



FOR SALE

3560 Ridge Road,
Brooklyn, Ohio 44102

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Colliers

Accelerating success.

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Property Detail

Address	3560 Ridge Road, Brooklyn, Ohio 44102
Parcel #'s	431-04-011
Zoning	GI: GI General Industrial
Acres (AC)	1.972
Total SF	24,500
Office SF	3,500
Warehouse SF	21,000
Asking Price	\$985,000
Year Built / Renovated	1920; 1950; 1969; 2022
Clear Height	21' - 32'
Docks	None
Drive-ins	Two (2) 14'x14', One (1) 12'x14'
Power	400A, 3-Phase/480V 200A, 3-Phase/240V 100A, 120/240V
Office HVAC	Yes
Warehouse Heat	Gas-fired Radiant Tube Heaters (6)
Lighting	LED
Cranes	One (1) 20T Crane (16' Under Hook)



Utility Providers

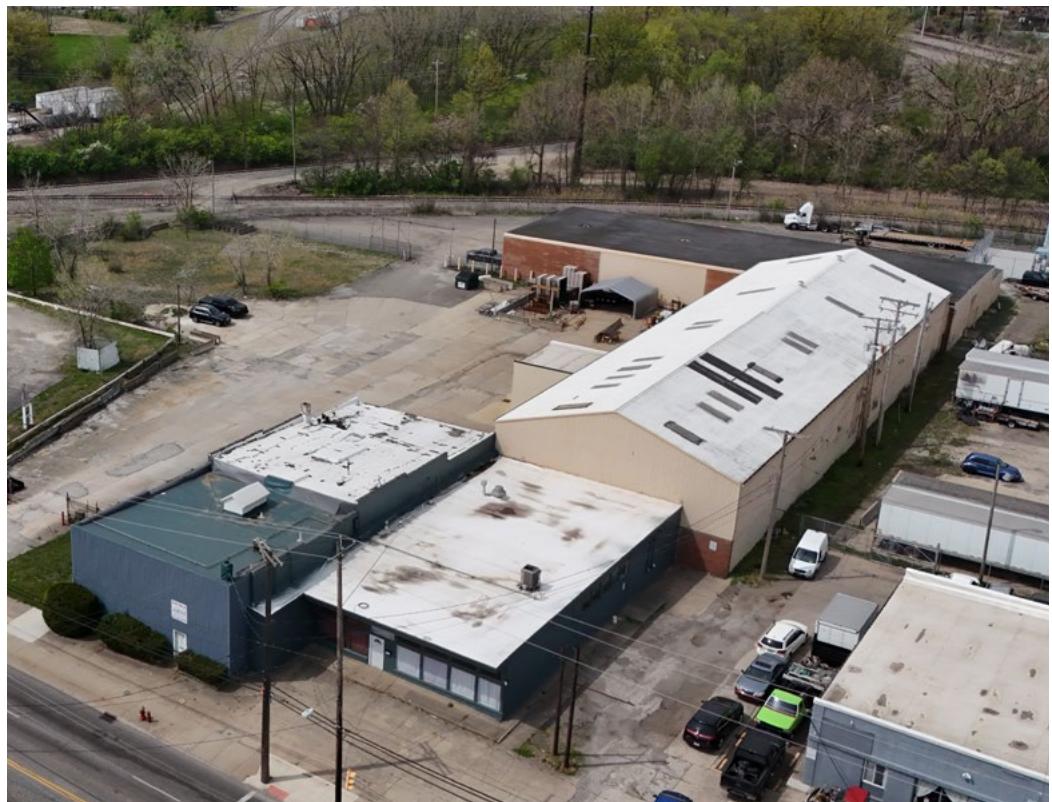
Electric
Gas
Water
Sewer

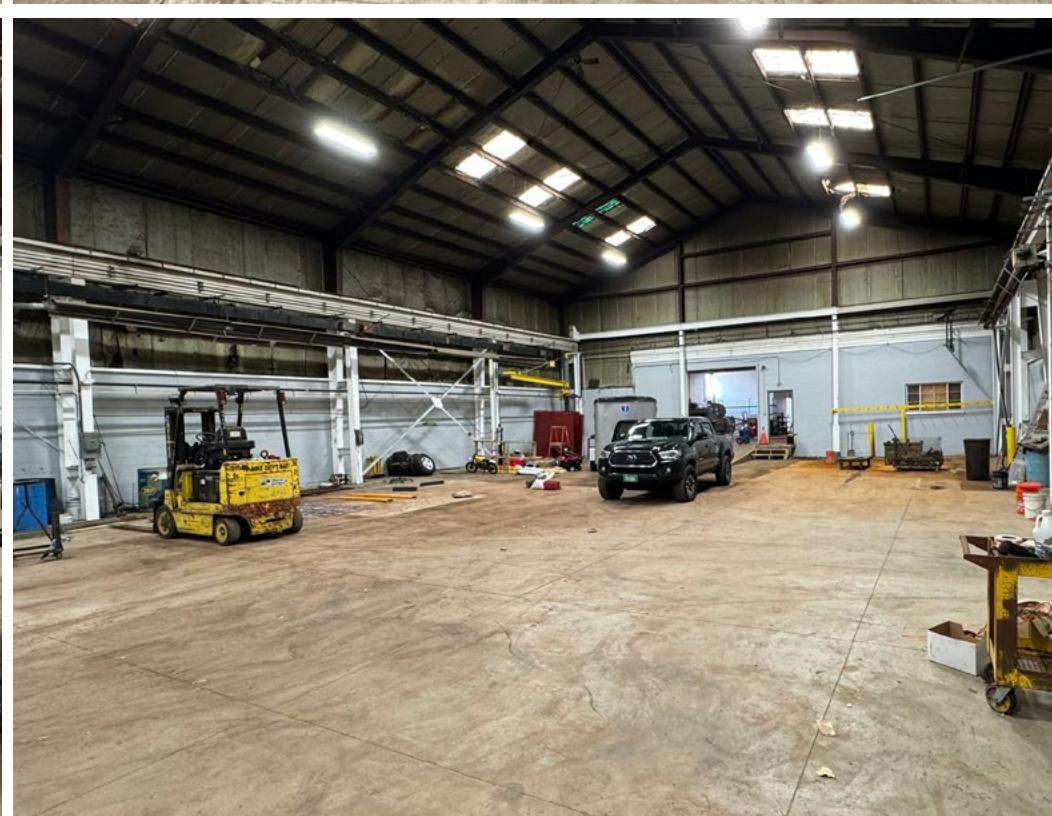
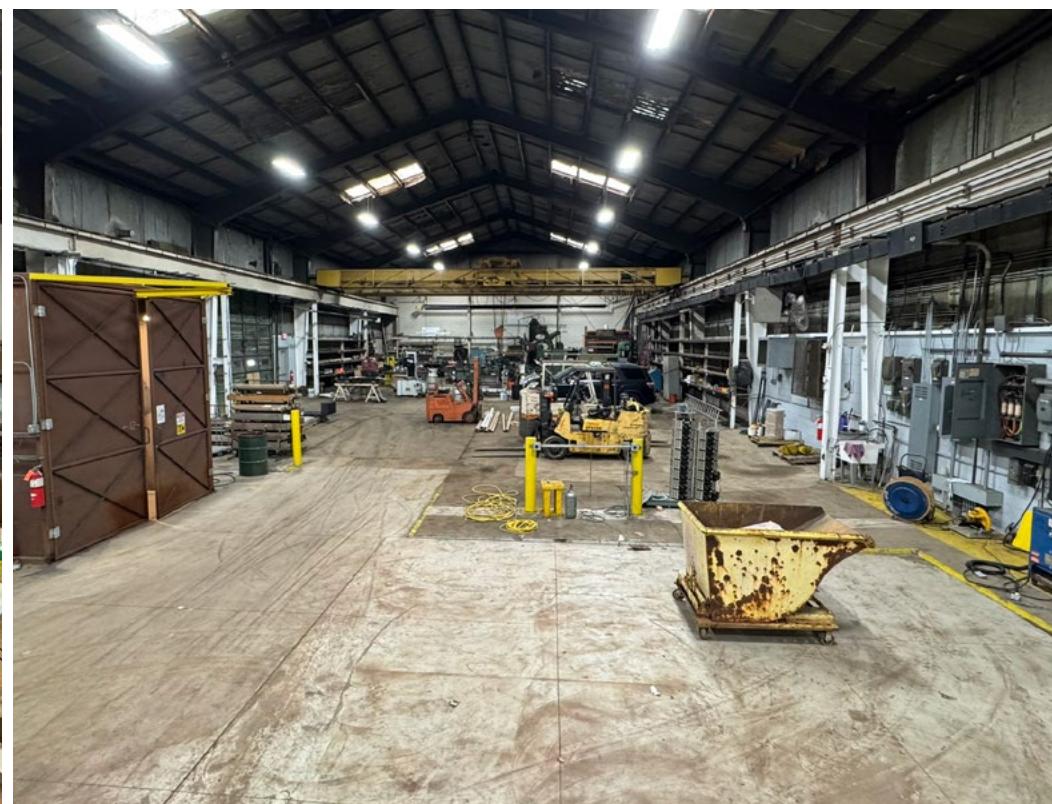
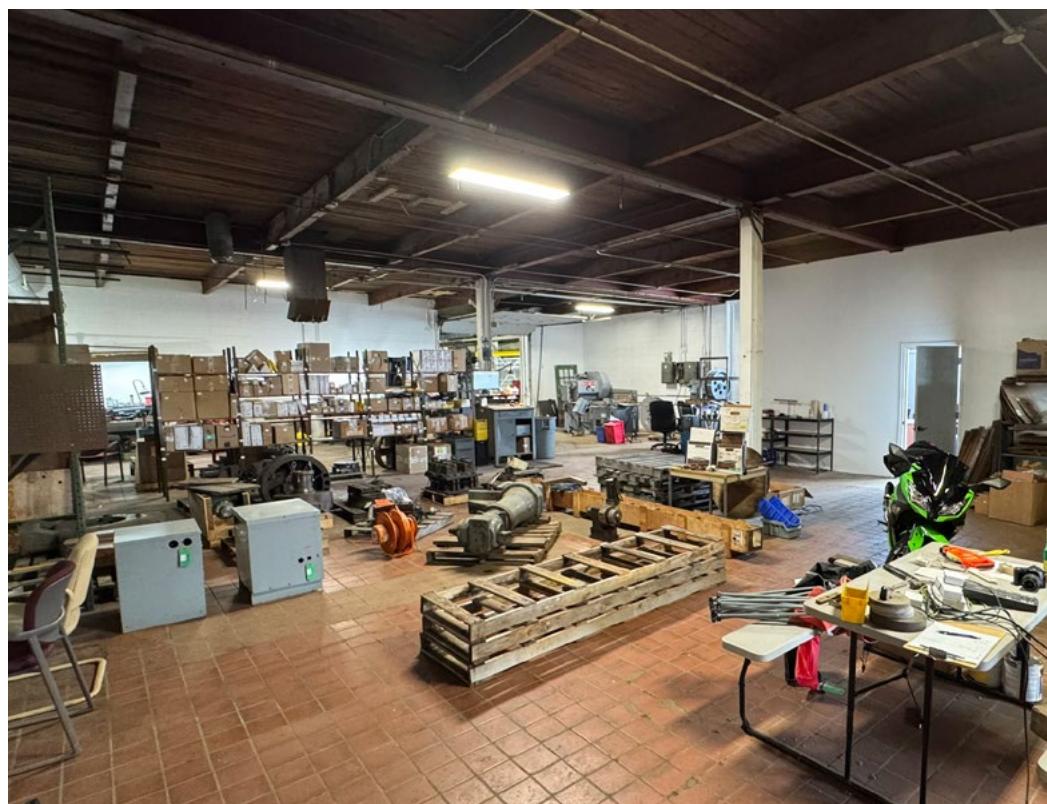
Illuminating Company
Enbridge
City of Cleveland
City of Cleveland

Amenities

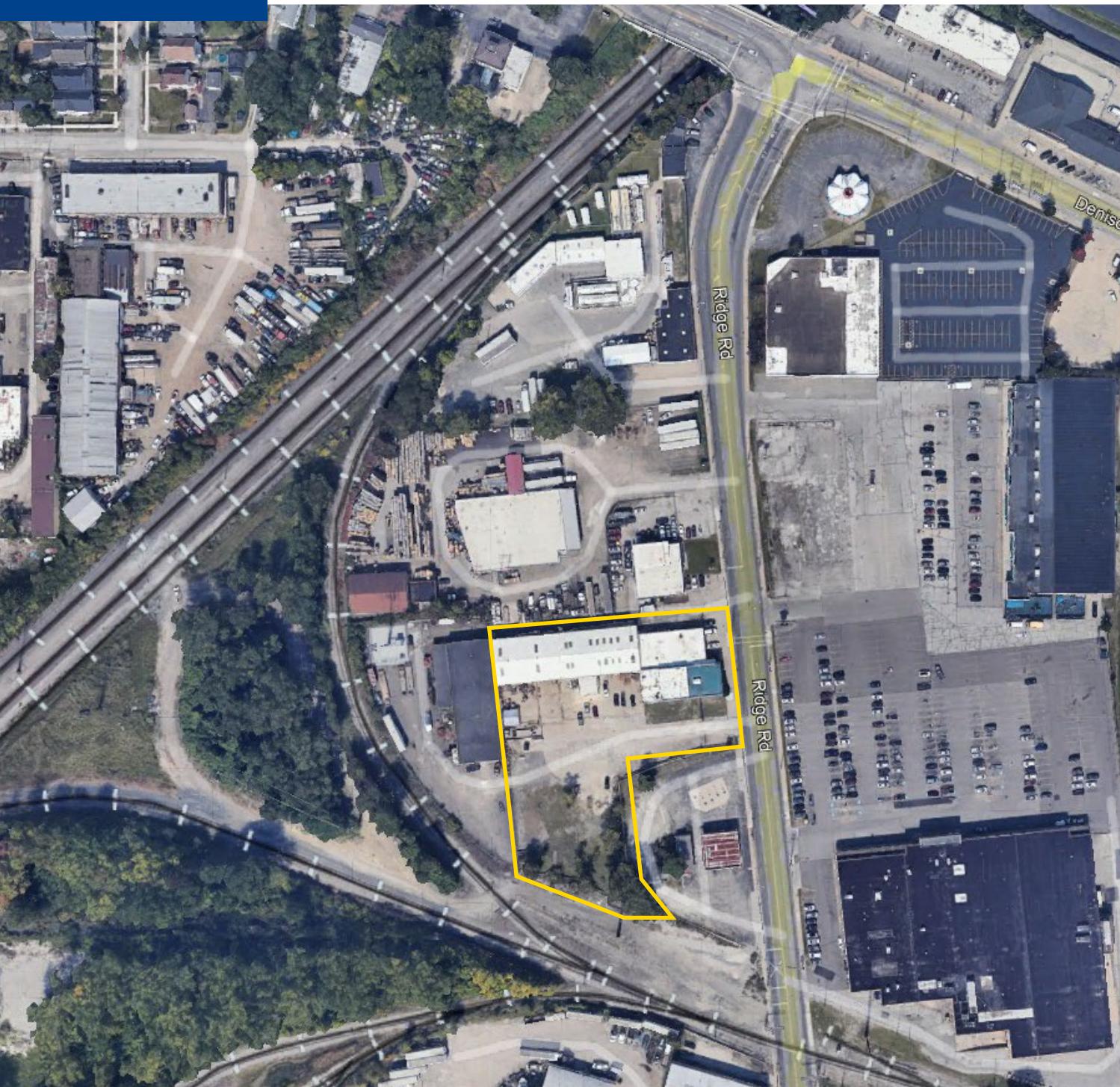
High-hazard storage room.
Floor drains
Buss ducts
Subsurface power runs.
Heavy gas (2" @ 10lbs.)
Exterior Storage (1/2 AC+)

Property Photos





Aerial



Population
161k
within a 3-mile radius



Households
74k
within a 3-mile radius

Average HH Income
\$68k
within a 3-mile radius

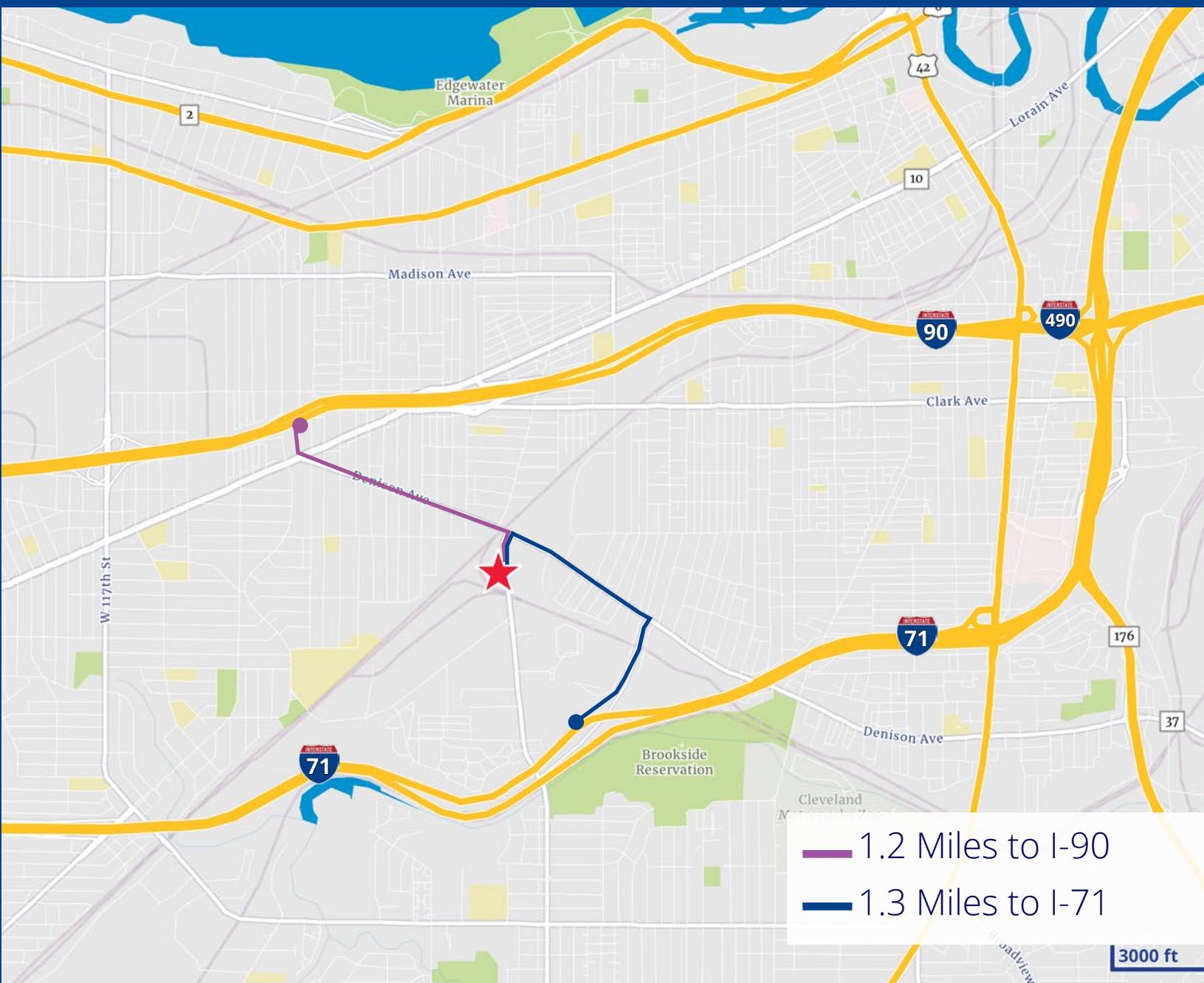


Daytime Employees
57k
within a 3-mile radius

Median Age
36.4
within a 3-mile radius



Labor Force
55.2% White Collar
24.3% Blue Collar
within a 3-mile radius



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