



For Sale or Lease: 233,285 SF Industrial Building on 8.6 acres

4437 E. 49TH STREET, CLEVELAND, OH

Building Size: 233,285 SF

Warehouse: 219,929 SF

Office: 11,576 SF

Clear Height: 20'

Built: 1948

Lease Rate: \$6/SF NNN

Sale Price: \$80/SF

Operating Expenses: Net charges are estimated at \$1.00/SF, for CAM, insurance, and taxes. Tenant pays their own utilities directly.

Land Area: 8.6 AC

Clear Height: 23' - 34'

Dock High: 9

Drive-In Doors: 2

Auto Parking: 230

Construction Type: Steel frame, CMU/metal

Roof Age: 2006

Roof System: Single ply, built up, stone ballast over metal deck or plank wood decking

HVAC System: Rooftop package and natural gas-fired ceiling mounted units, partially air conditioned

Fire Protection: Wet-pipe sprinkler system, "ESFR" in portions of building

Features:

- Ideal for manufacturing, distribution, or warehouse use
- Convenient location near I-77 and I-480 with easy access to downtown and Cleveland Hopkins International Airport
- Rare opportunity to purchase or lease a large industrial building in Cleveland
- Seller motivated, pricing below market averages
- Excellent investment opportunity with stable tenant demand
- Second Floor: 40,000 SF with freight elevator
- Power: 6,000 amps with substation on site

CONTACT



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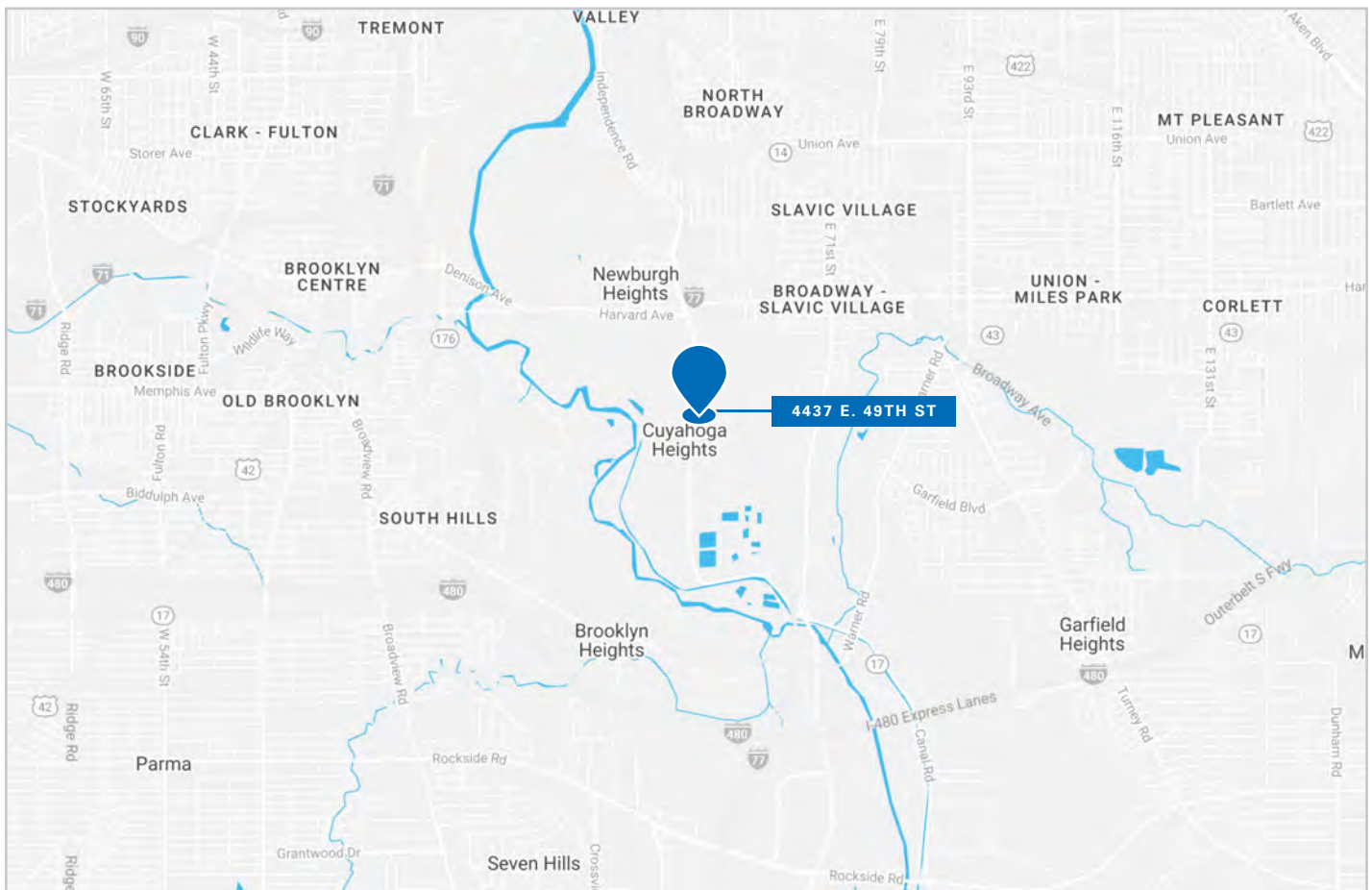
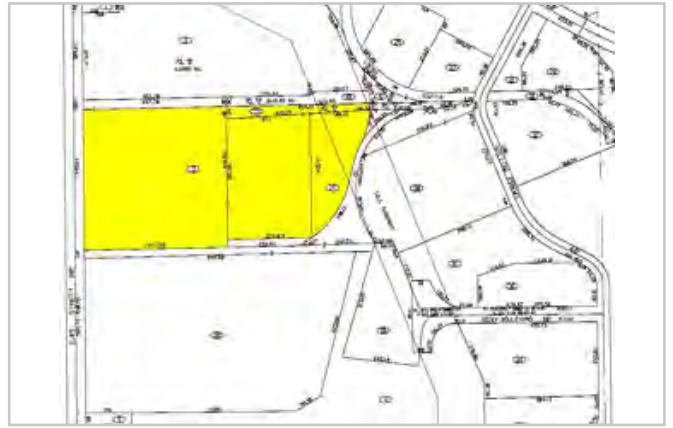
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This 1948-built industrial facility contains over 233,000 square feet for lease or purchase. The location off I-77 provides convenient highway access and visibility. With multiple dock doors and a central Cleveland location, the building is ideal for manufacturing, distribution, or warehouse use. The rare opportunity to acquire such a large facility in the city presents an excellent investment opportunity, as tenant demand remains strong. The below-market asking rates make this a compelling option to own or lease.



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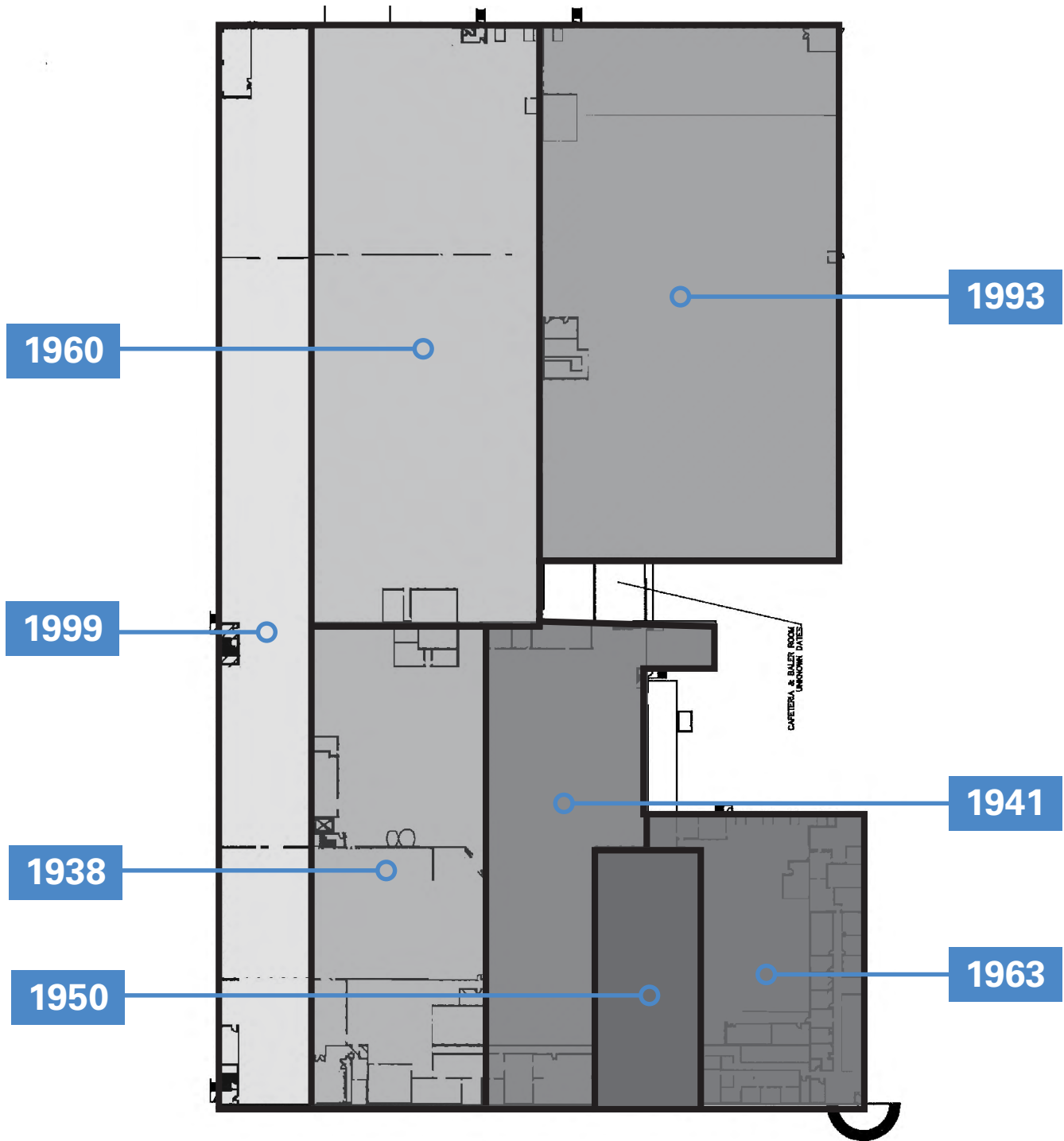
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Building Additions by Year



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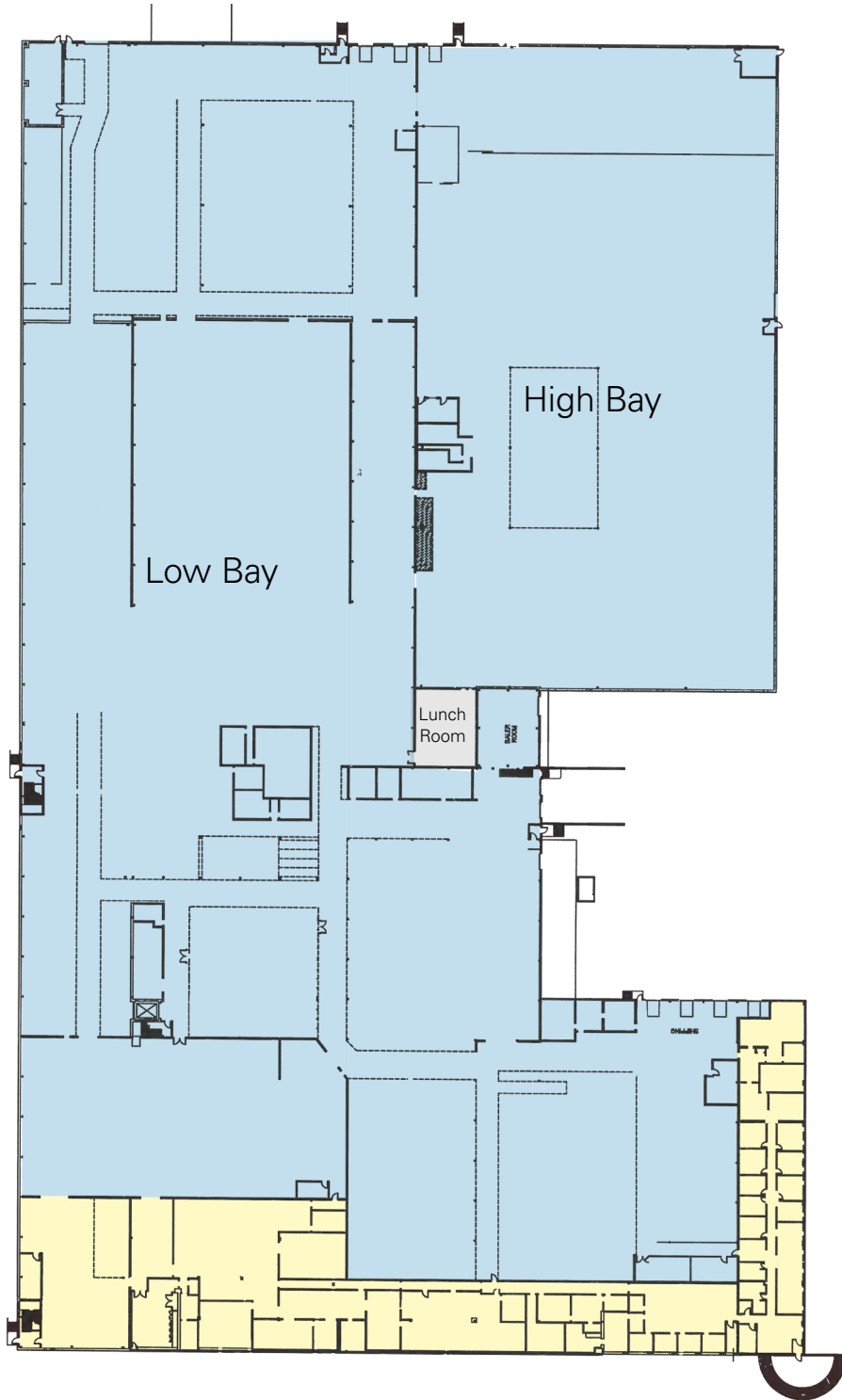
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Existing Layout, Floor 1

Floor Plan Key

- Warehouse
- Office



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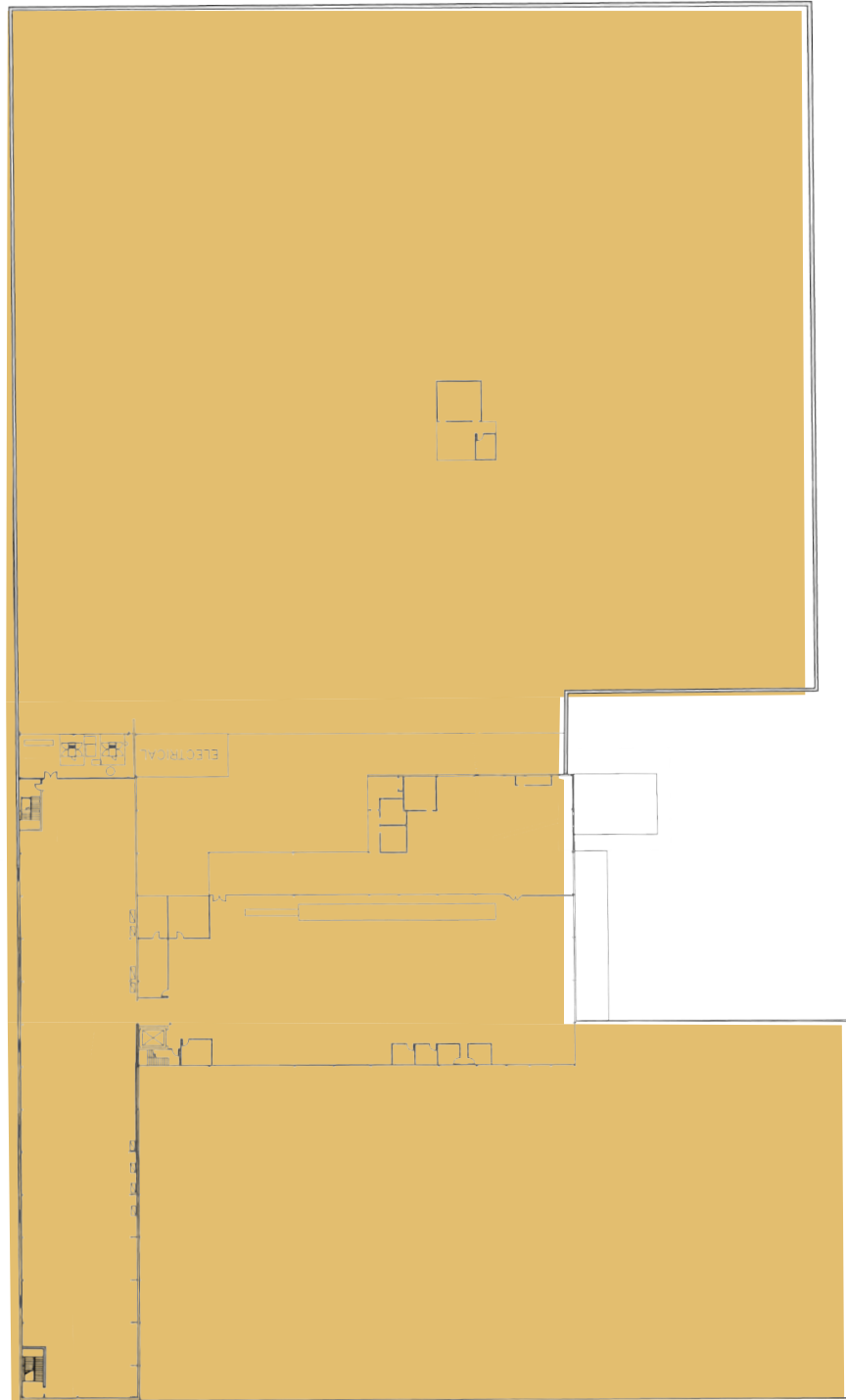
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Existing Layout, Floor 2

Floor Plan Key
■ Storage



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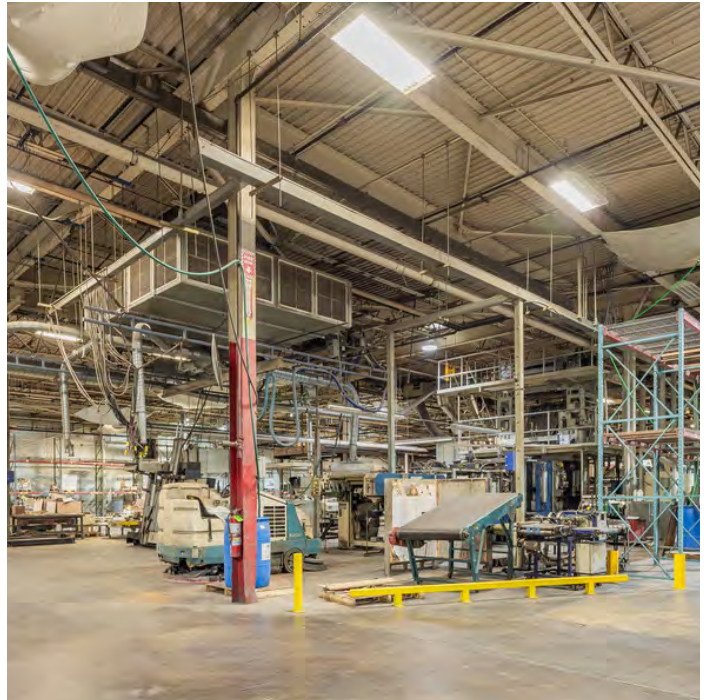
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Interior Photos



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Interior Photos



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Exterior Photos



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Office Space



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