

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

ASKING MARKET RATE | 892 CALLENDAR BLVD, PAINESVILLE, OHIO

URBAN INFILL LOCATION IN HIGH-GROWTH CLEVELAND MSA



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

EASY ACCESS TO I-90 & SHOREWAY

IMMEDIATE STRATEGIC DELIVERY TO THE REGION AND ITS CUSTOMER BASE



OFFICE
±4,805 SF

WAREHOUSE
±63,834 SF

4 CRANES
5-TONS / 22' HEIGHTS

±68,639 SF BUILDING

±6.73 AC LOT AREA

1999 YEAR BUILT

SEE SITE PLANS BELOW INCLUDING OFFICE & WAREHOUSE SPACES

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.

PROPERTY DETAILS

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.

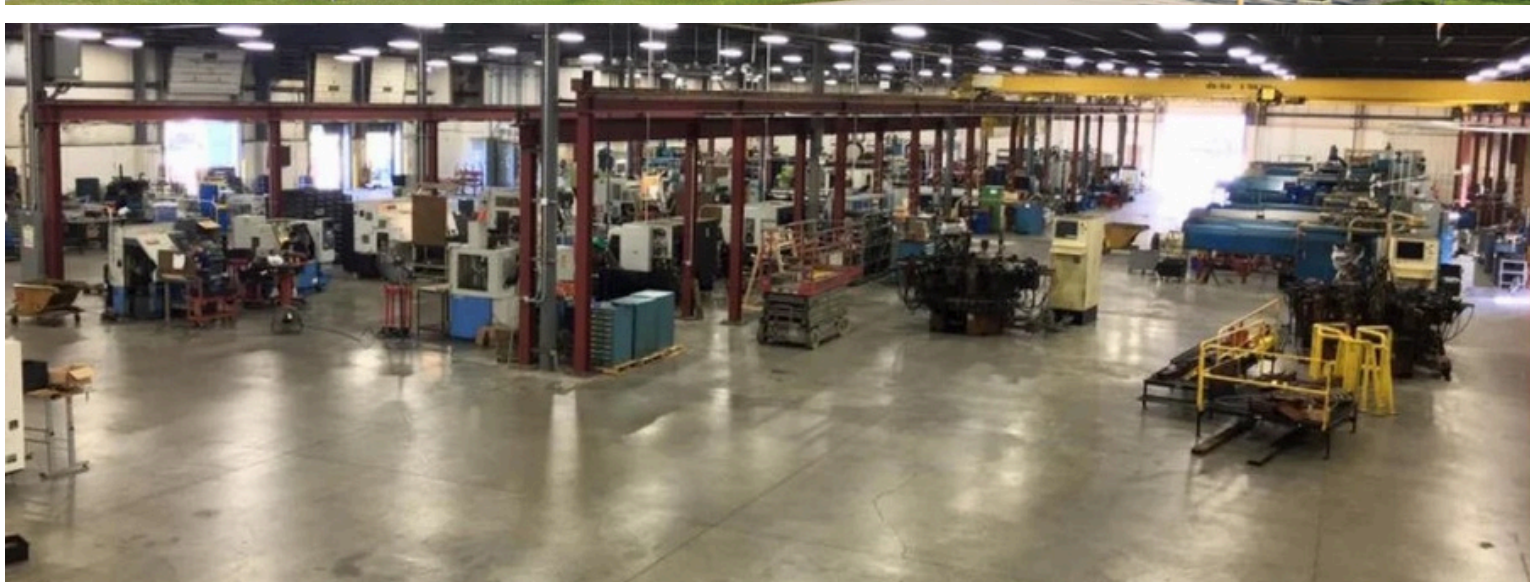
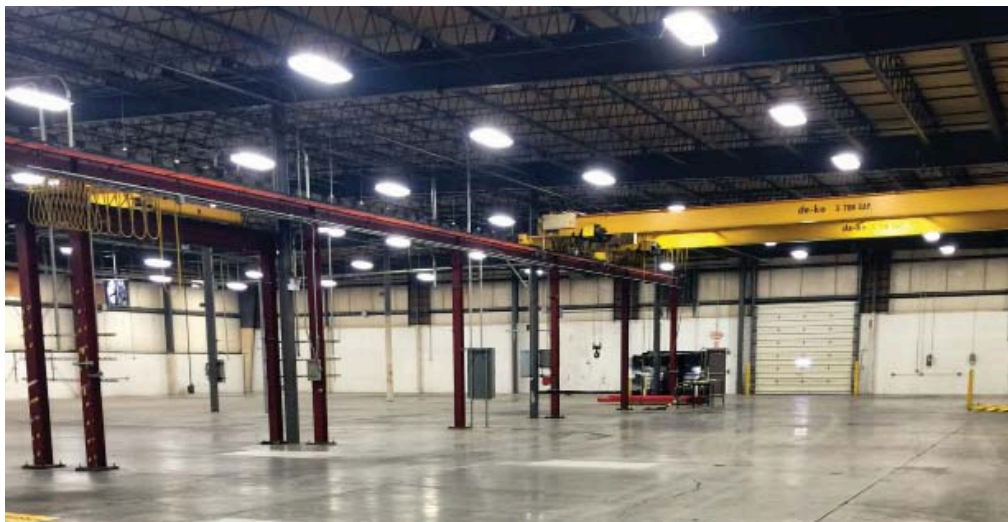
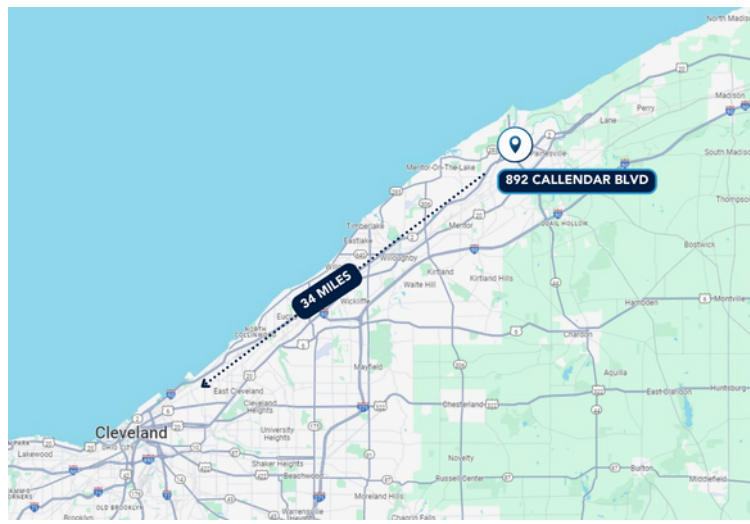
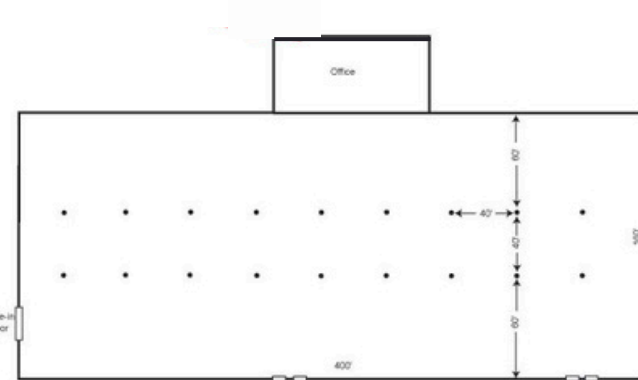
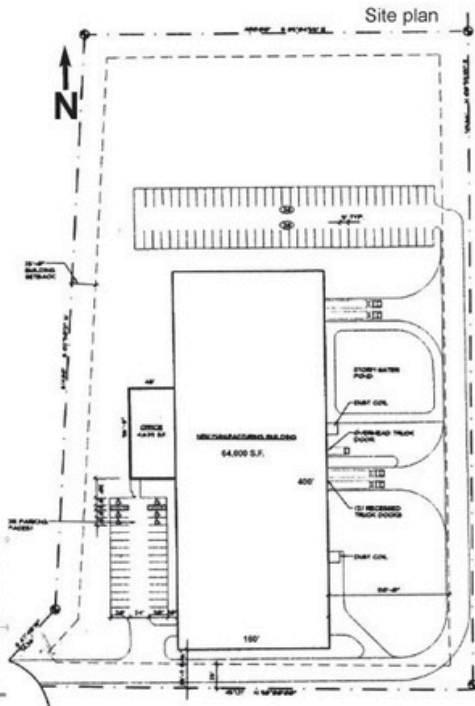
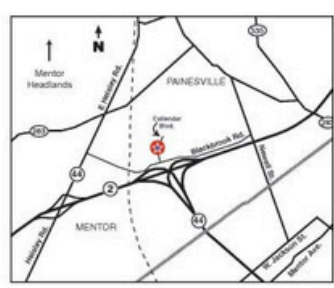
THE LOCATION

- DISTANCE TO CLEVELAND 34 mi
- DISTANCE TO PITTSBURGH 145 mi
- DISTANCE TO COLUMBUS 165 mi
- DISTANCE TO COLUMBUS 190 mi

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

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

SITE PLAN



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