

FOR SALE

**16116-16146 PURITAS AVENUE
CLEVELAND, OHIO 44135**

A premier two-building industrial complex located in the well-established Cleveland industrial corridor with great access to surrounding interstates.



PURITAS AVENUE

PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- Amenities include buss ducts and airlines which supports a manufacturing use as well as a billboard on the property that grosses \$1,250/month
- Located in the dense Cleveland industrial corridor, the site offers superior logistical access to I-71 & I-480 as well as Cleveland Hopkins Airport
- Within a strong submarket which helps to facilitate capable work force and provide local available services to possible owner user

QUICK STATS

# of Buildings	Two (2)
Total SF	24,346 SF
Total Land Area	1.51 AC
Clear Height	11' - 22'9"
Zoning	SI-B1 / MF-B1 / 2F-B1
Exterior Type	Brick & Steel
Lighting	Sodium Vapor / Fluorescent
Heat	Co-Ray Vac / Overhead Gas Unit
Drive-In Doors	Three (3): (2 - 10' x 12', 1 - 10' x 9')
Power	200A / 240V / 1P (16116) 600A / 240V / 3P & 800A / 480V / 3P (16146)

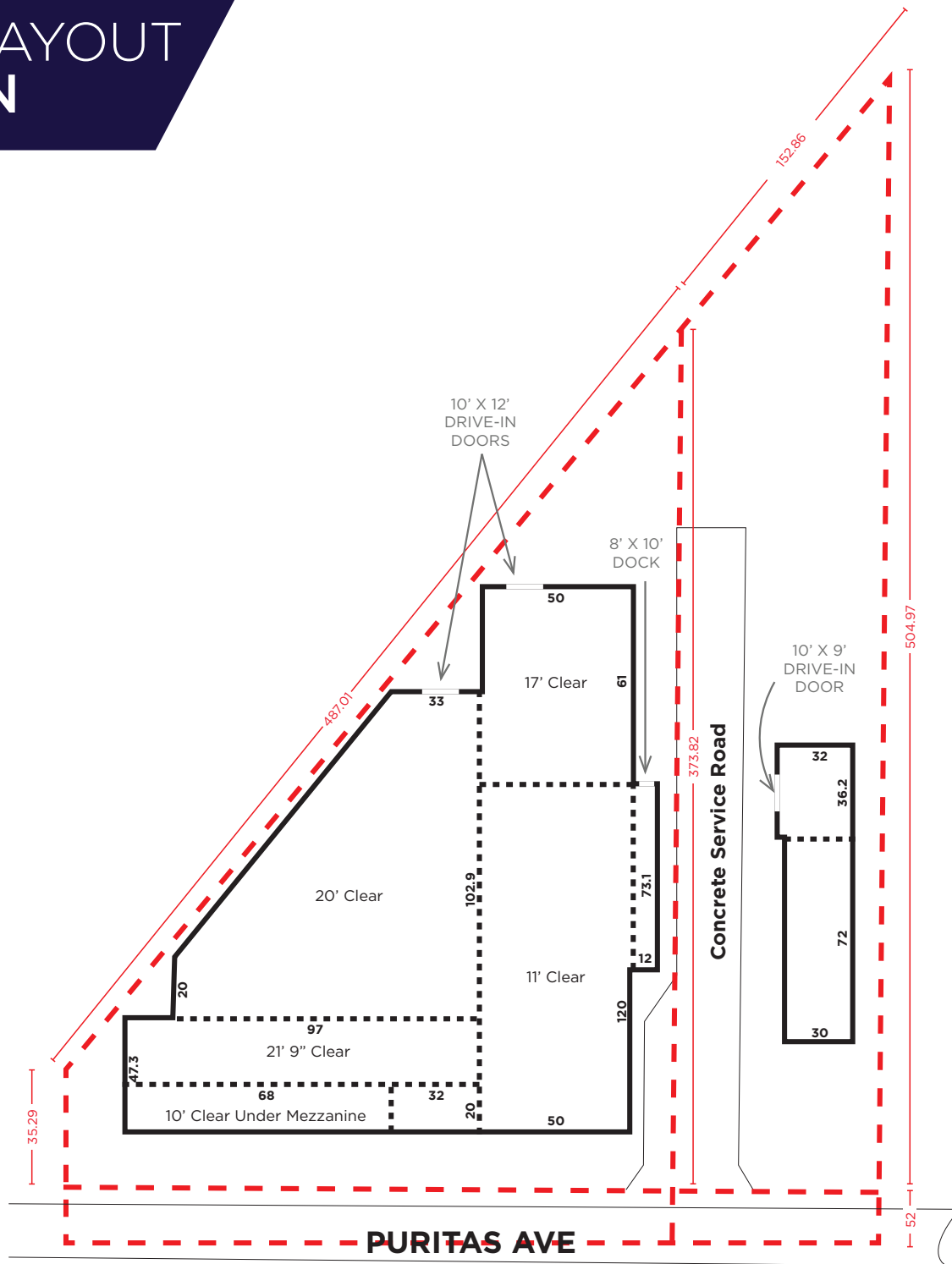


SALE PRICE: \$1,025,000

SITE AVAILABILITY

UNIT #	TOTAL SF	OFFICE SF	WAREHOUSE SF	DOCKS	DID
16116	3,300 SF	600 SF	2,700 SF	0	1 (10' x 9')
16146	21,046 SF	1,500 SF	20,546 SF	1 (8' x 10')	2 (10' x 12')

BUILDING LAYOUT & SITE PLAN



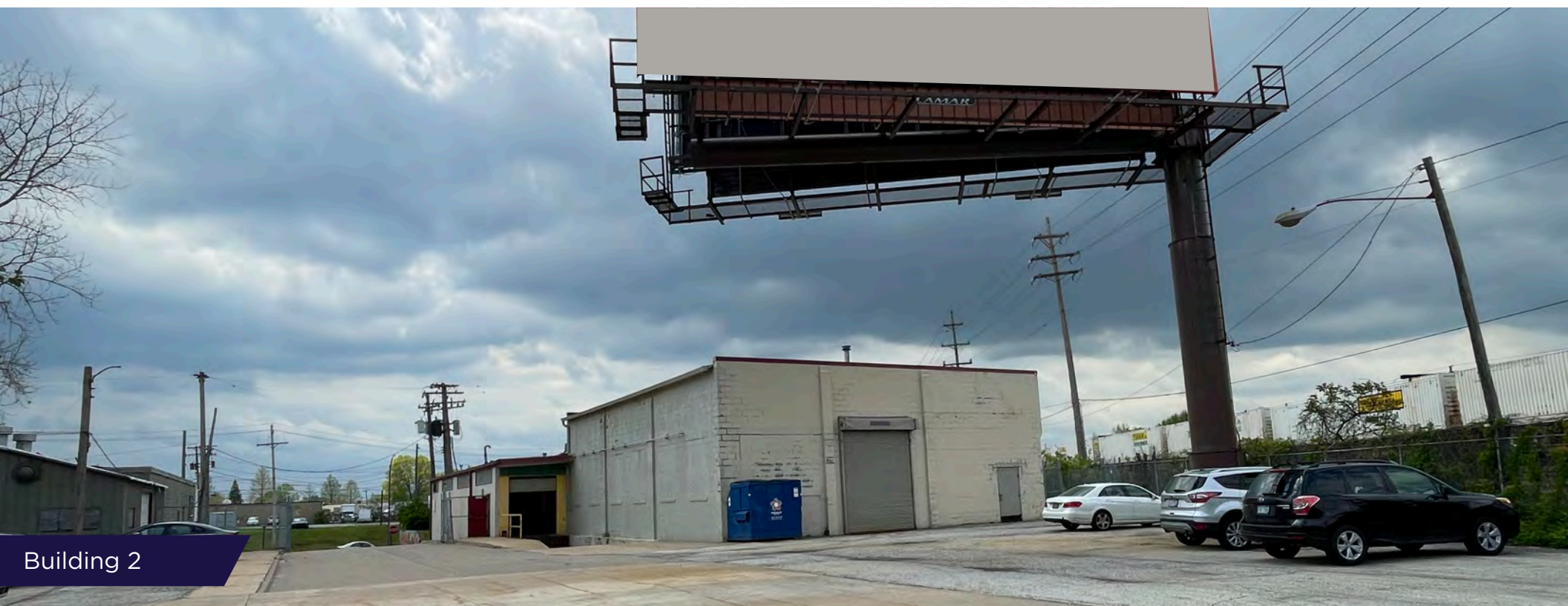
PROPERTY PHOTOS



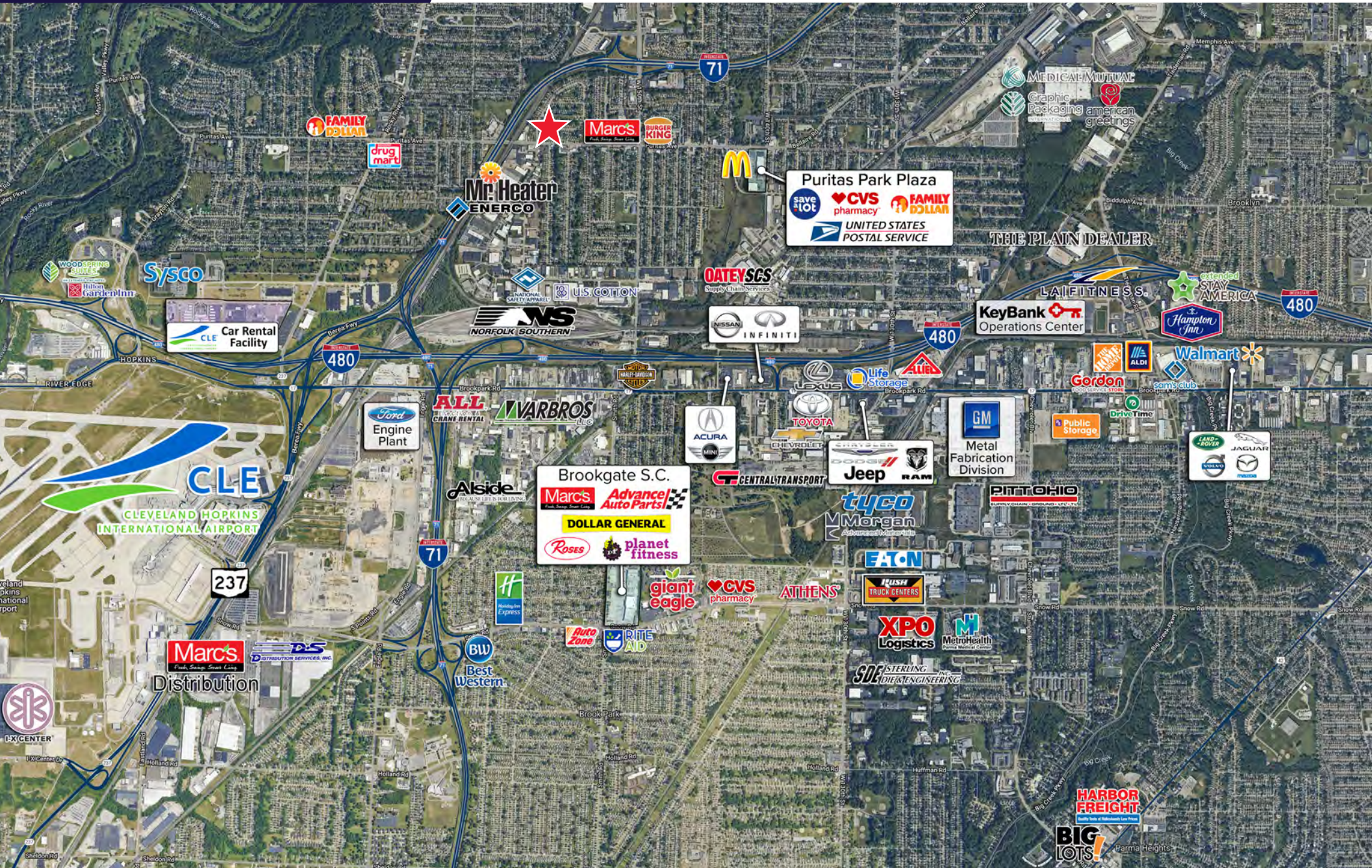
PROPERTY PHOTOS



2nd Floor Office



AREA AMENITIES MAP





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