

FOR SALE OR LEASE

4711 Pershing Avenue

Cleveland, Ohio 44127



12,460 SF Available

SINGLE OCCUPIER FLEX SPACE VISIBLE FROM I-77

PROPERTY FEATURES



12,460 SF

TOTAL BUILDING SIZE

10,260 SF

WAREHOUSE SPACE

2,200 SF

OFFICE SPACE

.069 ACRES

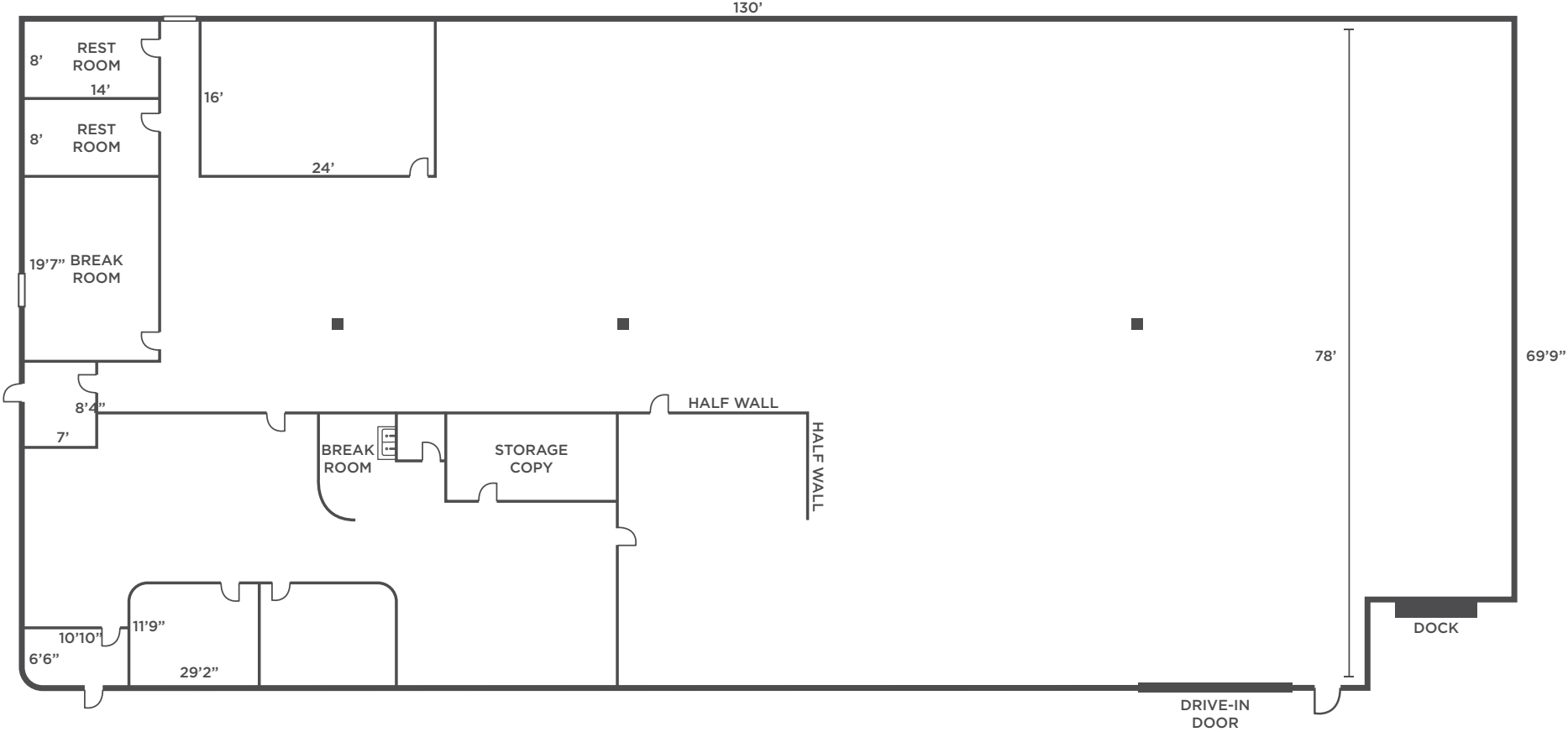
SITE AREA

PROPERTY FEATURES

- Excellent access to I-77
- Monument signage option with highway visibility
- Three (3) miles to downtown Cleveland
- One (1) dock and one (1) drive-in door
- 480 Amps, 200V, 3 Phase
- 15 parking spaces
- Possible parking expansion with ability to drive-thru building
- For sale at \$825,000
- For lease at \$7,000/month NNN



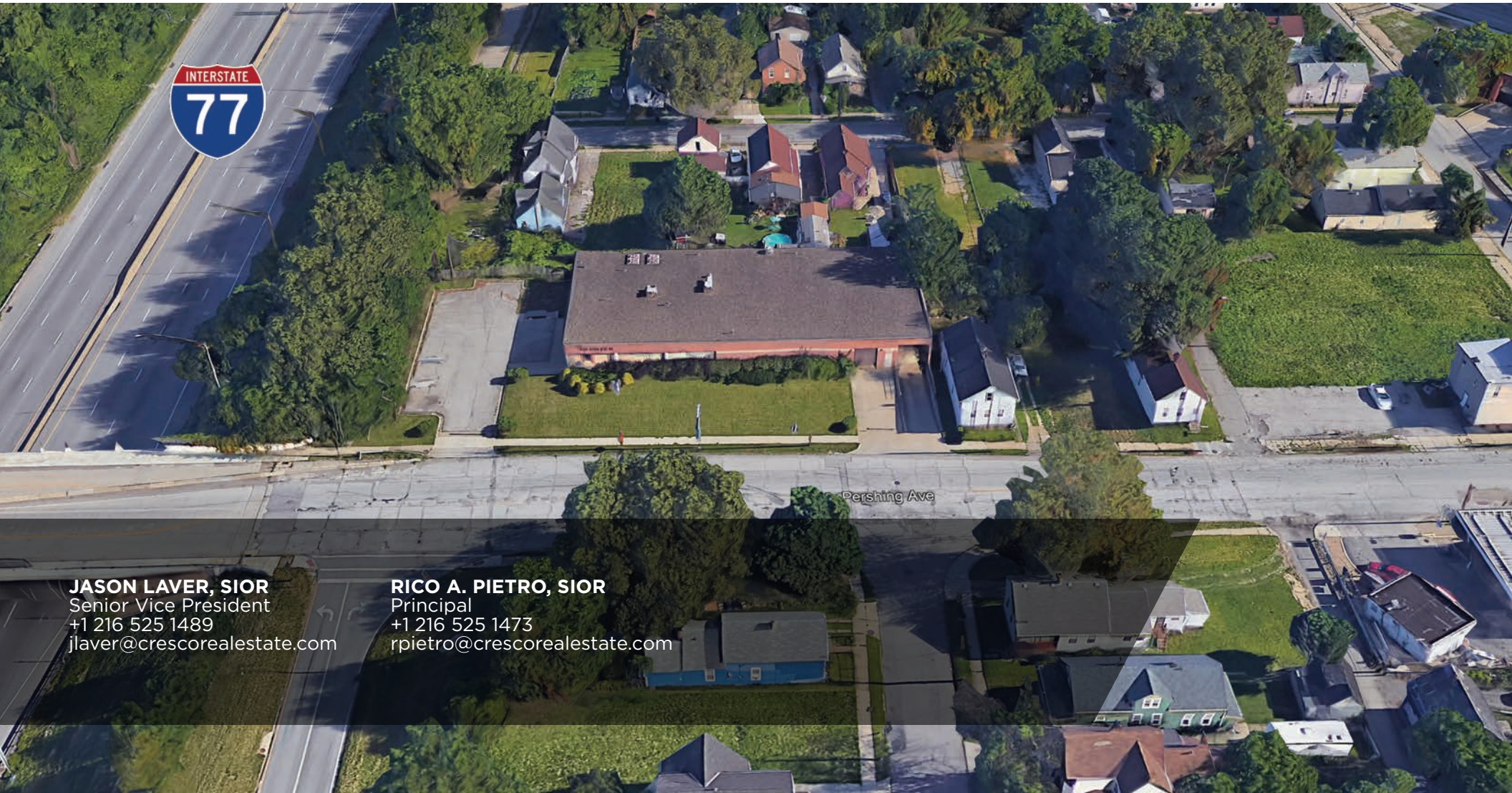
PROPERTY FLOOR PLAN



*All dimensions are approximate.

POSSIBLE PARKING EXPANSION





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