

Available For Sale or Lease

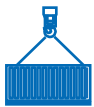
5403 E. Schaaf Road | Independence, OH 44131

22,675 SF Crane Building on 2.576 Acres



SALE PRICE: \$1,814,000 (\$80/SF) | LEASE RATE: \$7.00/SF NNN

PROPERTY HIGHLIGHTS



Cranes

9 Total: ½-Ton (1), 1-Ton (1), 2-Ton (2), 3-Ton (2), 5-Ton (2), 10-Ton Hoist (2)



Warehouse

- Open Space with Cranes
- New LED Lighting Throughout



Ceiling Height

20' to the Deck; 18' Clear



Power

600 amp/240 volt



Year Built

1960



Docks/Drive-ins

- 1 Indoor Dock Accessible from the Back of the Building
- 2 Drive-ins



Parking

20 Surface Spaces (.88/1,000 SF)



Freeway Proximity

Close to I-480 and I-77



Terry Coyne

Vice Chairman

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Licensed Real Estate Broker



Claire Coyne McCoy

Director

216.453.3015

Claire.Coyne@nrmk.com

Licensed Real Estate Salesperson

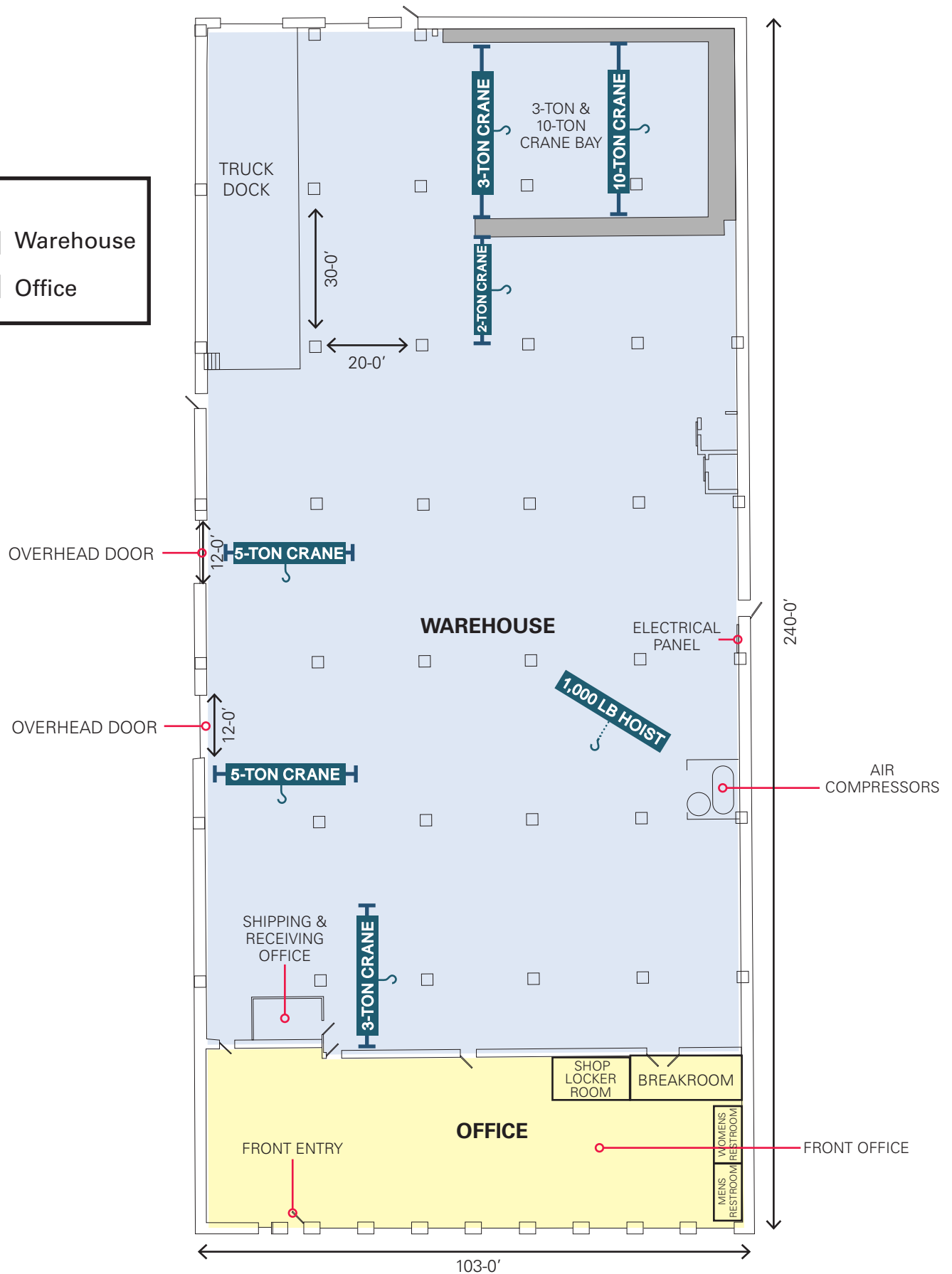
NEWMARK

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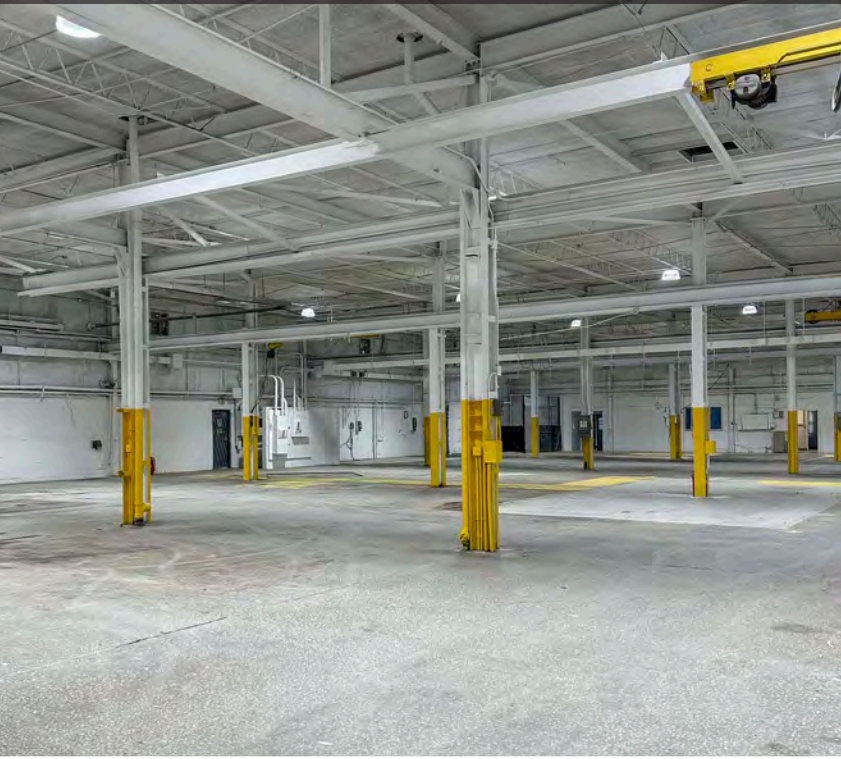
Terry **COYNE**.com

Key

- Warehouse
- Office



Warehouse



10-Ton Crane



Warehouse

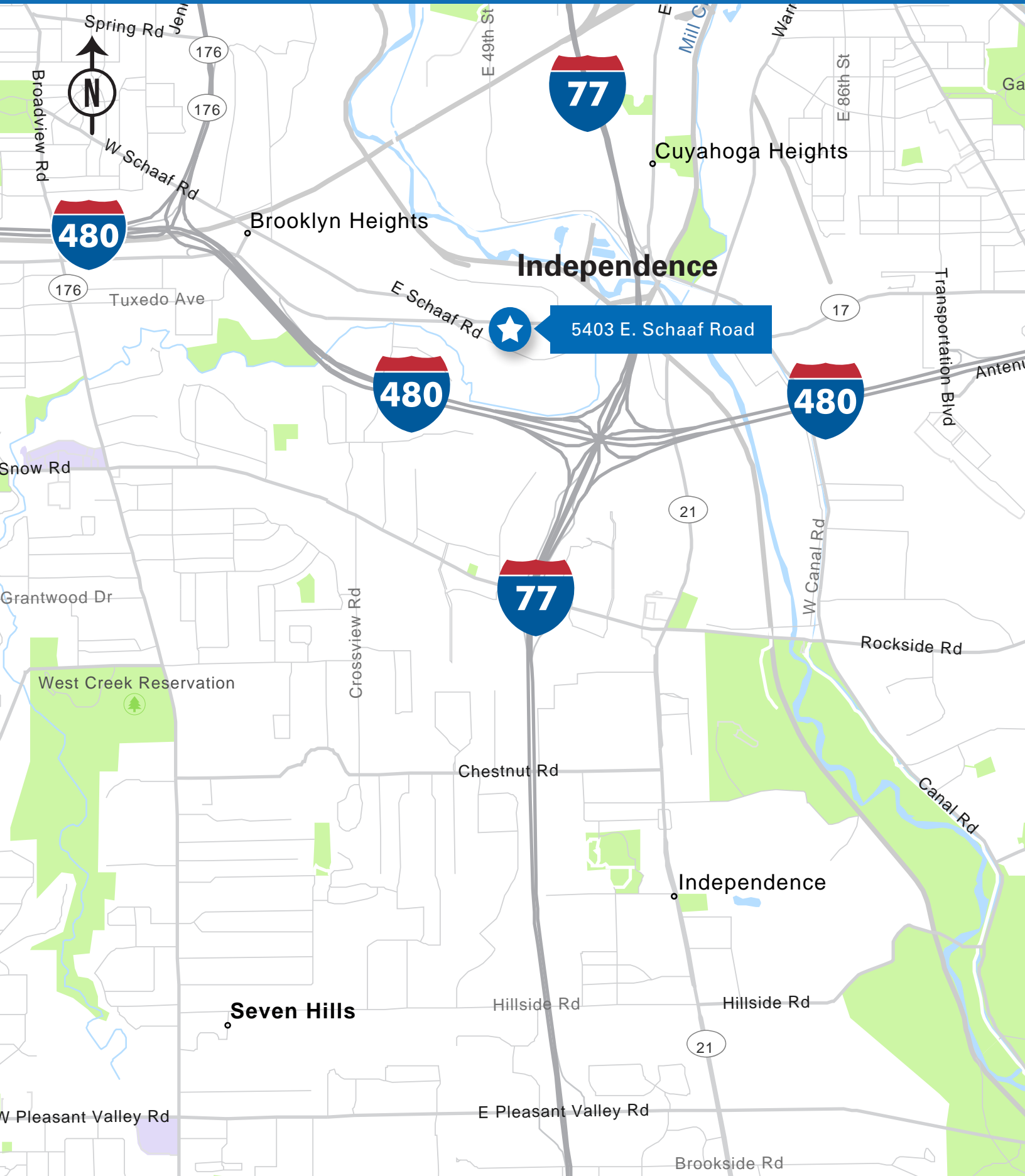


Office









JUST UNDER 16.5 MILES (29 MINUTES) TO CLEVELAND HOPKINS INTERNATIONAL AIRPORT

