

# Manufacturing / Distribution

8001 Krueger Avenue | Cleveland, OH 44105



## Property Details

- Space Available: Up to 229,041 SF
- Property under major renovations
- Heavy power
- Situated on 13 acres
- Docks & Drive-Ins to suit
- Ceiling Height: 22' - 30'
- Column Spacing: 40' x 40', 40' x 50'
- ESFR Sprinkler system
- LED lighting
- New roof
- 7 (5) ton Cranes

**Austin Semarjian**  
216.570.2270  
asemarjian@icpllc.com

**Armand Aghajanian**  
216.440.5360  
aaghajanian@icpllc.com





# Manufacturing / Distribution

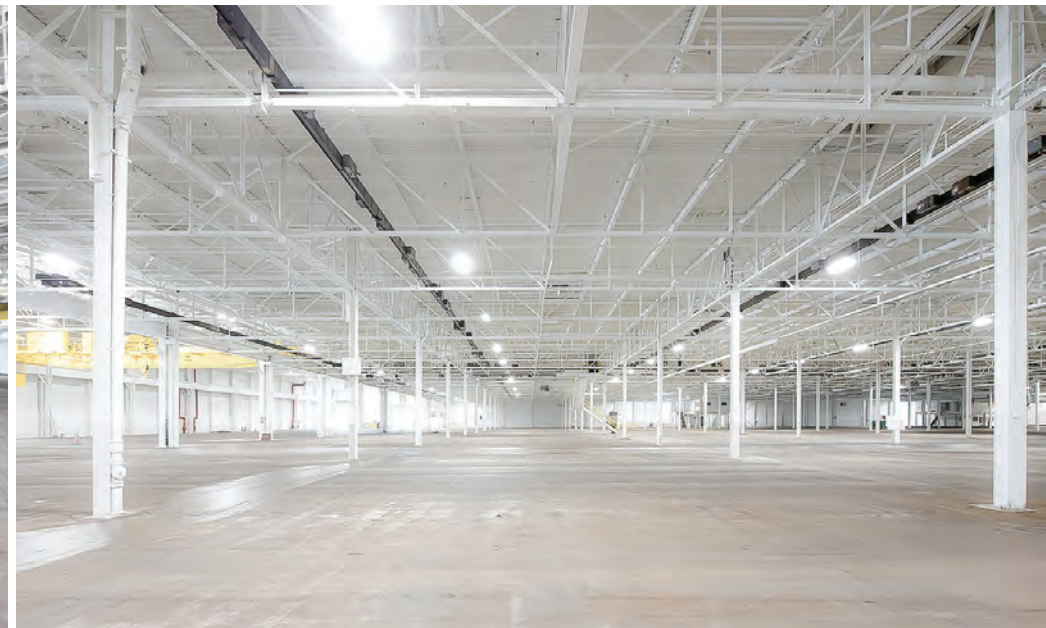
8001 Krueger Avenue | Cleveland, OH 44105



Austin Semarjian  
216.570.2270  
asemarjian@icpllc.com

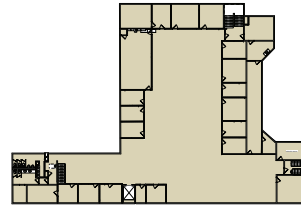
Armand Aghajanian  
216.440.5360  
aaghajanian@icpllc.com

## Completed renovation examples



# Manufacturing / Distribution

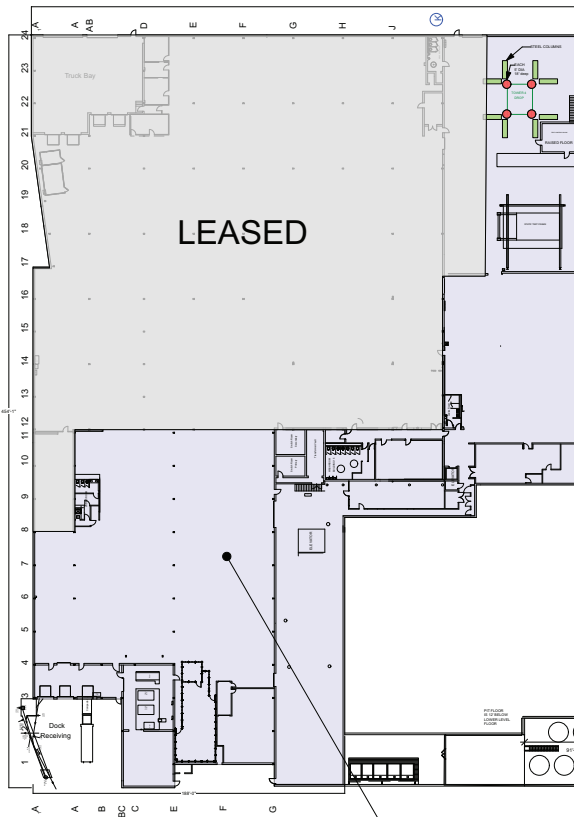
8001 Krueger Avenue | Cleveland, OH 44105



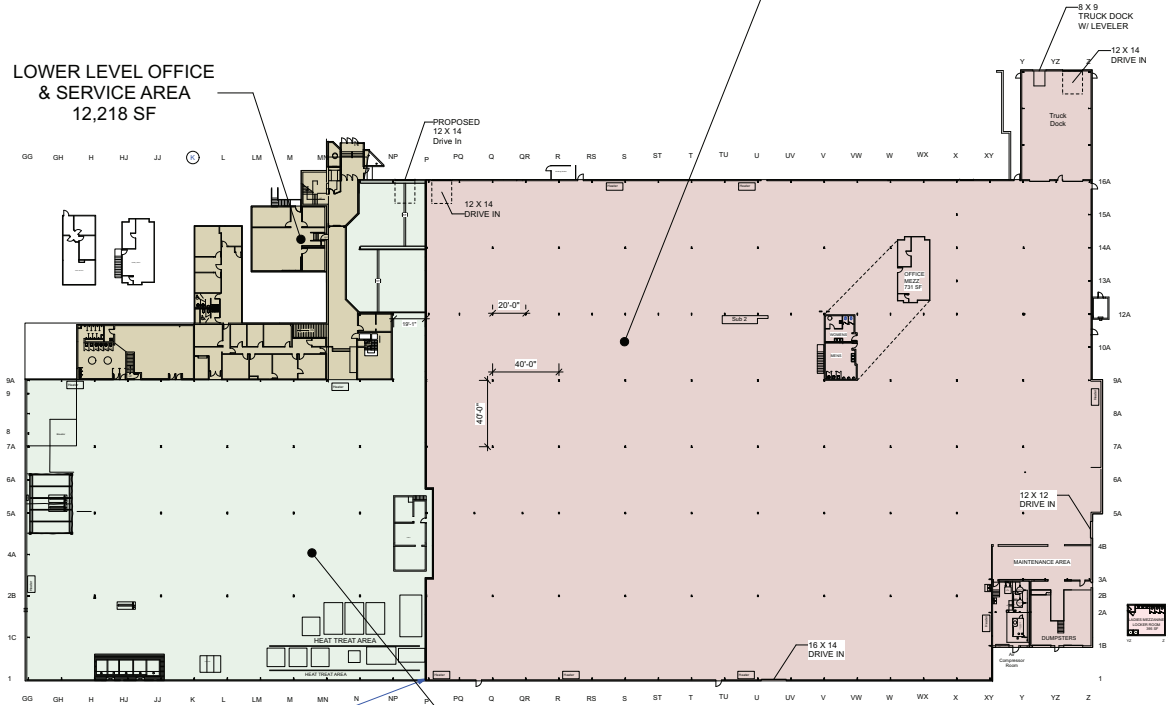
UPPER LEVEL: 13,414 SF

SPACE A  
AVAILABLE  
123,460 SF

LOWER LEVEL OFFICE  
& SERVICE AREA  
12,218 SF



LOWER LEVEL: 127,213 SF



SPACE C  
AVAILABLE 12/2023  
48,581 SF

SPACE B  
AVAILABLE  
57,000 SF

