

799 E 73RD ST

CLEVELAND, OH 44103

LIGHT AND HEAVY INDUSTRIAL WAREHOUSE SPACE FOR RENT



FOR LEASE

Units Available

Number	Sq Ft	Price/month
2301 F	4,855	\$2,750.00
2301 E	4,896	\$2,750.00
2301 B	2,391	\$1,700.00
2301 CB	7,502	\$4,100.00
2301 CA	7,348	\$4,000.00
2301 I	2,588	\$1,500.00
3101 D	3,277	\$1,900.00
1801 L	2,957	\$1,700.00
2901 A	17,938	\$9,500.00
2901 B	18,565	\$9,800.00
2901 C	15,891	\$8,900.00

HIGHLIGHTS

- Clear Height: 12'-23'7"
- Garage Doors
- Multiple Truck Level Docks
- Power: 1400 amp 3 Phase, 120/208 Volt
- Bathrooms
- Separately metered utilities
- Landlord Open to Custom Build-Outs
- Sprinkler system
- Under New Ownership, with additional renovations planned within the next 24 months, seize this opportunity to secure your spot at Cleveland Tech Center!

Scan this code
to see video
of this property



For inquiries or appointments call or text Carlos Zapata
908-303-8055 or carlos@everestgrp.net

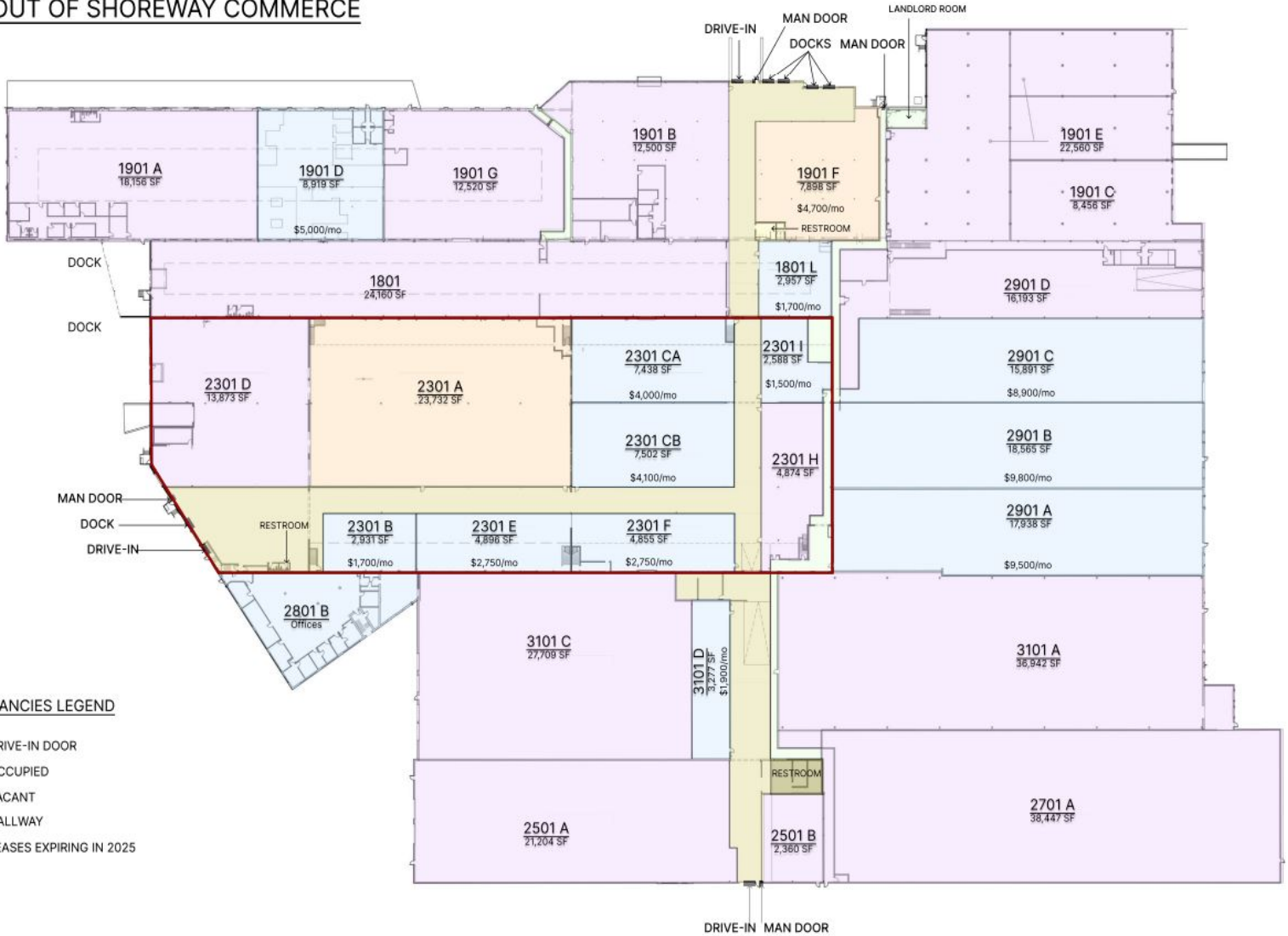


799 E 73RD ST

CLEVELAND, OH 44103

LIGHT AND HEAVY INDUSTRIAL WAREHOUSE SPACE FOR RENT

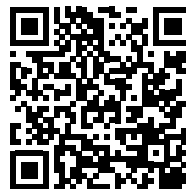
LAYOUT OF SHOREWAY COMMERCE



OCCUPANCIES LEGEND

- DRIVE-IN DOOR
- OCCUPIED
- VACANT
- HALLWAY
- LEASES EXPIRING IN 2025

Scan this code
to see video
of this property



FOR LEASE

For inquiries or appointments call or text Carlos Zapata
908-303-8055 or carlos@everestgrp.net



USES IN SHOREWAY COMMERCE*

ZONING: GI-B3

ALLOWED USES

1. Second-hand truck lots.
2. Repair garages for motor vehicles (at least 100 feet from residential zones).
3. Amusement enterprises, subject to noise control exceptions by the board.*
4. Use of internal combustion engines with effective mufflers.
5. Carpet cleaning facilities.
6. Dry cleaning or dyeing establishments.
7. Large-scale laundries.
8. Cold storage plants.
9. Bottling works.
10. Ice plants.
11. Ice cream production plants.
12. Milk-related facilities (100 feet from residential areas).
13. Motor freight depots or trucking terminals (must meet specific distance and entrance/exit location requirements).**
14. Tin shops or furnace shops.
15. Plumbing or blacksmith shops, including plumbing supply shops.
16. Sign, display, or decorating shops.
17. Wagon sheds or stables for any number of horses.
18. Wholesale bakeries.
19. Food product manufacturing.
20. Confectionery manufacturing.
21. Breweries or distilleries.
22. Cigar factories.
23. Garment factories.
24. Printing shops.
25. Newspaper plants.
26. Loading or unloading platforms of motor freight depots or trucking terminals
27. The operation of wrecking or dismantling of motor vehicles, or the storage of motor vehicles, pending wrecking or dismantling.
28. The sale or storage for sale of liquefied petroleum gases and acetylene and other compressed or liquefied gases of a highly flammable nature.
29. The operation of a Recycling Facility.
30. The operation of a Construction and Demolition Debris Processing Facility
31. The operation of a Solid Waste Transfer Facility, Solid Waste Landfill, Construction and Demolition Debris Landfill, Composting Facility, Scrap Tire Collection Facility, Scrap Tire Monofill Facility, Scrap Tire Monocell Facility, or Scrap Tire Recovery Facility.

ALLOWED USES UNDER SPECIAL PERMIT

1. Asphalt or tar manufacturing or refining.
2. Blast furnaces, ore smelting or reduction, metal refining or smelting.
3. Carbon, coke, or lampblack manufacturing.
4. Coal gas manufacturing.
5. Cremation within 300 feet of a Residence District.
6. Creosote manufacturing or treatment.
7. Dextrine, glucose, or starch manufacturing.
8. Disinfectant or insecticide manufacturing that emits offensive odors.
9. Dye stuffs manufacturing.
10. Steel manufacturing by the Bessemer process.
11. Match manufacturing.
12. Oil cloth or linoleum manufacturing.
13. Paper and pulp manufacturing by sulphite processes emitting noxious gases or odors.
14. Production or refining of petroleum or other flammable liquids.
15. Rock crushing.
16. Rubber manufacturing by reclaiming processes.
17. Stock feed manufacturing from refuse.
18. Tanning, curing, or storing raw hides or skins.
19. Wool pulling or scouring.
20. Hair processing.

NOT ALLOWED USES

1. Acid manufacturing (hydrochloric, nitric, picric, sulfuric, and sulfurous acid).
2. Ammonia, bleaching powder, soda, potash, or chlorine manufacturing or refining.
3. Bronze or metallic powder manufacturing.
4. Cement, gypsum, lime, or plaster of Paris manufacturing.
5. Distillation of bones, coal, or wood, or related by-products.
6. Fat, grease, lard, or tallow manufacturing, rendering, or refining.
7. Fertilizer manufacturing from phosphates or organic matter.
8. Gelatine, glue, or size manufacturing.
9. Incineration or reduction of dead animals, garbage, or refuse (except in private incinerators).
10. Manufacture and storage of incendiary devices, pyrotechnics, and explosives.
11. Mineral insulation manufacturing.
12. Rayon manufacturing.
13. Animal slaughtering (except poultry).
14. Stockyards.
15. Any other hazardous, injurious, or noxious trade, industry, or use.

FOR LEASE

For inquiries or appointments call or text Carlos Zapata
908-303-8055 or carlos@everestgrp.net

