



FOR SALE

3560 Ridge Road,
Brooklyn, Ohio 44102

Conor Toomey

Senior Vice President
+1 440 539 9649
conor.toomey@colliers.com

Tim Breckner, SIOR

Senior Vice President
+1 216 314 0648
tim.breckner@colliers.com



200 Public Square | Suite 1050
Cleveland, OH 44114
+1 216 239 5060
colliers.com/cleveland

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

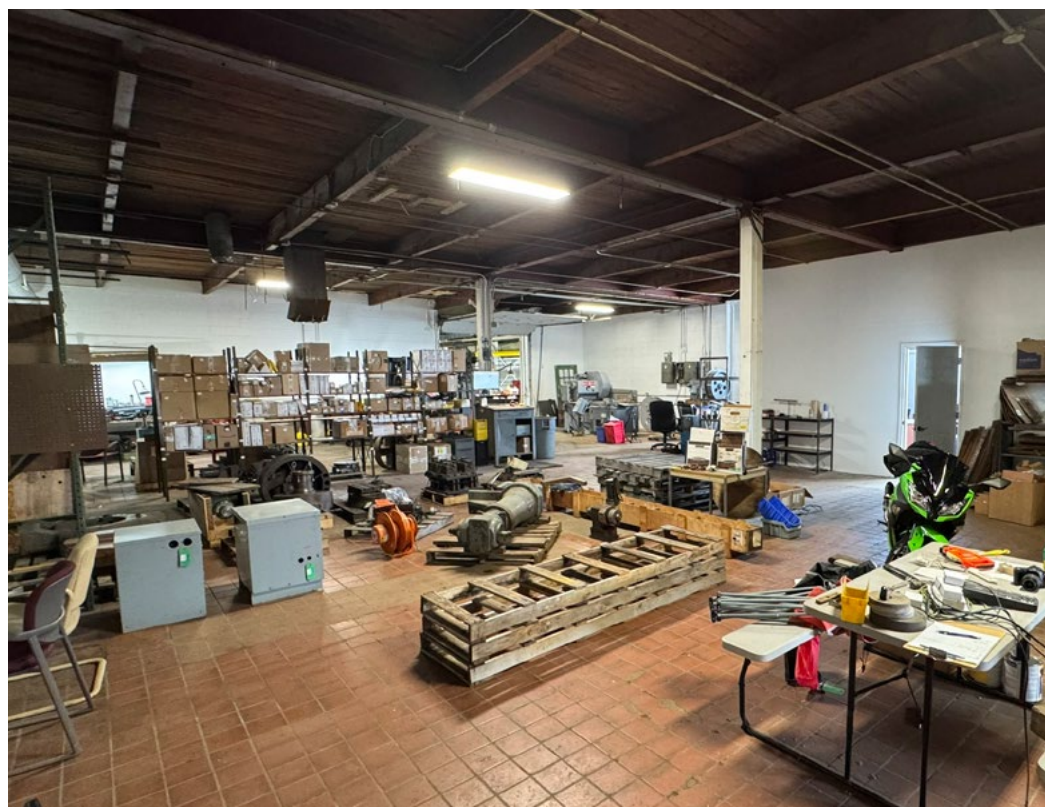
Illuminating Company
Enbridge
City of Cleveland
City of Cleveland

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

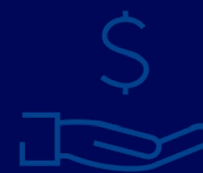
161k

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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