

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

OWNER/USER OR INVESTMENT SALE | 892 CALLENDAR BLVD, PAINESVILLE, OHIO

ATTRACTIVE INCOME IN-PLACE | 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

±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.

THE BUILDING

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

Near I-90 and within close proximity to Cleveland's thriving industrial market, this prime location provides unparalleled access to regional and national distribution networks, making it an ideal choice for manufacturing, warehousing, or distribution tenants seeking convenience and efficiency. With the region experiencing record-low industrial vacancy rates and upward-trending rents, this property is well-positioned for significant income growth. Strategically

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

DISTANCE TO CLEVELAND → 34 MILES

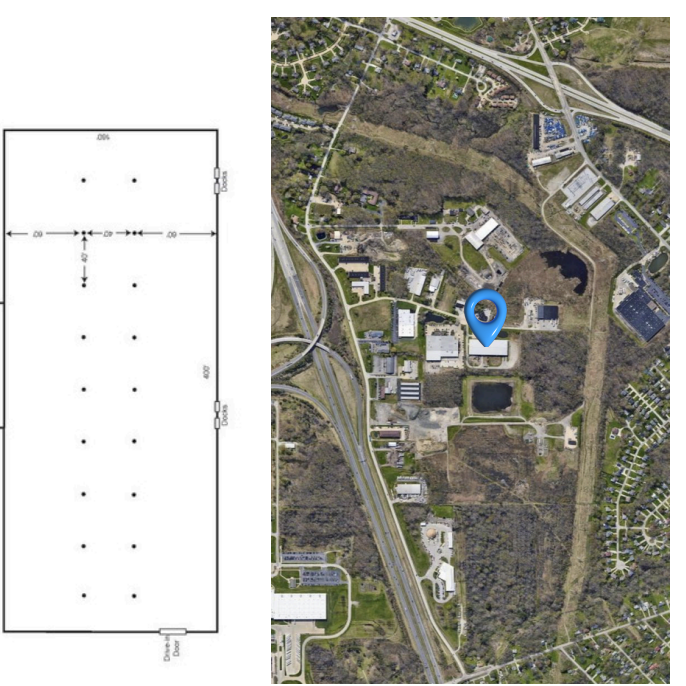
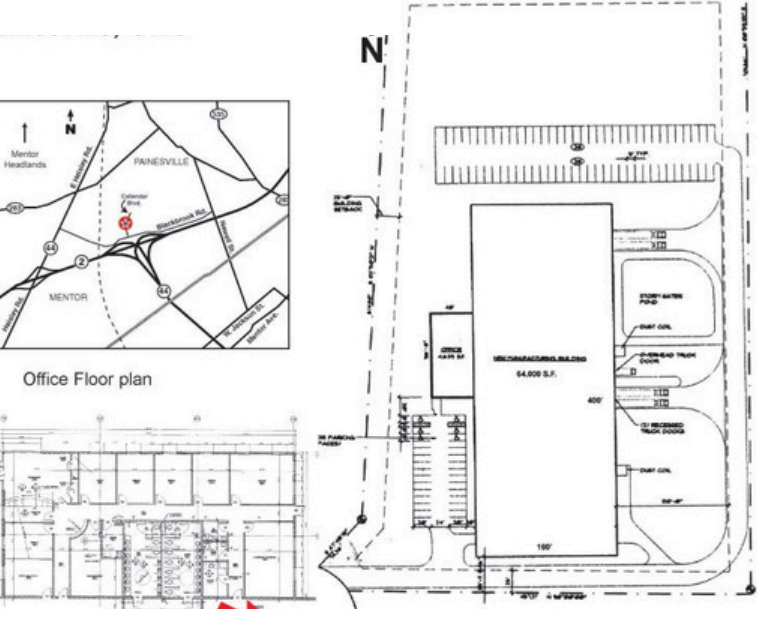
DISTANCE TO PITTSBURGH → 145 MILES

DISTANCE TO COLUMBUS → 165 MILES

DISTANCE TO DETROIT → 190 MILES

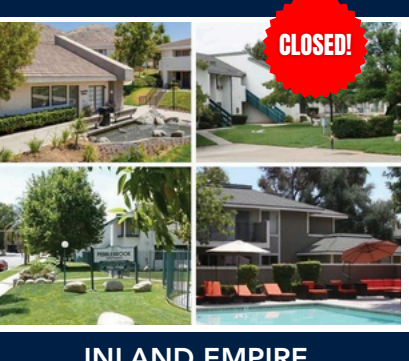
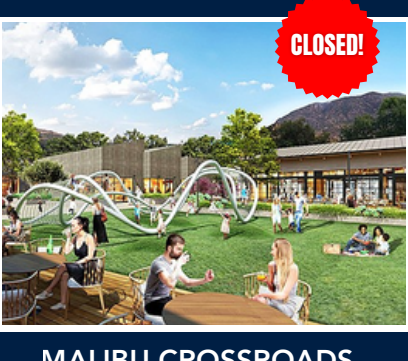


SITE PLAN



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LA OFFICE/FLEX INDUSTRIAL
\$160M

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CLASS A RETAIL
\$130M

INLAND EMPIRE MULTIFAMILY PORTFOLIO
RECAPITALIZATION/SALE
\$118M

\$3B TENANT NEW INDUSTRIAL LEASE
165K SF

INDUSTRIAL | DEVELOPMENT | MULTIFAMILY | RETAIL | OFFICE | JOINT VENTURE | DEBT | EQUITY

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