

# NEW! FOR LEASE | ±68,639 SF | CLEVELAND MSA INDUSTRIAL BUILDING

ASKING MARKET RATE | 892 CALLENDAR BLVD, PAINESVILLE, OHIO

URBAN INFILL LOCATION | SUPERIOR LOCATION IN HIGH-GROWTH CLEVELAND MSA INDUSTRIAL



*For lease or sale - may be considered at market rates.*

**OFFICE**

4,805 SF

**WAREHOUSE**

63,834 SF

**5-TONS**

(4) CRANES



±68,639 SF  
BUILDING



±6.73 AC  
LOT AREA



1999  
YEAR BUILT

PROXIMATE TO  
PITTSBURG,  
COLUMBUS,  
INDIANAPOLIS,  
DETROIT & OTHER  
THRIVING MARKETS

EASY ACCESS TO I-90  
& SHOREWAY

4 5-TON CRANES, 4  
DOCKS & LEVELERS  
& 3 DRIVE-INS

IMMEDIATE  
STRATEGIC DELIVERY  
TO THE REGION AND  
ITS CUSTOMER BASE

## THRIVING BUSINESS ENVIRONMENT | EXCELLENT TRANSPORTATION & CONNECTIVITY

DWG CAPITAL GROUP | JUDD DUNNING | 310.261.8428 / 972.738.8586 | RYAN BILLINGS | 310.351.7347

### THE PROPERTY

The property located at 892 Callendar Blvd, Painesville, Ohio is a free-standing industrial and light industrial facility comprising **±68,639 square feet** of space. The building includes **±4,805 square feet of office space** and **±63,834 square feet of warehouse space**, making it highly functional for various industrial uses. Sitting on approximately **±6.73 acres of land** (±293,159 SF), this facility is ideally positioned for strategic delivery and immediate access to key markets such as **Pittsburgh, Columbus, Indianapolis, and Detroit**. The property is zoned I-1 (Industrial | Light Industrial) and offers market lease rates.



### SUMMARY

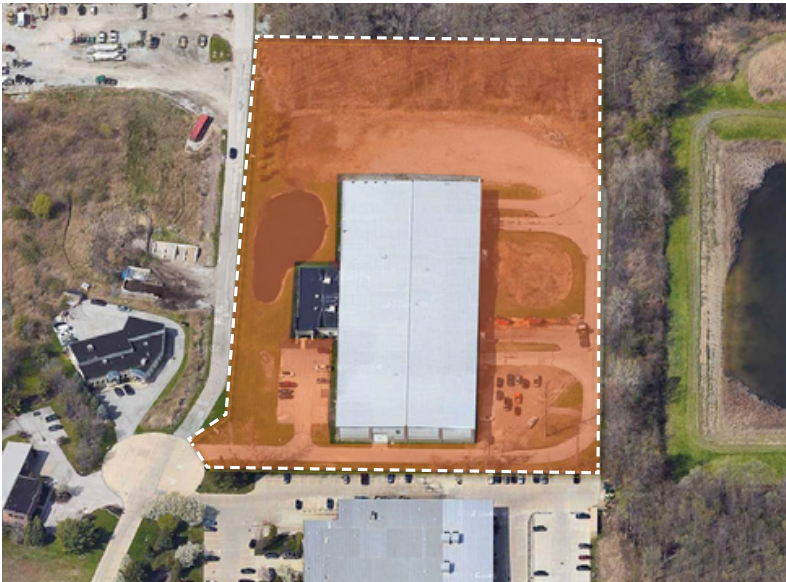
ADDRESS	892 Callendar Blvd
CITY/STATE	Painesville, Ohio
YEAR BUILT	1999
ZONING	I-1
PROPERTY TYPE	Industrial   Light Industrial
BUILDING SIZE	±68,639 SF
OFFICE SIZE	±4,805 SF
WAREHOUSE SIZE	±63,834 SF
LAND ACRES	±6.73 AC
LOT SIZE SF	±293,159 SF
TOTAL BUILDINGS	1 Building
LEASE TERMS	20 Years NNN

**DWG** CAPITAL GROUP  
CRE BROKERAGE  
INVESTMENT SALES. CAPITAL MARKETS. DONE.

892 CALLENDAR BLVD, PAINESVILLE, OHIO



BUILDING SPECS	
CLASS	B
DOCKS & LEVELERS	4 Each
DRIVE-IN DOORS	3
CLEAR HEIGHTS	25'
CRANES	Four 5-Ton Cranes
POWER	480 Volts/3-Phase
COLUMN SPACING	39'x39' & 37'x59'
CONSTRUCTION	Masonry
STORIES	1

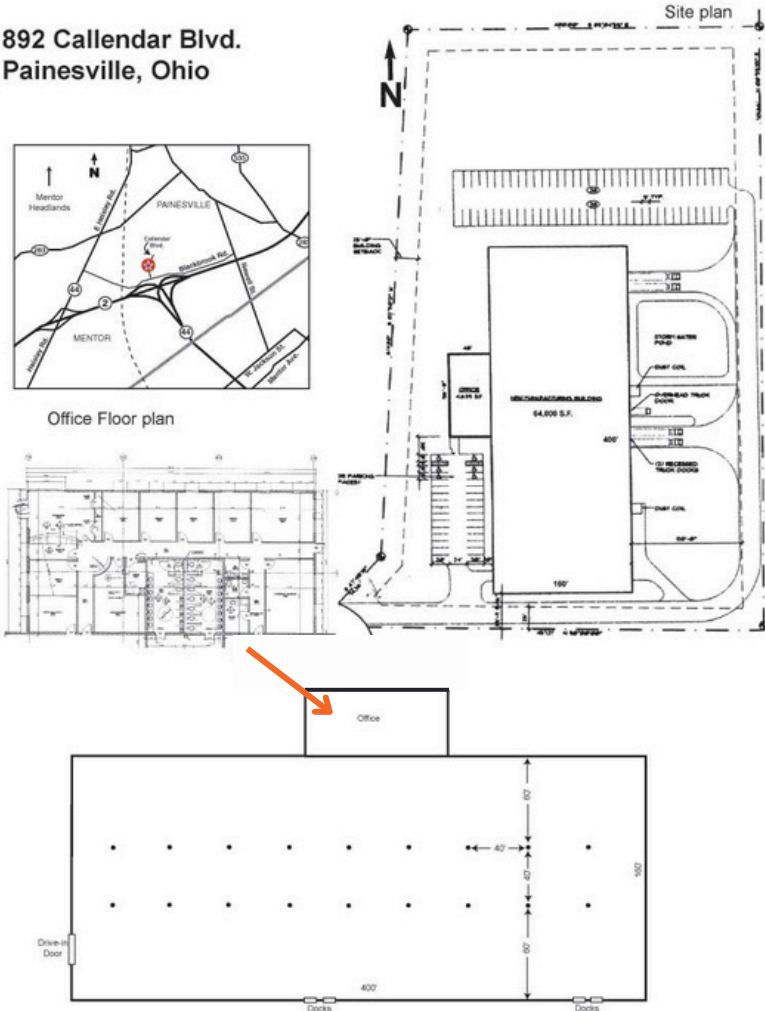


THE BUILDING

This Class B industrial facility features 4 external docks with levelers and 3 drive-in doors, allowing for seamless loading and unloading operations. The building offers a clear height of 25 feet, and is equipped with four 5-ton cranes to accommodate heavy lifting requirements. Power supply is robust, with 480 Volt/3-Phase service, and the column spacing throughout the warehouse is 39' x 39' and 37' x 59', providing flexibility for various configurations. Constructed with masonry, the property has a Floor Area Ratio (F.A.R.) of 0.23 and consists of 1 story.



SITE PLAN





THE LOCATION



26 Miles from  
Port of  
Cleveland



Direct  
Access to  
I-90

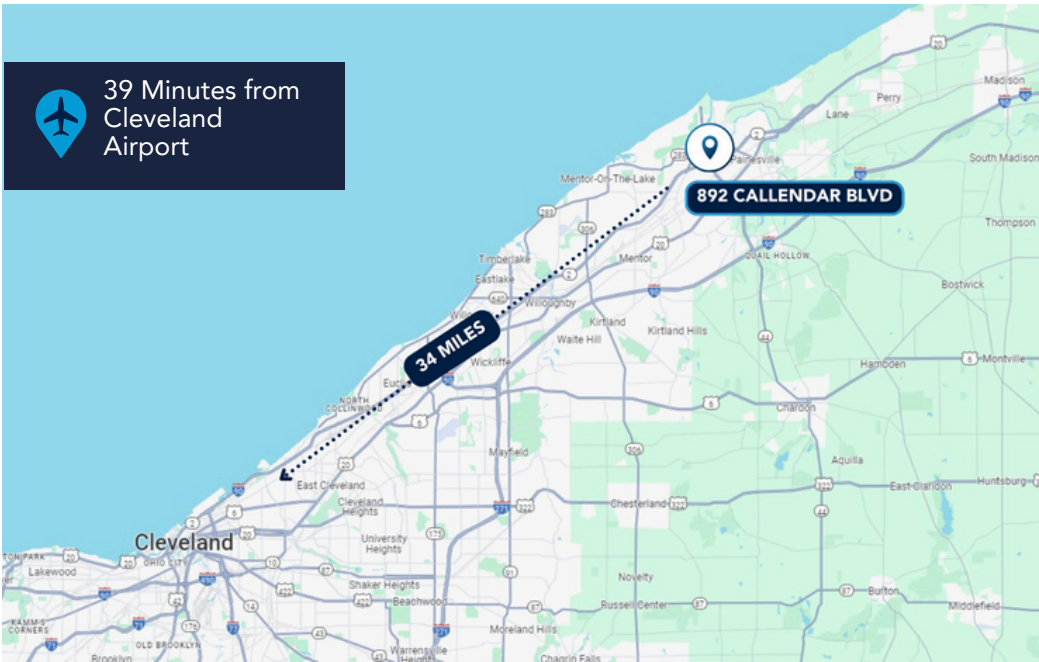



Rail Lines  
in Close  
Proximity

Near I-90 and within close proximity to Cleveland’s thriving industrial market, this prime location provides unparalleled access to regional and national distribution networks, making it an ideal choice for manufacturing, warehousing, or distribution tenants seeking convenience and efficiency.



With the region experiencing record-low industrial vacancy rates and upward-trending rents, this property is well-positioned for significant income growth. strategically






DISTANCE TO CLEVELAND


DISTANCE TO PITTSBURGH

DISTANCE TO COLUMBUS


DISTANCE TO DETROIT




34 MILES



145 MILES



165 MILES



190 MILES



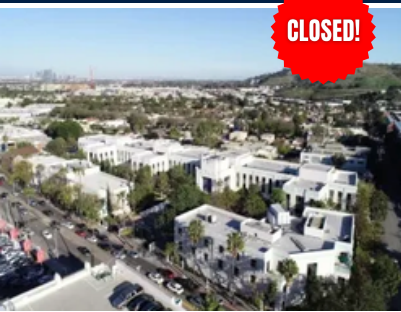




## BUYING, SELLING OR LEASING NATIONWIDE?



DWG Capital Group has been selling Multifamily, Industrial, Office and Retail properties and development sites nationwide for 20+ years. Call us for a free consultation/valuation on your real estate, debt/equity, tenancy requirements, and overall wealth expansion strategies, today!



**SONY ANIMATION  
STUDIOS**  
LA OFFICE/FLEX INDUSTRIAL  
**\$160M**



**MALIBU CROSSROADS  
AREA JV**  
CLASS A RETAIL  
**\$130M**



**INLAND EMPIRE  
MULTIFAMILY PORTFOLIO**  
RECAPITALIZATION/SALE  
**\$118M**



**\$3B  
TENANT**  
NEW INDUSTRIAL LEASE  
**165K SF**

INDUSTRIAL | DEVELOPMENT | MULTIFAMILY | RETAIL | OFFICE | JOINT VENTURE | DEBT | EQUITY

OVER 15K+ UNITS SOLD | \$1B CLOSED PAST 24 MONTHS | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER

**DWG CAPITAL GROUP**  
CRE BROKERAGE  
INVESTMENT SALES, CAPITAL MARKETS, DDC

Los Angeles Business Journal  
**COMMERCIAL  
REAL ESTATE  
AWARDS**

**GOLD  
AWARD**

**CoStar**  
POWER BROKER AWARD

**TRUSTED INSTITUTIONAL  
CRE ADVISORY**

DWG CAPITAL GROUP | JUDD DUNNING | 310.261.8428 / 972.738.8586 | RYAN BILLINGS | 310.351.7347