

PRIME AIRPORT-AREA INDUSTRIAL BUILDING FOR LEASE

4725 Manufacturing Road, Cleveland, OH 44135



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This 25,140 SF industrial building offers excellent access to I-480, I-71, and the Ohio Turnpike, just minutes from Cleveland Hopkins International Airport. The property features functional warehouse and office space, ample parking, and easy truck access. Ideal for light manufacturing, warehousing, or service operations seeking a well-connected location in Cleveland's Airport submarket.

PROPERTY HIGHLIGHTS

- New LED Lighting
- 1000 Amps of Power / 480 Volts / 3 Phase
- Clear Heights of 14' and 18'
- Column Spacing of 25' x 30'
- Mezzanine for storage
- Refreshed Office Area
- Built in 1967 and Renovated in 1974

OFFERING SUMMARY

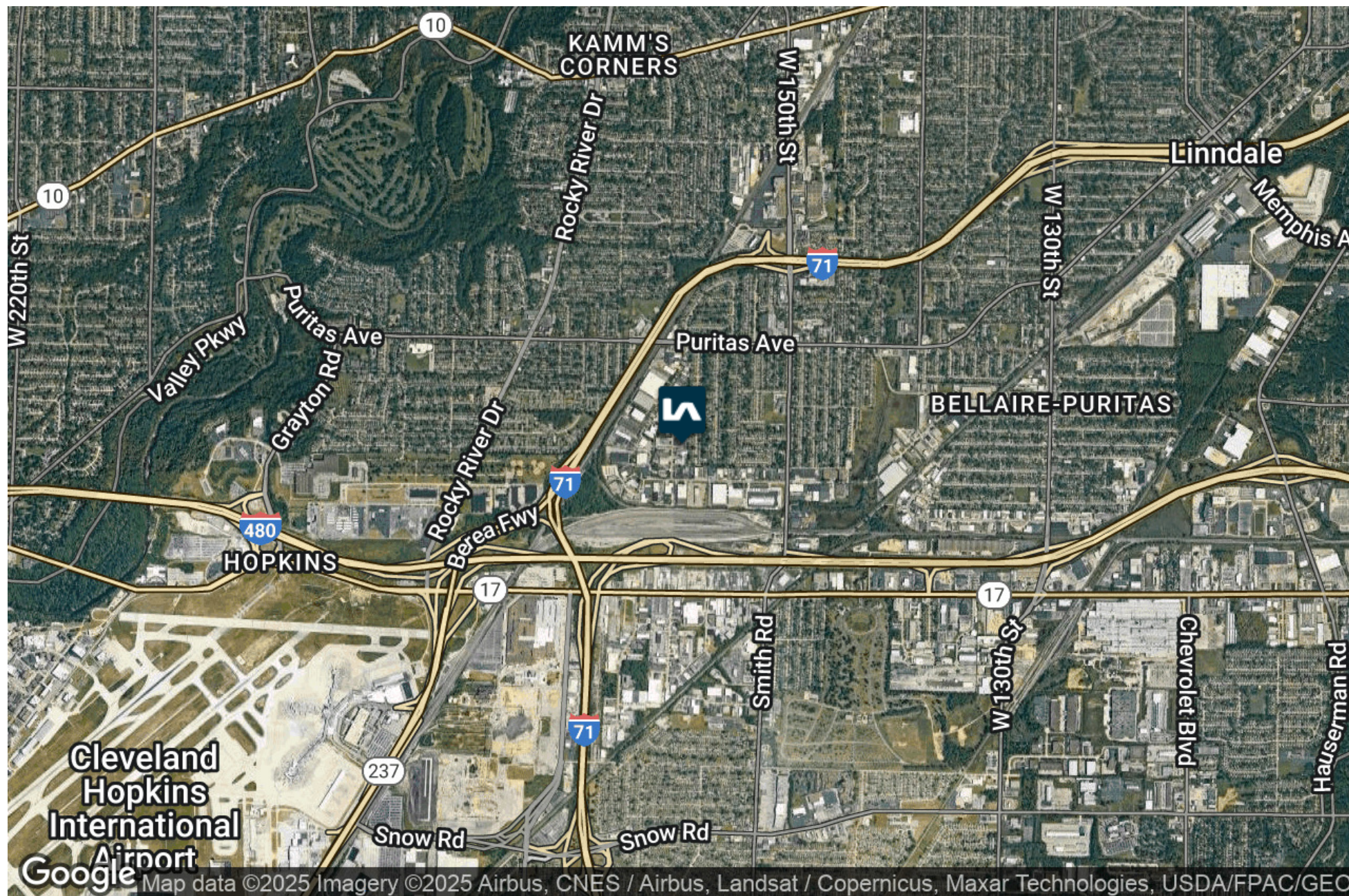
Lease Rate:	\$6.00 SF/yr (NNN)
NNN Expenses (estimated):	\$2.00 SF/yr
Available SF:	25,140 SF
Lot Size:	1.14 Acres
Building Size:	25,140 SF

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PRIME AIRPORT-AREA INDUSTRIAL LOCATION

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AERIAL MAP

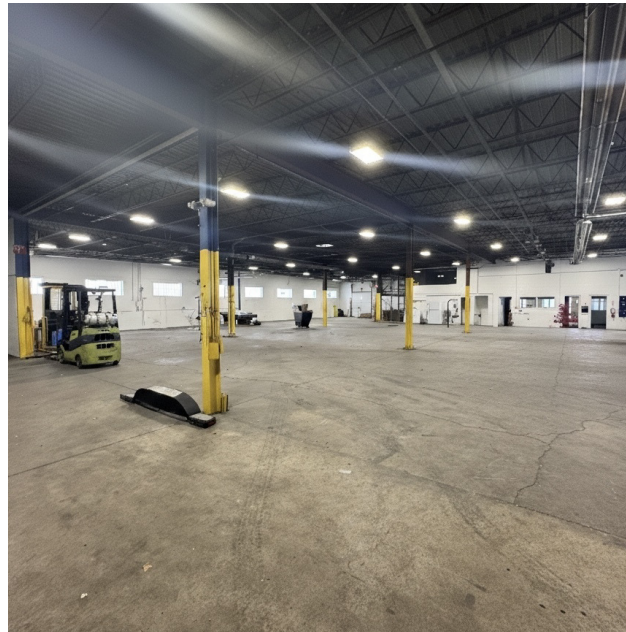


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ADDITIONAL PHOTOS

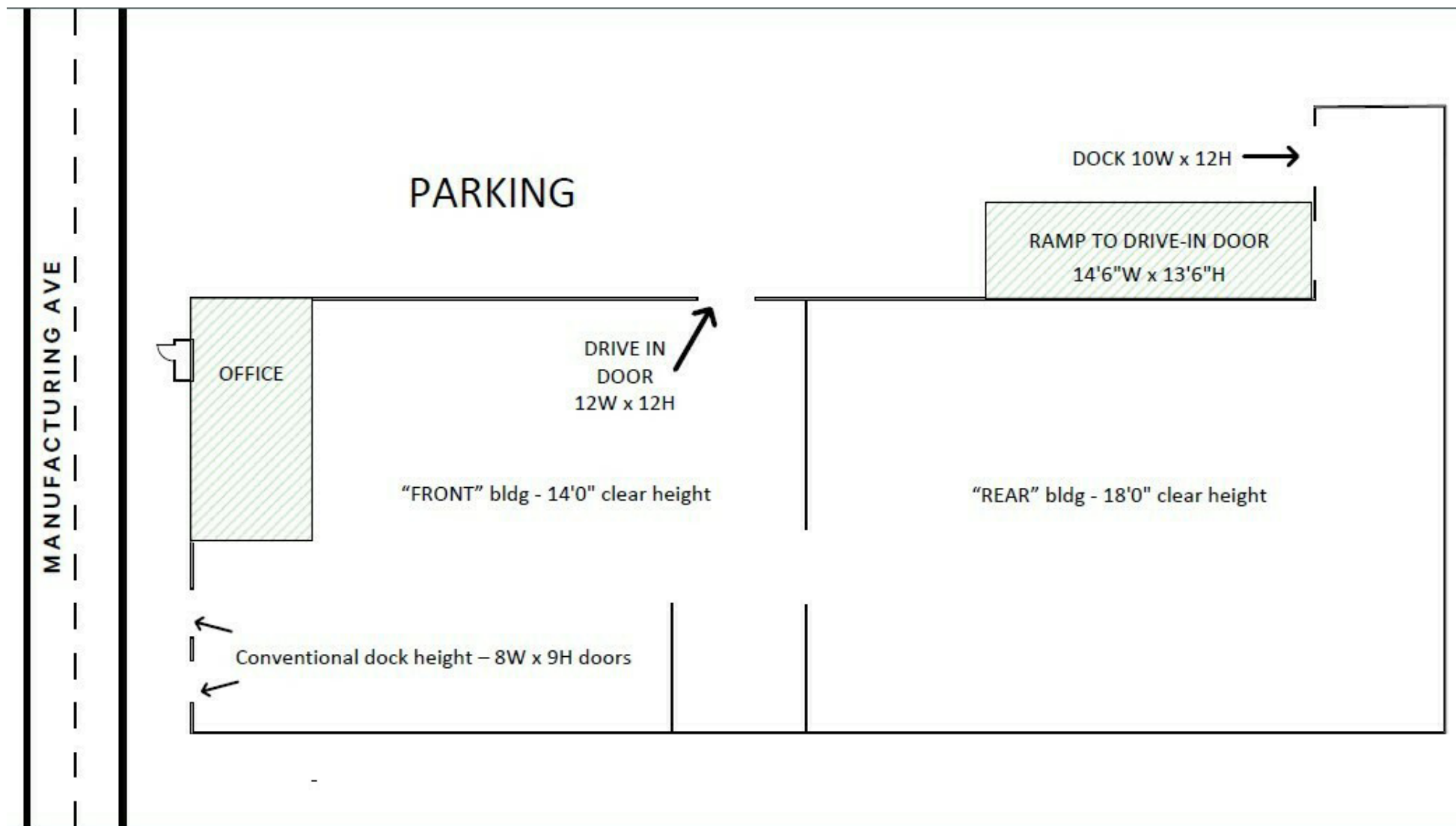


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FLOOR PLAN



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