

Industrial Office Flex | For Sale or Lease

CBRE

# ±134,517 SF Freestanding, Manufacturing, Warehouse, & Office Building

5300 Tradex Pkwy  
Cleveland, OH 44102

Convenient Access to I-71 & I-90 | Minutes to downtown and CBD



## Freestanding, Manufacturing & Office Building

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# Property Overview

- + Freestanding industrial building ideal for warehouse, manufacturing and assembly
- + Ideal location adjacent to interchange at I-71 and West 58th Street Exit offering freeway visibility
- + Close proximity to high-density residential and available labor



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# Building Features

- + ± 134,517 SF on approximately 6.84 acres
- + Two story Office - Remodeled 12,150 SF (6,075 per floor) with office furniture
- + Six (6) Secure Interior Docks/ 1 Box Truck
- + 2 Drive-in Doors
- + Power: 480 v/3 phase service, 2000 AMP
- + Wet Sprinkler System
- + 2013 Roof
- + Zoning - General Industrial G1 and B3
- + Rail Spur (inactive)
- + Ceiling Clearance 20'-22'

### **Pricing:**

- + **Sale Price: \$4,100,000 / \$30.48 psf**
- + **Lease Rate: \$4.00 NNN**
- + **NNN (Taxes and Insurance): \$.76 psf**

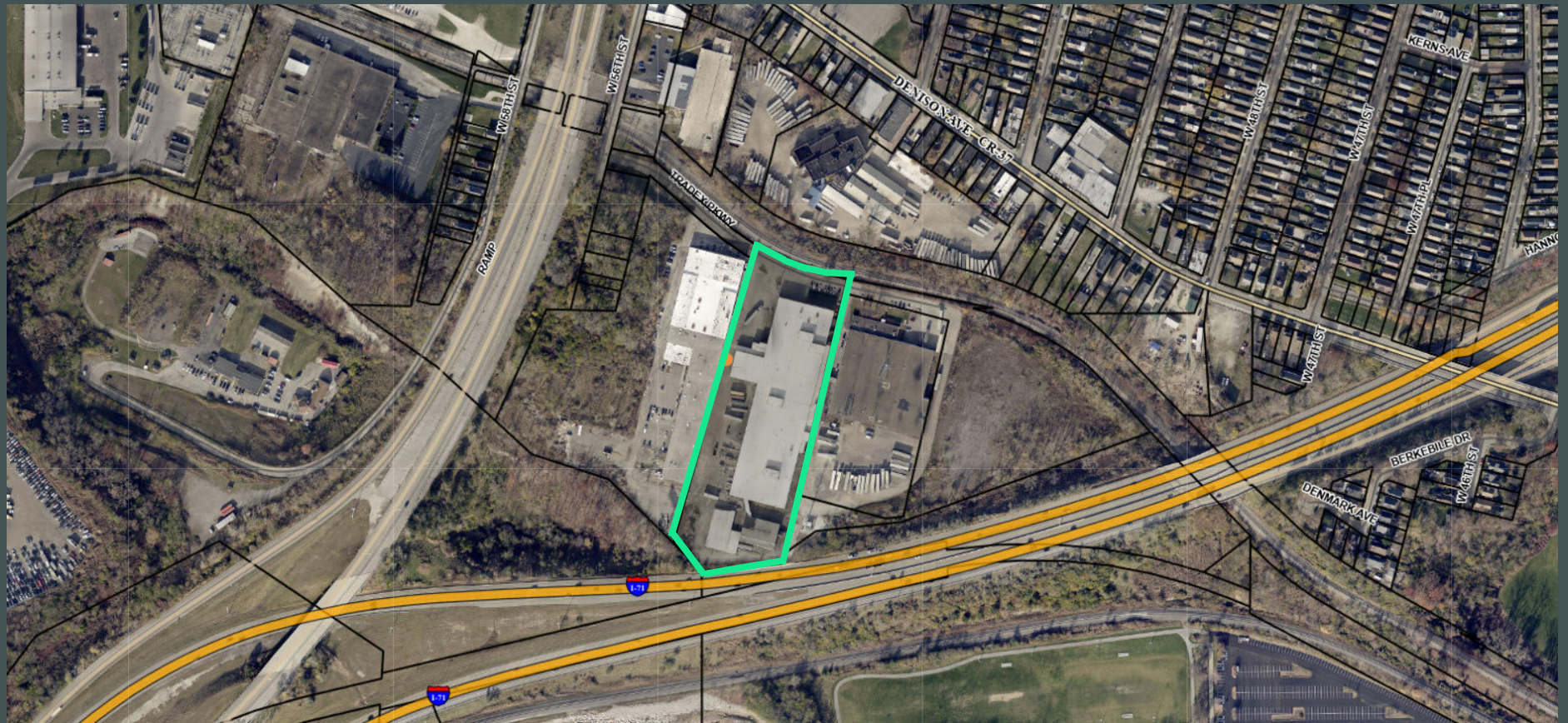
### Office Photos



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# Parcel Map

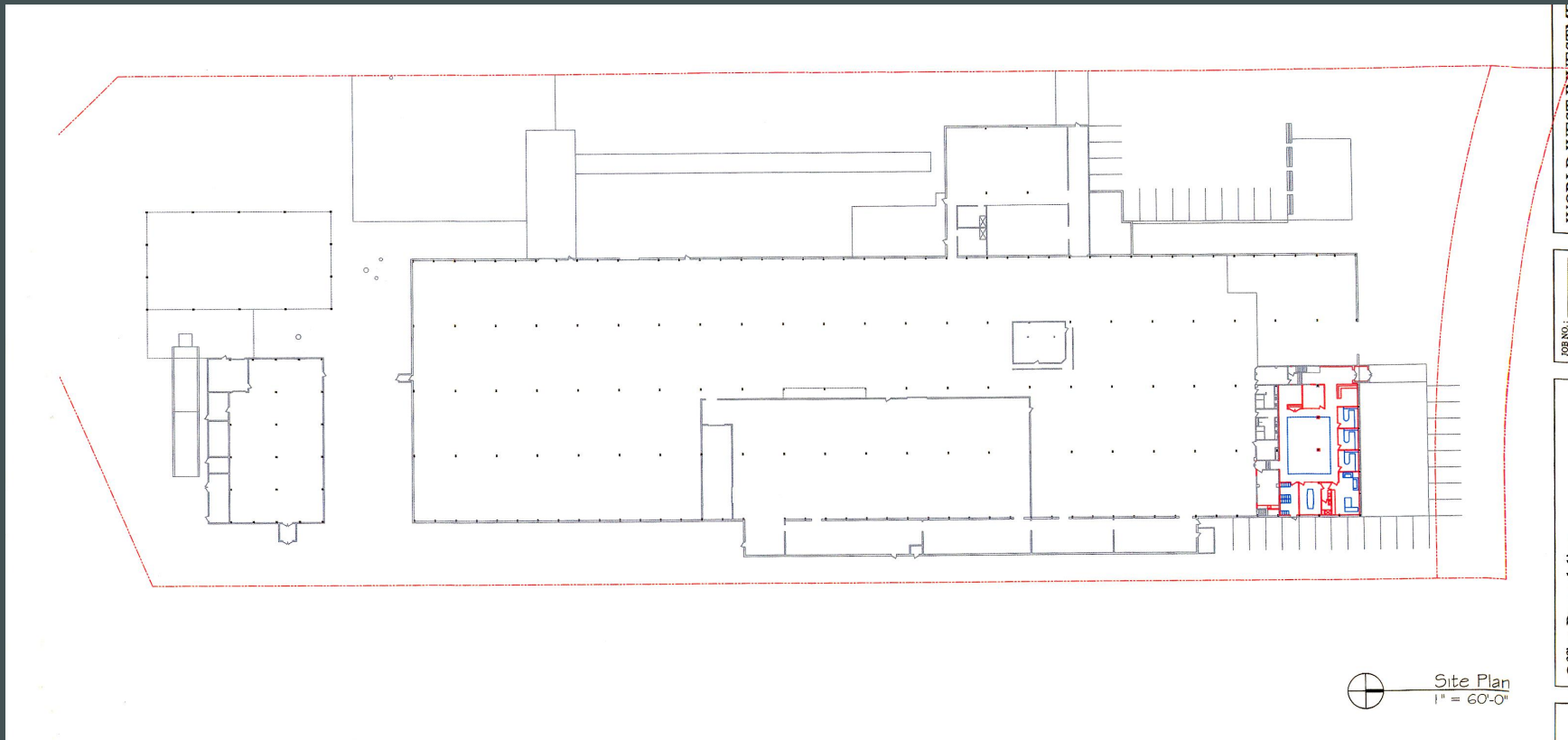




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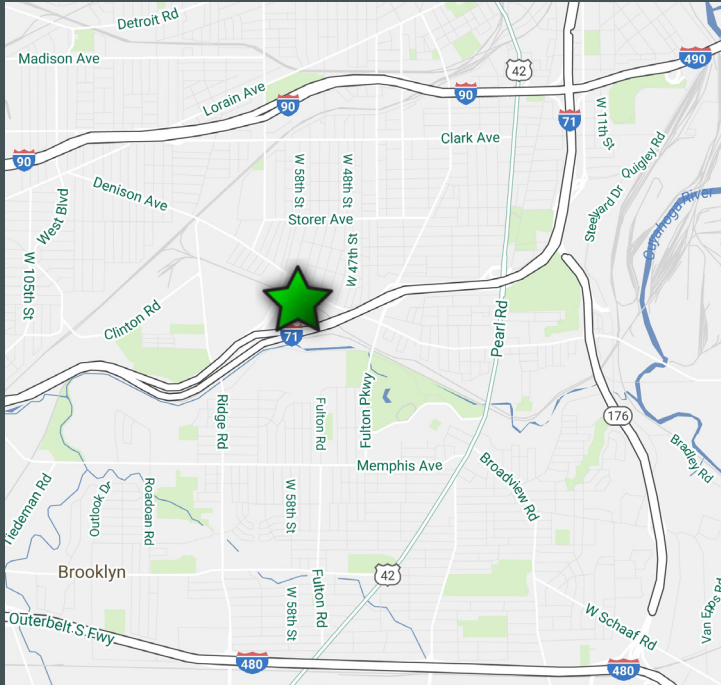
# Building Floor Plan



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## Demographic Overview

5 Mile Radius



\$69,445

Avg. Household Income



244,354

Employees



335,027

Population



154,188

Households



\$186,890

Avg. Housing Value



45.7

Median Age

## Contact Us

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