



W 150th Street

For Sale

40,909 SF Industrial Building
3881 W 150th Street, Cleveland

 **JLL** SEE A BRIGHTER WAY

For Sale - \$2,700,000

3881 W 150th Street
Cleveland, OH

Property Features

- Available Space: 40,909 SF
- Office space (front): 1,600 SF
- Shop office (Includes: mezz, lunchroom and shop restrooms): 2,243 SF
- Shop/warehouse: 37,066 SF
- 1.75 Acres
- 15 Parking spaces front lot, 30 parking spaces back lot
- Property signage along W 150th Street
- Located on W. 150th Street, just south of Lorain Avenue with easy access to I-90 via Warren Road and I-71, just over 1/2 mile to the south



Property Overview

- Target vacancy by end of 2024
- Air compressors with the building
- Prior to decommissioning there is a spray booth with supporting pumps and dust and chip collection system
- Close proximity to West Park Neighborhood
- Located on RTA bus route

For Sale - \$2,700,000

3881 W 150th Street
Cleveland, OH

Building Information

Parcel #	027-28-007 027-28-008
Type / Zoning	Industrial / Semi Industry
Construction	Masonry & Metal
Roof	Built up & Metal
Year Built	Original construction - 1951, Most recent addition - 2000
Sprinkler	100% wet system
Clear Height	12' - 17'
Lighting	LED throughout shop
Parking	15 front lot, 30 back lot

Loading & Doors

Docks	2 with levelers (8' x 10')
Drive ins	5 Total 2 wood shop (8x8 and 16x10) 1 paint shop (8x10) 2 brush shop (8x14, 10x14)

Utilities

Power	2 – 600 amp feeds & 2 – 200 amp feeds (Total 1600 amps)
Heating	Boiler - Office, paint and wood shop Gas Units - Brush shop and warehouse
Air Compressors	In place (one will be left with the building)

Pricing & Taxes

Asking Price	\$2,700,000
Taxes	\$40,023.52/Year (\$0.98/SF) 2023

Site Plan

FACTORY BUILDING ADDITION FOR: CLEVELAND WOOD PRODUCTS

3881 WEST 150th Street
PHONE: 216.252.1190

CLEVELAND, OHIO
FAX: 216.252.6205

DRAWING INDEX

NO.	TITLE
001	GENERAL CONSTRUCTION NOTES, CODE DATA, SYMBOLS & MATERIALS, ABBREVIATIONS, DRAWING INDEX, SITE PLAN
A1	FLOOR PLAN, ELEVATIONS, DOOR SCHEDULE, & STRUCTURAL SPECIFICATIONS
A2	BUILD SECTION WALL SECTIONS, & DETAILS
F1	FOUNDATION PLAN, FOUNDATION WALL SECTIONS, MASONRY SPECIFICATIONS, CONCRETE SPECIFICATIONS, & FINISH SCHEDULE
H1	HVAC / PLUMBING PLAN DETAILS, & SPECIFICATIONS
E1	ELECTRICAL PLAN
P1	PARKING IMPROVEMENT, MINOR IMPROVEMENT

GENERAL NOTES

- ALL WORK TO CONFORM TO ALL LOCAL, STATE AND NATIONAL BUILDING CODES.
- CONTRACTOR TO REVIEW AND BECOME FAMILIAR WITH ALL SPECIFIC CONDITIONS PRIOR TO COMMENCING WORK. ANY CONDITIONS NOT DOCUMENTED ON THESE DRAWINGS OR OBSERVED TO BE DIFFERENT THAN THOSE SHOWN ON THESE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO BEGINNING WORK.
- CONTRACTOR TO CONTACT LOCAL UTILITIES IF NECESSARY. SUBMIT ALL APPLICABLE PERMIT DOCUMENTS, QUALIFICATIONS, ETC. AND BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH PERMITS, UTILITY EXTENSIONS, TARIFFS, ETC. ARCHITECT TO SUBMIT DOCUMENTS FOR PERMIT PLAN REVIEW AND OWNER REVIEW. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMITS AND ALL PERMIT AND CONNECTION COSTS.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS AS A RESULT OF THE PROJECT, DAILY / OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL REMOVE ALL WORK AND MATERIAL AND EQUIPMENT DELIVERIES SO AS NOT TO INTERFERE WITH THE DAILY OPERATIONS OF THE FACILITY.
- THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, EQUIPMENT, FITTURES, ETC. FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.
- ALL DAMAGED SURFACES AND/OR FINISHES AS A RESULT OF AND ADJACENT TO THE WORK SHALL BE REPAIRED AND FINISHED TO THEIR ORIGINAL CONDITION. THIS INCLUDES, BUT IS NOT LIMITED TO, ADJACENT BRACES, MEMBERS, JOISTS, ETC.
- THE CONTRACTOR SHALL PROVIDE THE NECESSARY ENCLOSURES OR BARRICADES TO ISOLATE THE WORK FROM THE REST OF THE FACILITY. AREAS ADJACENT TO THE CONSTRUCTION SHALL BE SAFELY CLOSED OFF.
- EACH CONTRACTOR IS RESPONSIBLE TO COORDINATE AND SCHEDULE HIS WORK WITH THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS WHOSE WORK WILL BE AFFECTED.
- DESTRUCTION OF WALLS MEANS DESTRUCTION OF ALL FINISHES, FRAMING, STRUCTURAL MEMBERS, ELECTRICAL, PLUMBING AND MECHANICAL, ITEMS WHETHER SHOWN ON DRAWING AND WHETHER OR NOT INDICATED ON THESE DRAWINGS.
- PARKING AT THE SITE BY ALL CONSTRUCTION STAFF SHALL BE LIMITED TO ONLY THE AREAS DESIGNATED BY THE OWNER.
- THE AREA OF WORK SHALL MAINTAIN A WEATHER TIGHT CONDITION AT ALL TIMES. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SECURE THE AREA OF WORK.

ABBREVIATIONS

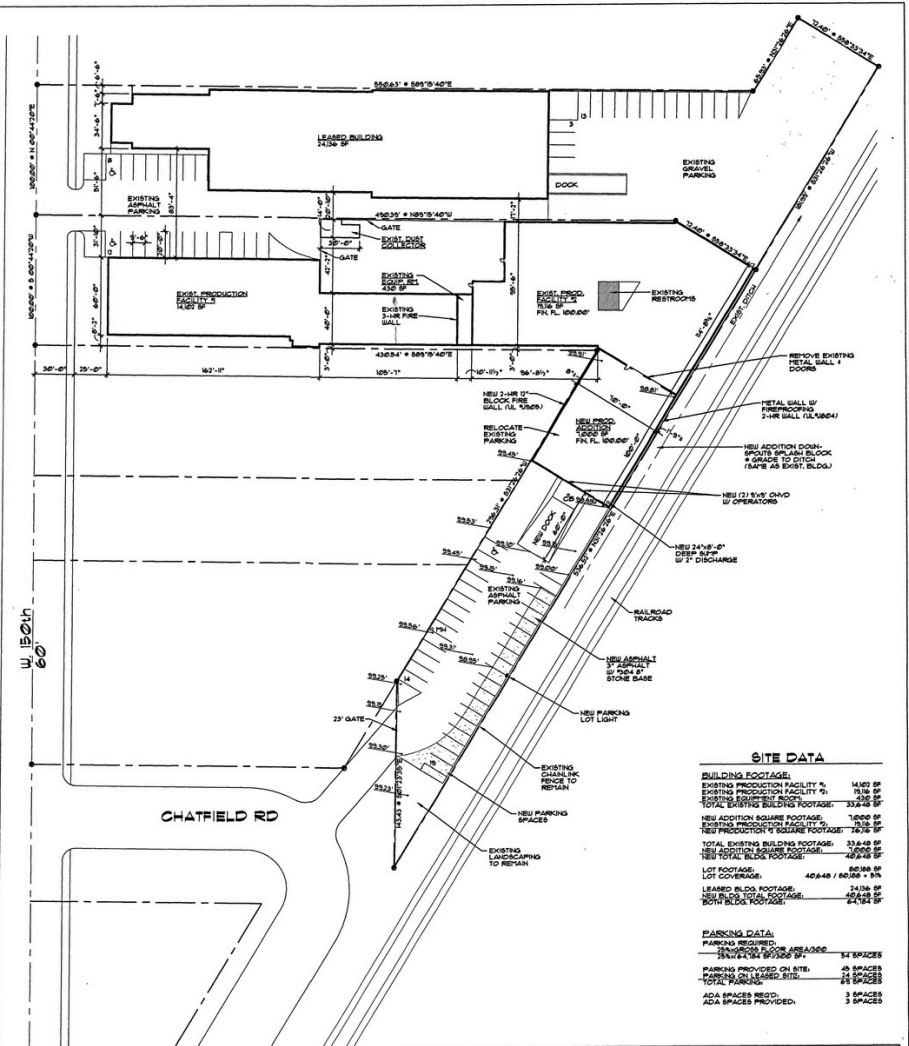
AB	ANCHOR BOLT	HR	HOUR
ACT	ACoustIC CEILING TILE	HT	HEIGHT
ADJ	ADJUSTABLE	HVAC	HEATING, VENTILATING, AIR CONDITIONING
AFB	ABOVE FINISH FLOOR	INDAL	INDUCTION
ALT	ALTERNATE	JAN	JANITORY
ANCH	ARCHITECTURAL	LF	LINEAL FEET
BLK	BLOCK	LLH	LONG LEG HORIZONTAL
BLDG	BUILDING	LLV	LONG LEG VERTICAL
BRK	BRICK	MB	MASONRY
BTM	BOTTOM	PH	PLUMBING
C/C	CENTER TO CENTER	PO	PLASTER OPENING
CD	CENTER-TO-CENTER	NO	NOT IN CONTRACT
CH	CHANCE	NS	NOT TO SCALE
CLS	CELLS	O/C	ON CENTER
CONC	CONCRETE	PL	PLATE PROPERTY LINE
CONTR	CONTRACTOR	PT	PRESERVATIVE TREATED
CONT	CONTIGUOUS	RAD	RADIUS
CONTR	CONTRACTOR	REP	REPRESENTATIVE
CL	CONCRETE MASONRY UNIT	REQD	REQUIRED
CRS	COURSE	RS	ROUGH SCAFFOLD
DB	DOWNPOUT	SPCS	SPECIFICATIONS
DFI	DIMENSION	ST	STEEL
DB	DOWNPOUT	STR	STRUCTURAL STEEL
DUGS	DRAINAGE	T&G	TOP OF BEAM
EP	EACH FACE	T&G	TRUSS ORDER
ELEC	ELECTRICAL	T&G	TONGUE AND GROOVE
EQ	EACH WAY	T&T	TOP OF JOIST
EX	EXTERIOR	TOP	TOP OF SLAB
FN	FINISH	TOP	TOP OF SLAB
FACT	FACTORY	TR	TRUSS
FR	FIRE RATED	UNO	UNLESS NOTED OTHERWISE
FTS	FOOTING	VNTL	VERTICAL
GA	GAUGE	VNTL	VERTICAL COMPOSITION FILE
GLV	GALVANIZED	VNTL	VERTICAL WALL COVERING
GWB	Gypsum WALL BOARD	W	WITH
HC	HANDCAPED	W/O	WITHOUT
HLL	HOLLOW METAL		

OBCC COMPLIANCE

- 3051 USE GROUP: F-1 (MILLSWORK & WOODWORKING)
- 6402 CONSTRUCTION TYPE: 3C (UNPROTECTED) BLDG SPRINKLED
- 503.0 HEIGHT/AREA LIMITATION: 7 ST. 30', 3000 SF ALLOWED
- 506.3 AREA PROTECTION: CHASE & SPRINKLER SYSTEMS. CHASES & SPRINKLER SYSTEMS IS EQUIPPED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM. INSTALLED - SQUARE FOOTAGE SHALL BE INCREASED 200% FOR ONE & TWO STORY BUILDINGS.
- NEW ALLOWABLE AREA: 29,500 SF
NEW ACTUAL AREA: 29,369 SF
- 1006.8 EXIT ACCESS TRAVEL: 20'
- 1006.13 OCCUPANT LOAD PRODUCTION FACILITY 9:
LOADING: 1 OCCUPANT PER 100 SF
PRODUCTION FACILITY 9: 29,369 SF
ACTUAL: 181 OCCUPANTS
- 1007.3 NUMBER OF EXITS: 2 REQD, 3 PROVIDED
- 2009.1 PLUMBING REQUIREMENTS (BASED ON 2 1/2" HALL & 1 1/2" RENEAL):
HALL: 1 REQD, 1 PROVIDED
URINAL: 1 PROVIDED
DRAINING FOUNTAIN: 1 REQD, 1 PROVIDED
SERVICE SINK: 1 REQD, 1 PROVIDED
- FIRE PROTECTION: HAZARD SET SPRINKLER SYSTEM UP SERVICE TO NEW BLDG ADDITION BY OWNER

SYMBOLS & MATERIALS

	EARTH		BATT INSULATION
	POROUS FILL		GYP/PLB BOARD
	POURED CONCRETE		METAL
	CONCRETE BLOCK		ROUGH WOOD
	BRICK		STEEL
	SECTION		WINDOW TYPE
	ELEVATION		DOOR NUMBER
	DETAIL		ROOF NUMBER
	REVISION NUMBER		



SITE DATA

BUILDING FOOTAGE:	
EXISTING PRODUCTION FACILITY 9:	1432 SF
EXISTING PRODUCTION FACILITY 9:	1936 SF
TOTAL EXISTING BUILDING FOOTAGE:	3328 SF
NEW ADDITION SQUARE FOOTAGE:	26040 SF
EXISTING PRODUCTION FACILITY 9:	7336 SF
NEW PRODUCTION 9 SQUARE FOOTAGE:	22024 SF
TOTAL EXISTING BUILDING FOOTAGE:	3328 SF
NEW ADDITION SQUARE FOOTAGE:	26040 SF
TOTAL EXISTING BUILDING FOOTAGE:	3328 SF
NEW ADDITION SQUARE FOOTAGE:	26040 SF
TOTAL EXISTING BUILDING FOOTAGE:	3328 SF
NEW ADDITION SQUARE FOOTAGE:	26040 SF
TOTAL EXISTING BUILDING FOOTAGE:	3328 SF
NEW ADDITION SQUARE FOOTAGE:	26040 SF

PARKING DATA:	
PARKING REQUIRED ON SITE:	54 SPACES
ON SITE:	54 SPACES
PARKING PROVIDED ON SITE:	48 SPACES
WORKING ON LEASED SITE:	24 SPACES
ADA SPACES REQD:	3 SPACES
ADA SPACES PROVIDED:	3 SPACES

zelko BUILDING SYSTEMS
designers
engineers
builders

13710 WOOD ROAD
Wickliffe, OHIO 44092
www.zelko.com
since 1953

PROJECT: FACTORY BUILDING ADDITION FOR:
CLEVELAND WOOD PRODUCTS
3881 W. 150th Street
CLEVELAND, OHIO

TITLE: BLDG. DATA 4
SITE PLAN

JOB NO. 031
DRAWN BY: REV

DATE: 04.28.09
REVISIONS:
04.28.09 - PERMIT

GPI

Location Map

0.67

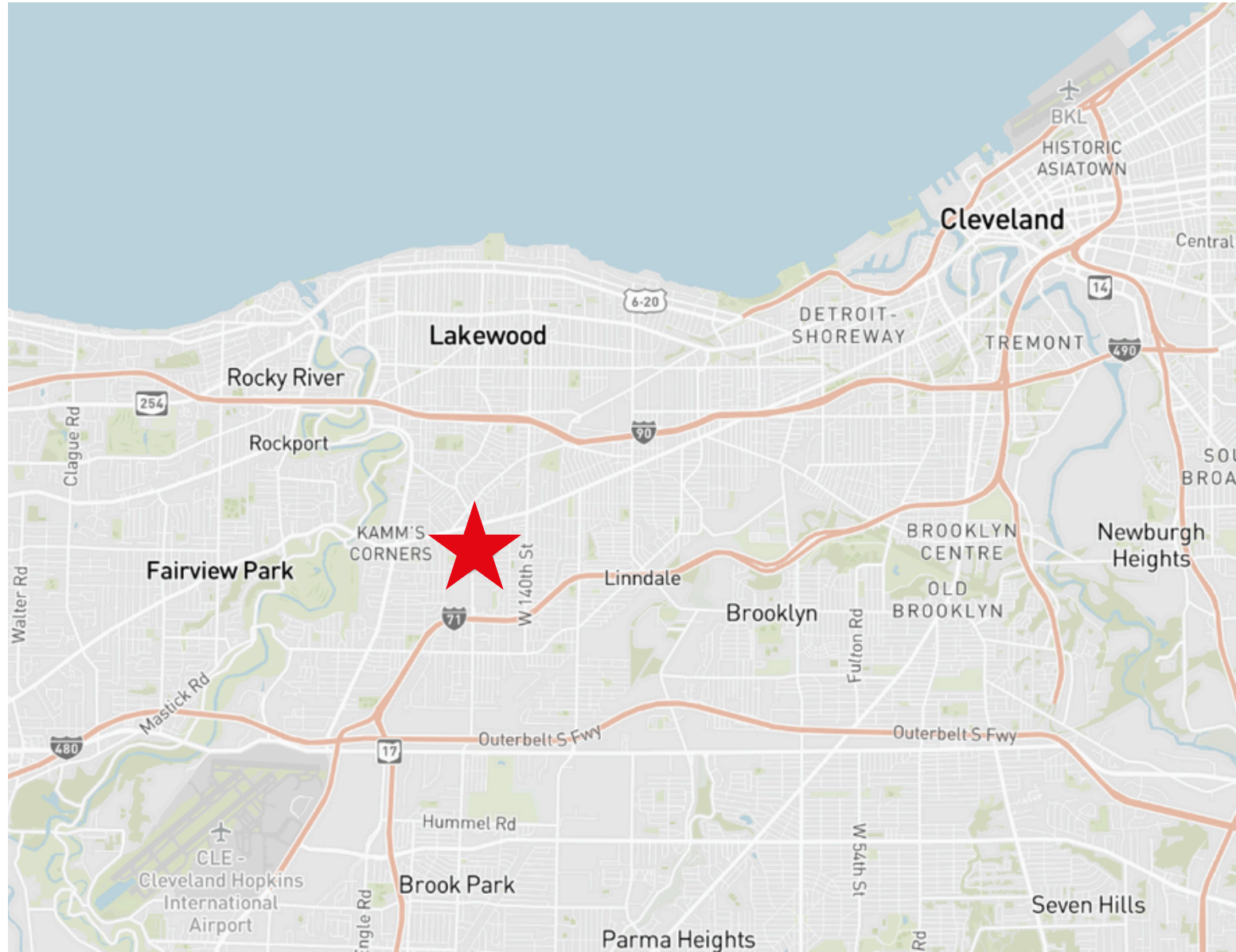
miles to I-71 north and south

3.2

miles to Cleveland Hopkins International Airport

13.6

miles to the Port of Cleveland



JLL

Don Bain Jr., SIOR

Executive Vice President

don.bainjr@jll.com

+1 (216) 937 4377

Jones Lang LaSalle Americas, Inc.