

FOR LEASE
Gateway 55
2966 E. 55th Street
Cleveland, Ohio 44127



State-of-the-Art High-Cube “Class A” Industrial Complex located in the Heart of the City of Cleveland off the Opportunity Corridor at the I-490 and I-77 Interchange.



PROPERTY FEATURES



181,945 SF

TOTAL BUILDING SIZE

15 ACRES

TOTAL SITE SIZE

\$7.50/SF NNN

WAREHOUSE LEASE RATE

\$15.00/SF NNN

OFFICE LEASE RATE

\$1.25/SF

ESTIMATED NNN EXPENSES

COMMENTS

- High-Cube “Class A” Industrial Complex divisible to 50,000 SF
- Located on E. 55th at the Opportunity Corridor within minutes of I-490, I-77, and 10 minutes to Downtown Cleveland and University Circle
- Within an 8 hour drive to Columbus, Chicago, Indianapolis, New York, Toronto, and Louisville
- 141 car parking spaces and land available for trailer parking spaces

PROPERTY SPECIFICATIONS

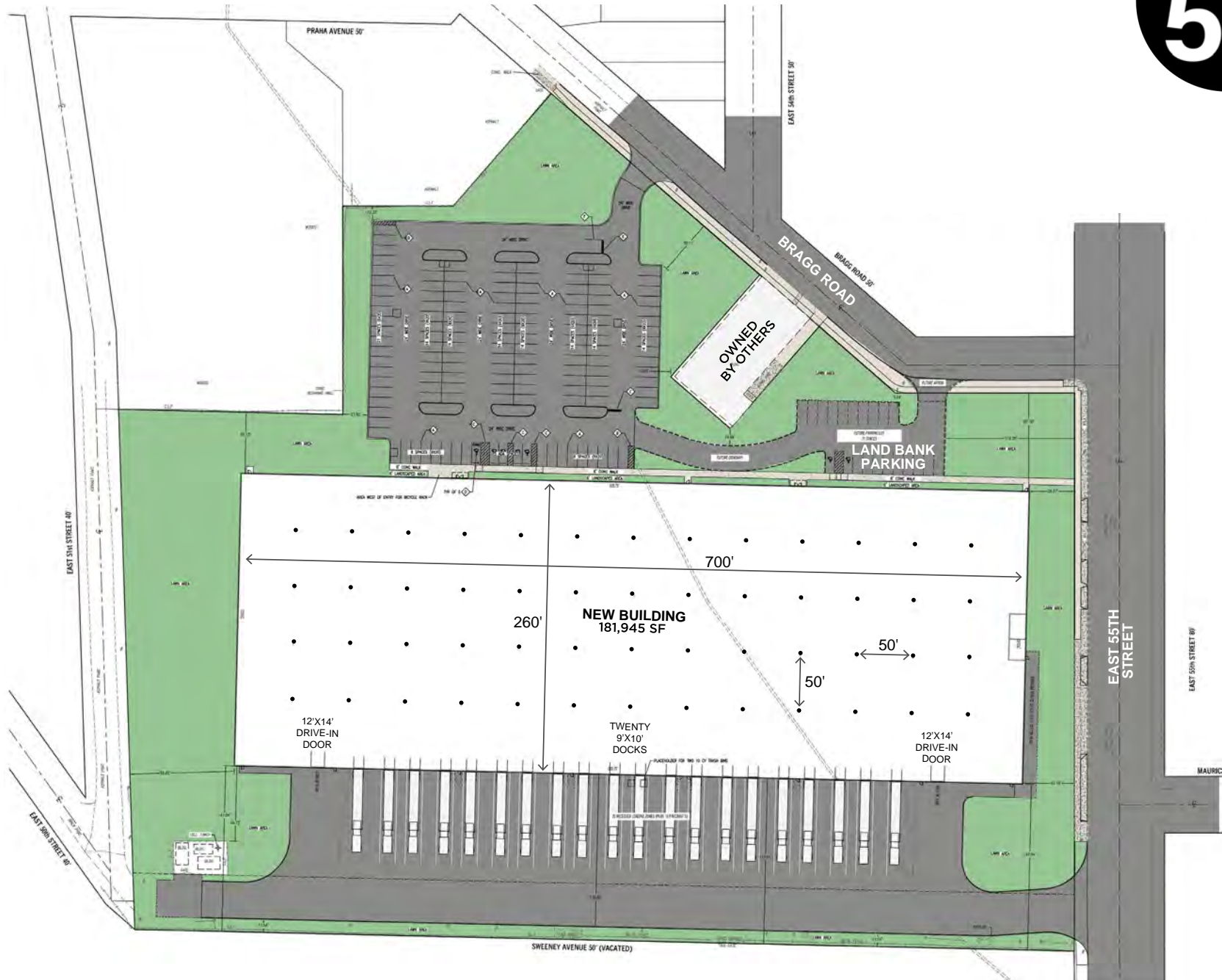
YEAR BUILT:	Proposed 2025
CONSTRUCTION:	Pre-Cast Insulated Concrete
BUILDING DIMENSIONS:	260' x 700'
COLUMN SPACING:	50' x 50'
SPEED BAY:	50' x 60'
CEILING HEIGHT:	32'
ROOF:	0.060mil TPO with R-30 Insulation
SPRINKLER:	ESFR
LIGHTING:	Motion Sensor LED - 2'x4' High Bay Fixtures
HEAT:	Cambridge Unit
AIR-CONDITIONING:	Rooftop/Office
DOCKS:	Twenty (20) 9'x10' Docks w. 30,000 lbs Mechanical Dock Levelers & Seals
DRIVE-IN DOORS:	Two (2) - 12'x14' with Automatic Openers
FLOOR:	7" Concrete (4,000 PSI)
POWER:	1000A / 480V / 3P
PARKING:	141 Car Parking Spaces, 21 Land Banked Parking Spaces; Excess land for trailer storage available

UTILITIES AT SITE

GAS:	8" (1 psi) main along E. 55th supplied by Dominion Energy
ELECTRIC:	Electric main provided by First Energy and/or Cleveland Public Power
WATER:	Provided by Cleveland Water Department
SEWER:	Provided by Northeast Ohio Regional Sewer District
INTERNET:	Fiber optic line provided by AT&T

SITE PLAN

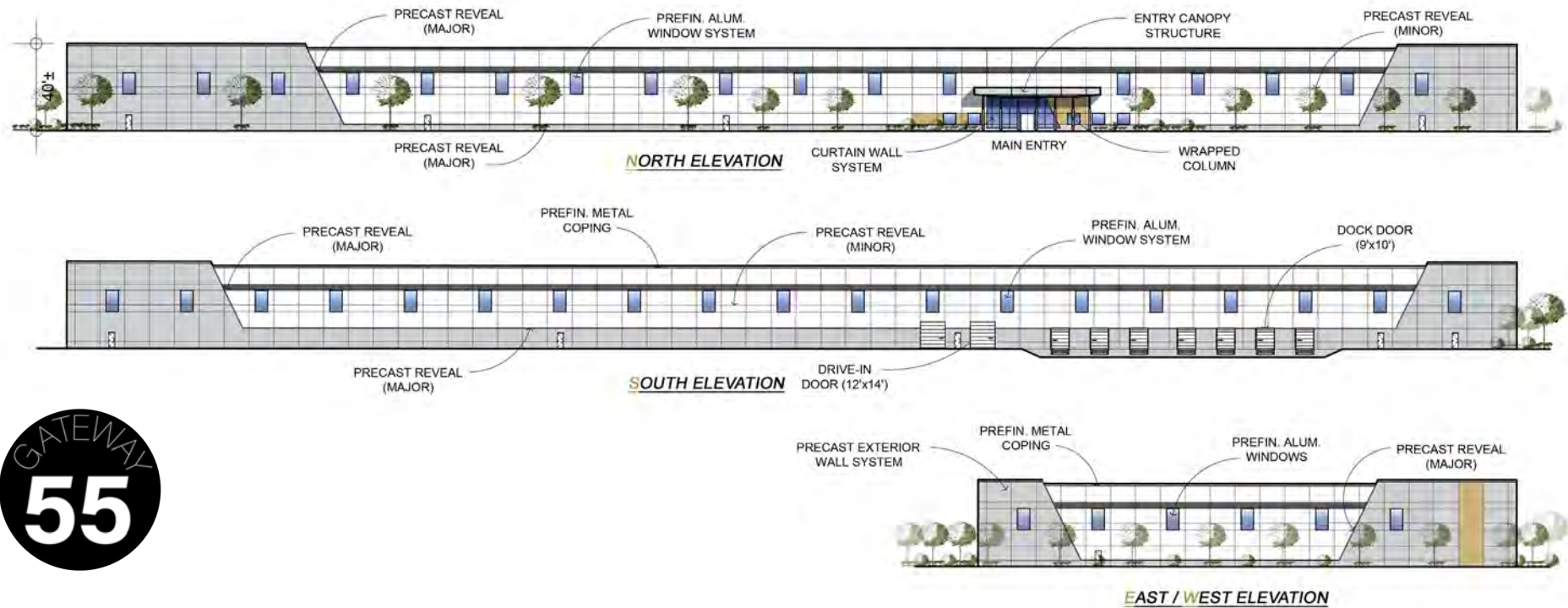
181,945 SF



SITE PLAN OVERLAY

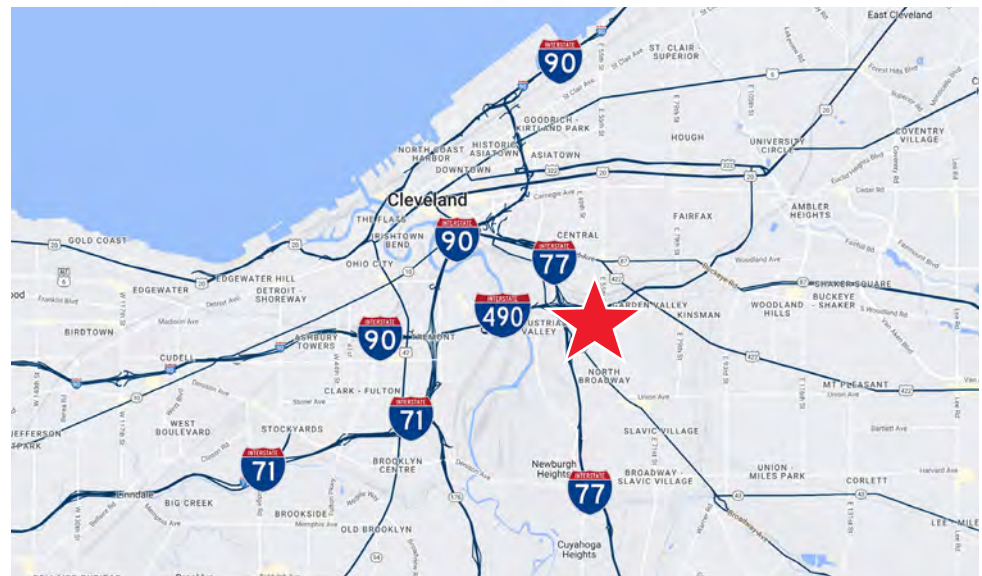


PROPOSED ELEVATIONS



LOCATION HIGHLIGHTS

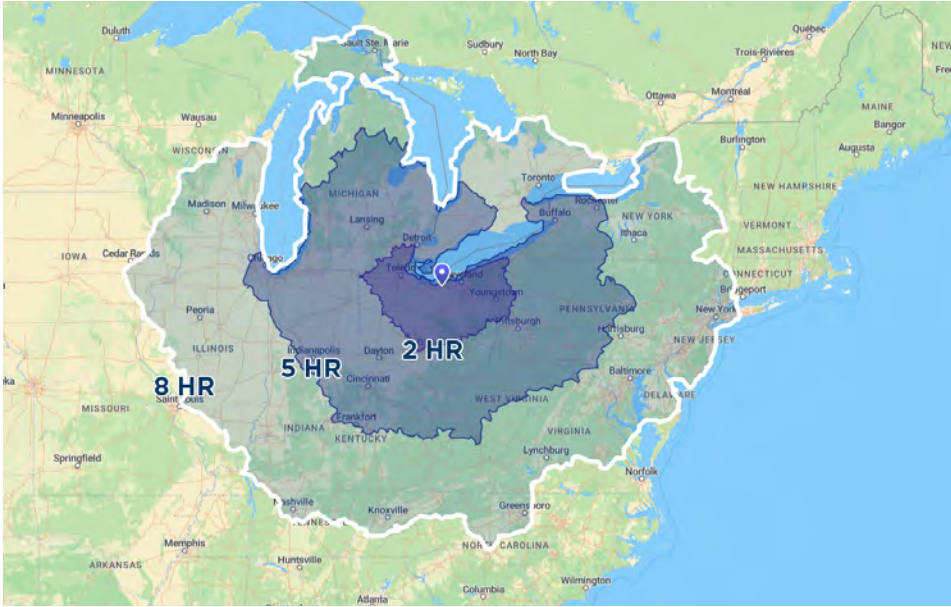
- The City of Cleveland is a pro-business community with low real estate taxes. TIF financing and tax abatement incentives available!
- Central location provides access to skilled, quality labor force
- Excellent access to I-490, I-90, I-77, & I-71 via Opportunity Corridor. Minutes to Cleveland Clinic and University Hospital main campuses
- Best-in-Class National Ownership and Management
- Within walking distance to RTA bus stops and rapid station
- Potential rail access



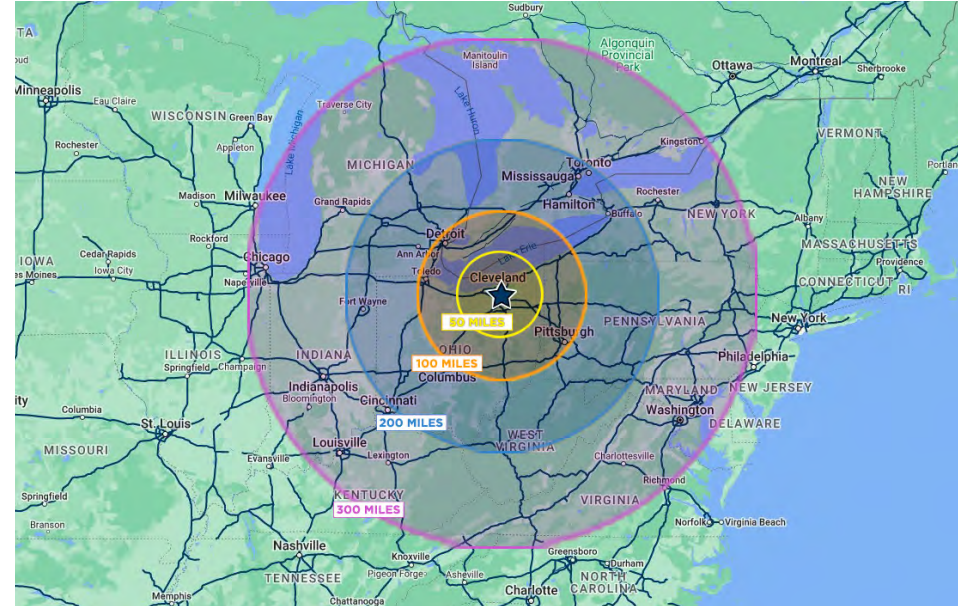
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PROPERTY LOCATION

DRIVE-TIME FROM NE OHIO



RADIUS MAP

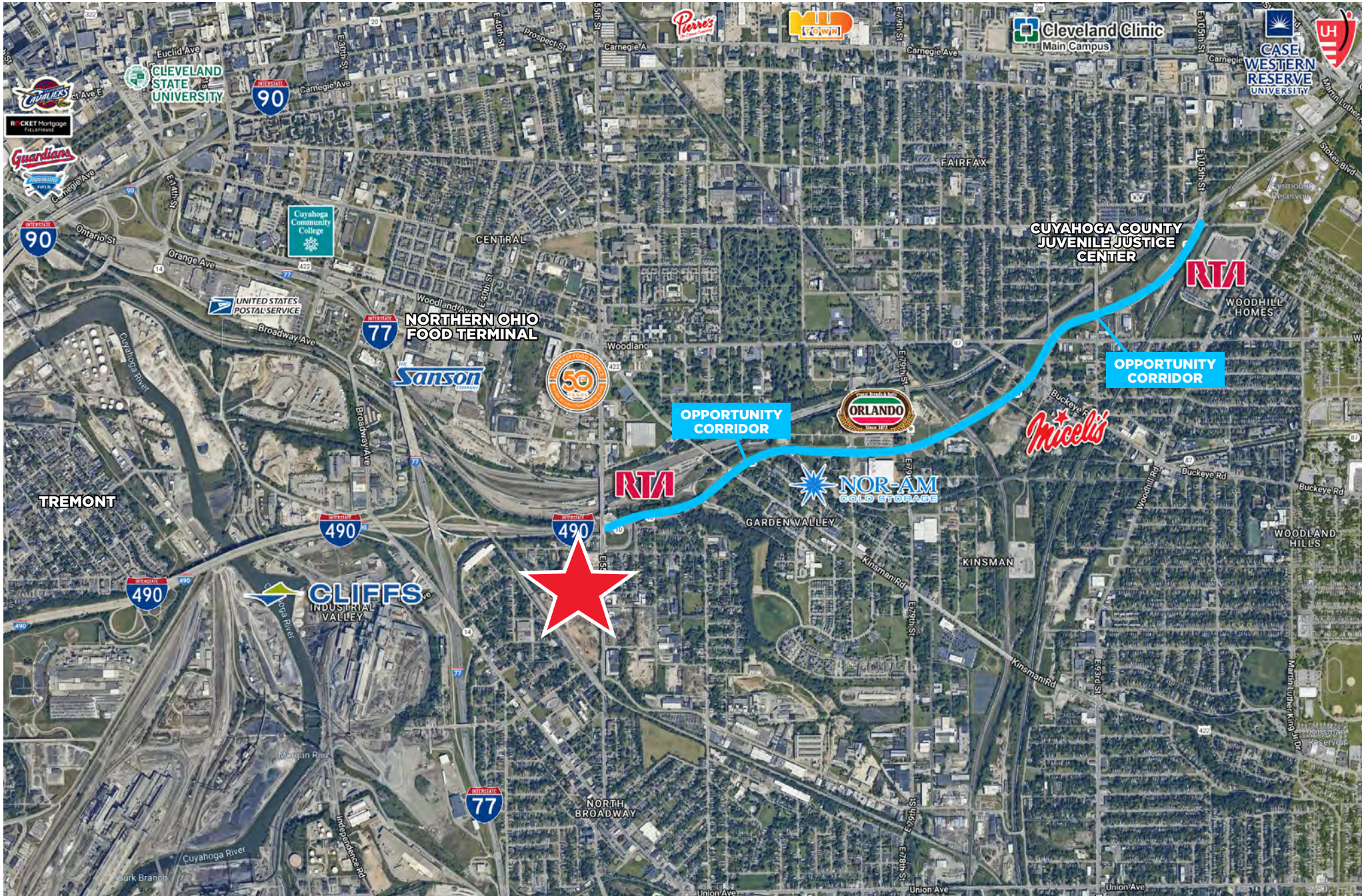


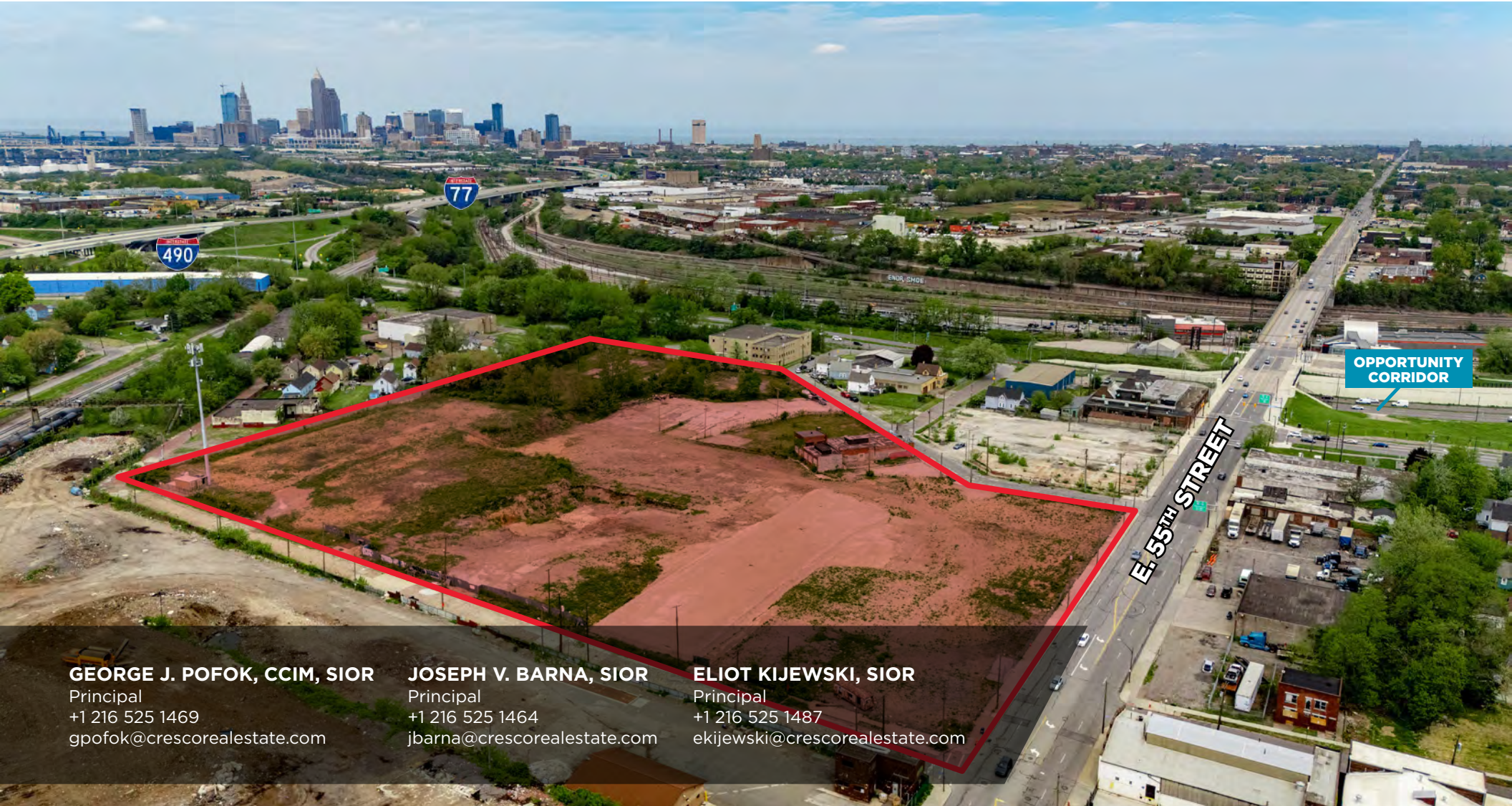
REGIONAL ACCESSIBILITY

CITY	POPULATION & METRO AREA	DISTANCE	DRIVE TIME
Cleveland	1,761,000	4 Miles	10 m
Pittsburgh	1,699,000	130 Miles	2 h 0 m
Columbus	1,687,000	140 Miles	2 h 4 m
Detroit	3,521,000	170 Miles	2 h 34 m
Cincinnati	1,764,000	250 Miles	3 h 38 m
Toronto	6,313,000	295 Miles	4 h 30 m
Indianapolis	1,858,000	314 Miles	4 h 36 m
Washington D.C.	5,434,000	367 Miles	5 h 47 m
Louisville	1,107,000	347 Miles	5 h 7 m
Chicago	8,901,000	345 Miles	5 h 13 m
Philadelphia	5,756,000	428 Miles	6 h 34 m
New York	18,867,000	464 Miles	7 h 13 m
Charlotte	2,204,000	514 Miles	7 h 44 m



NEIGHBORING OCCUPIERS





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