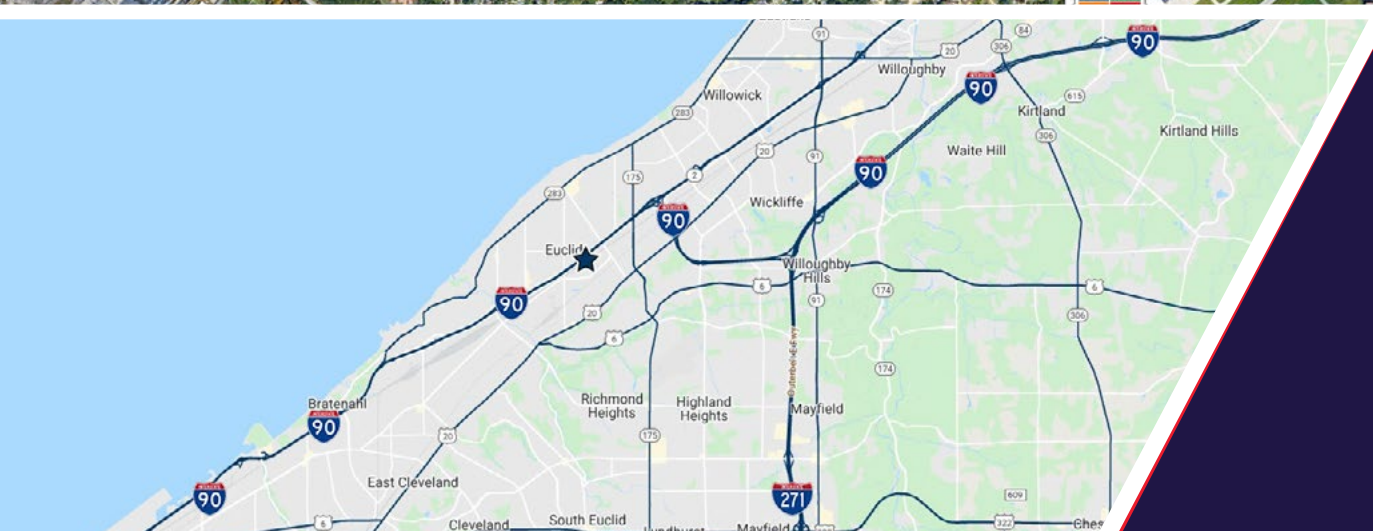
- Manufacturing amenities include heavy power, air-lines, 16' clear height, docks, a drive-in door and recent roof improvements
- Located within an Opportunity Zone
- Unrivalled access and visibility from I-90 and SR 2
- Adjacent to the CLE3 Amazon Fulfillment Center
- Proximity to a skilled workforce
- Over 120,000 vehicles per day

**Sale Price: \$899,000**  
**(\$44.83/SF)**



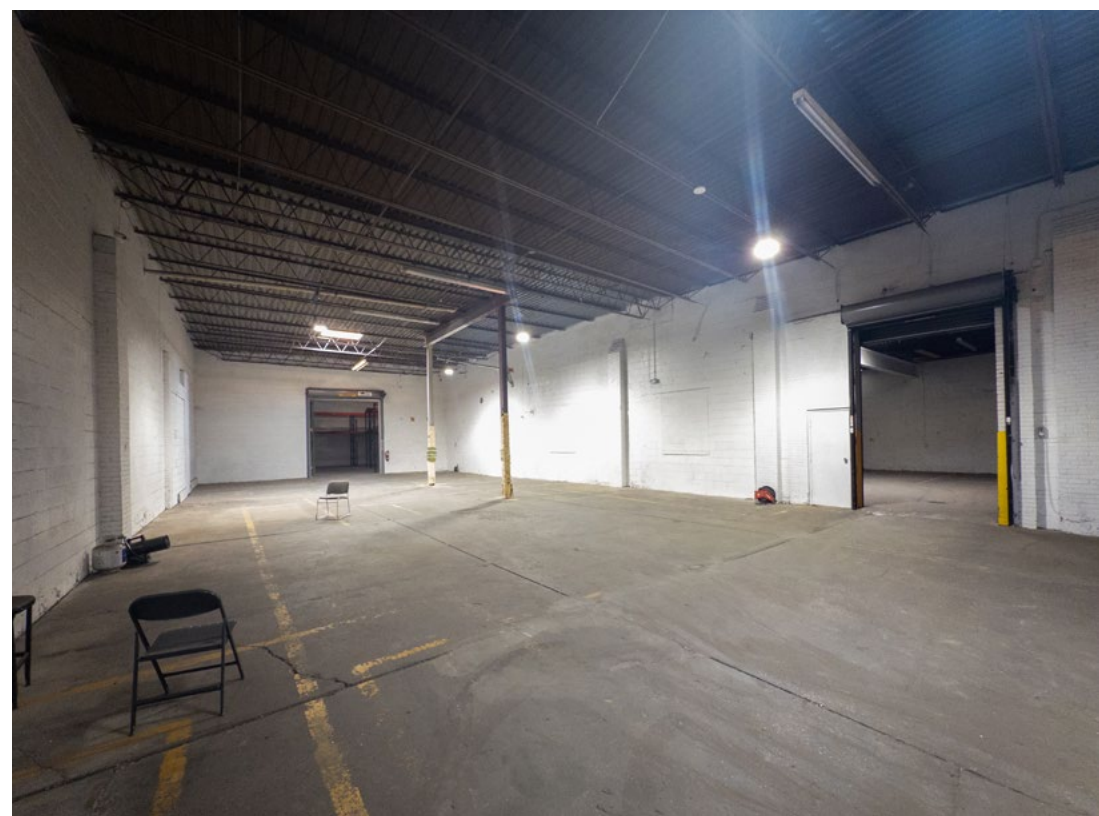
## Quick Stats

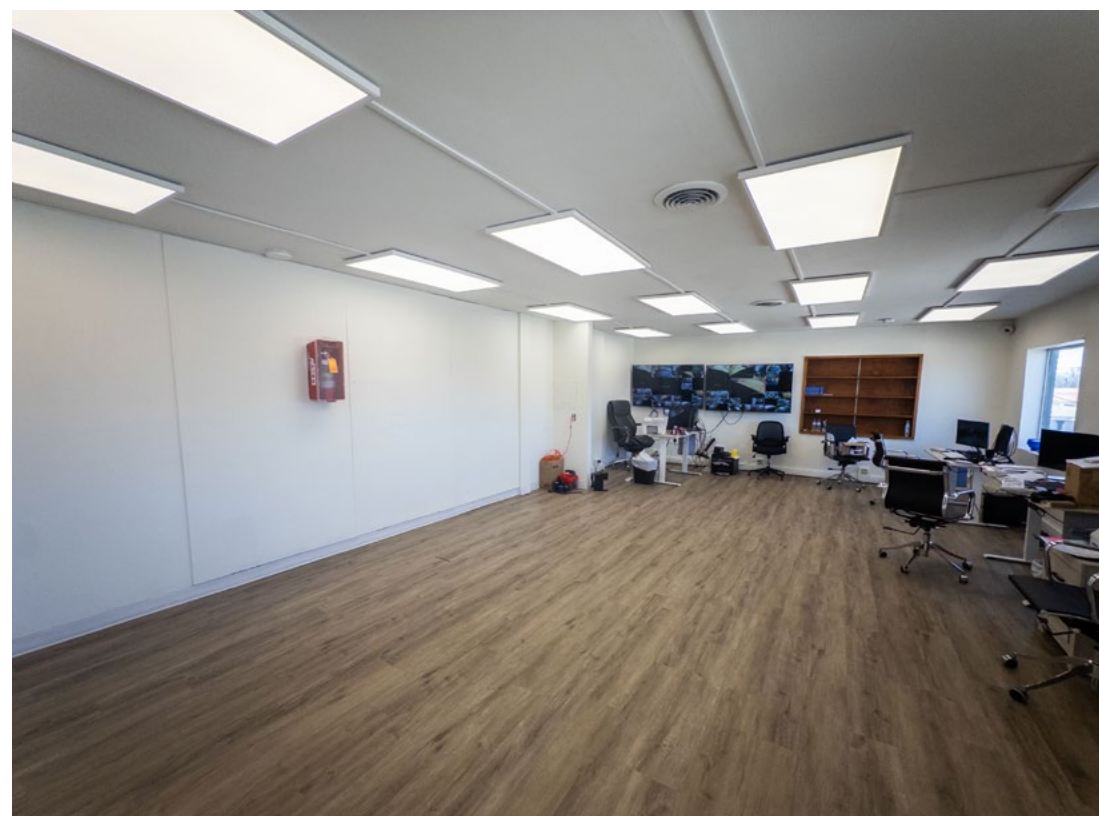
Office SF	1,500 SF
Warehouse SF	18,555 SF
Year Built	1948
Construction	Masonry
Heat	Overhead gas/radiant
Lighting	Fluorescent
Air-Conditioning	Office
Ceiling Height	12' - 16'
Drive-In Doors	One (1): 12'x15'
Docks	Two (2): 10'x10'
Parking	15 spaces
Power	800A/480V/3P (Separately Metered)



Visibility from  
I-90 and SR 2









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EUCLID, OH 44132**

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