



**SEQUOIA  
REALTY**

“Northeast Ohio’s Commercial Broker”  
7743 Mentor Avenue, Mentor, Ohio 44060  
visit us at: [www.SequoiaRealty.com](http://www.SequoiaRealty.com)

## Heart of Ohio City

2067 W. 41<sup>st</sup> St.  
Cleveland, OH 44113

- **14,000+/- Sq. Ft.**
  - Includes 2,000 Sq. Ft. of nice, open updated office space with 3 offices and 1 large office or conference room & 3 Car Attached Garage
- **Light Industrial and Warehouse**
- **For Lease @ \$6.75/ Sq. Ft. NNN**
- **Very Rare and Cool Space in Ohio City**
- **Large Parking Lot – 25 Spaces**
- **Perfect for Distribution, Light Manufacturing, Brewery, Arts Studio or Fitness**
- **Freight Elevator and 2 - Semi Truck Dock Doors**
- **2 Power Services - 480, 3 phase & 240, 3 phase**
- **A/C in New Building (4,080 Sq. Ft.+/-)**
- **Upgraded to LED Lighting**
- **Originally Built as an Apple Storage Facility for the local Apple Orchard**

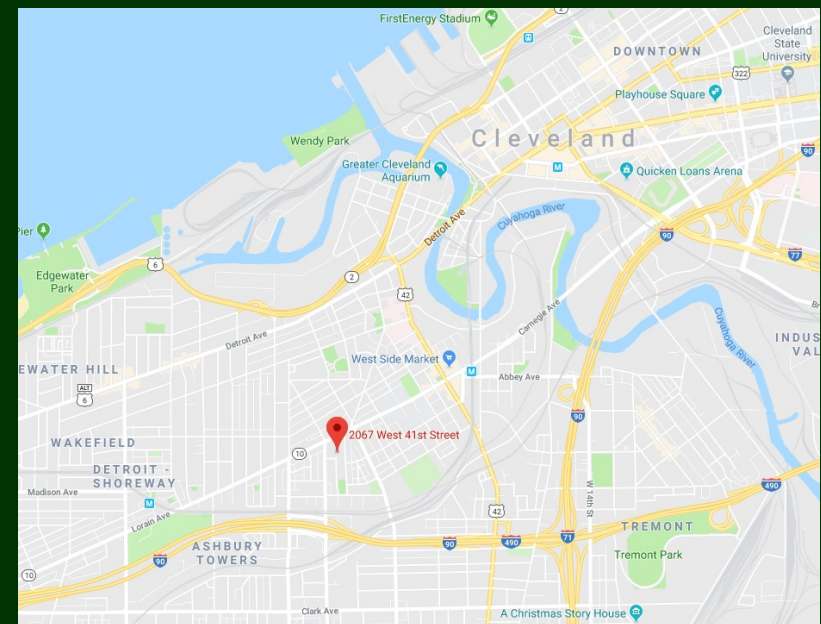
For More Information  
Call Patrick Dowd – 216.406.0476

Contact *The RICK FERRIS* Team  
Phone: 440.946.8600 ● Fax: 440.953.4500

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Site Map





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