

Prime Location Industrial Suites

For Lease | 2912 - 2972 E. 34th Street, Cleveland, Ohio 44115



CUSHMAN &
WAKEFIELD

CRESKO
Real Estate



PROPERTY HIGHLIGHTS

- Under new ownership! Building upgrades incoming!
- Prime location with immediate interstate access to I-77 & I-490
- Flexible space layouts with tall ceilings, wide bays, drive-thru capability, and more
- Ideal space for warehouse, storage, and distribution
- Heavy power available for manufacturing uses

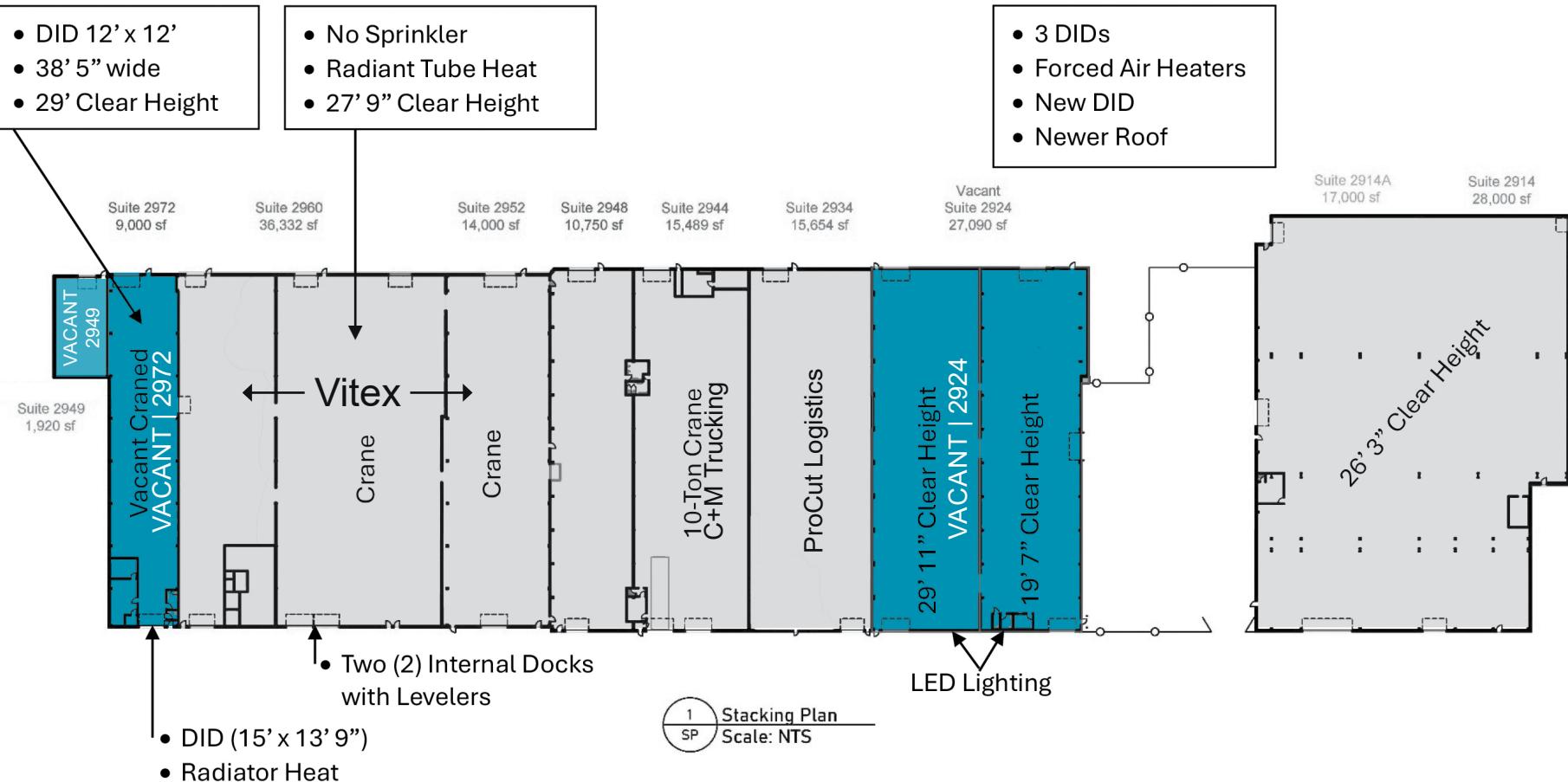
LEASE RATE

\$4.50/SF NNN | NNN = \$0.85/SF

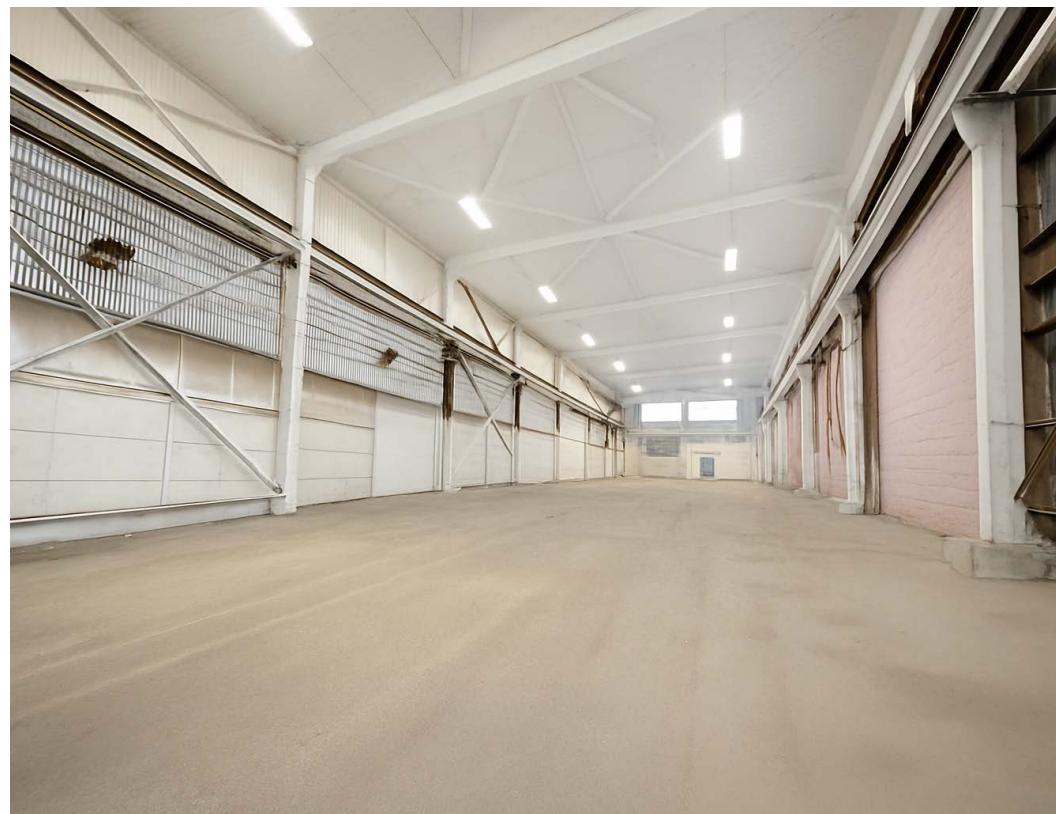
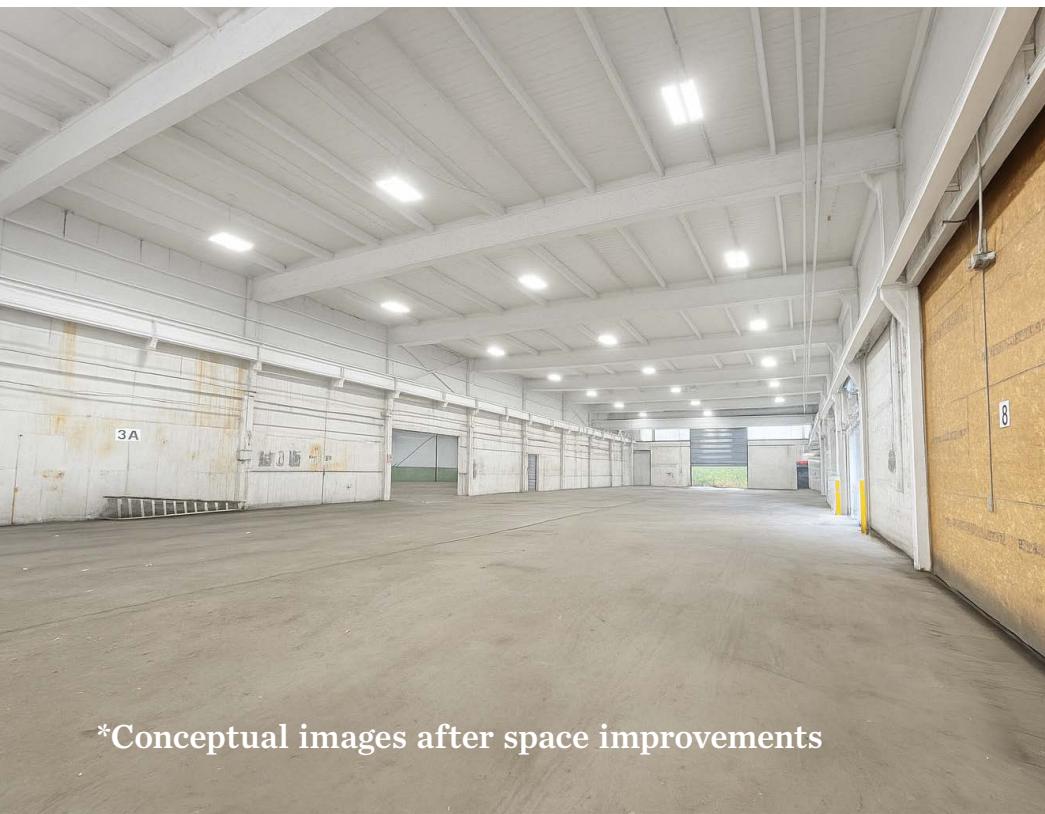
Building Specifications

Building SF:	173,315 SF	Clear Height:	26'3" - 29'	Lighting:	Fluorescent/LED
# of Floors:	One (1)	Parking:	15+ Outdoor	A/C:	Office Only
# of Buildings:	Two (2)	Exterior Type:	Brick/Steel	Heat:	Radiant Gas/Tube
Land Size:	4.83 AC	Roof Type:	Built-up on Metal Deck	Gas:	Dominion Energy
Year Built/Reno:	1972/2016 (Ongoing)	Docks:	Two (2)	Water:	City
Construction:	Metal / Pre-engineered	# of DID:	23	Sprinkler:	No
Power:	Heavy: Varies per unit				

Availability



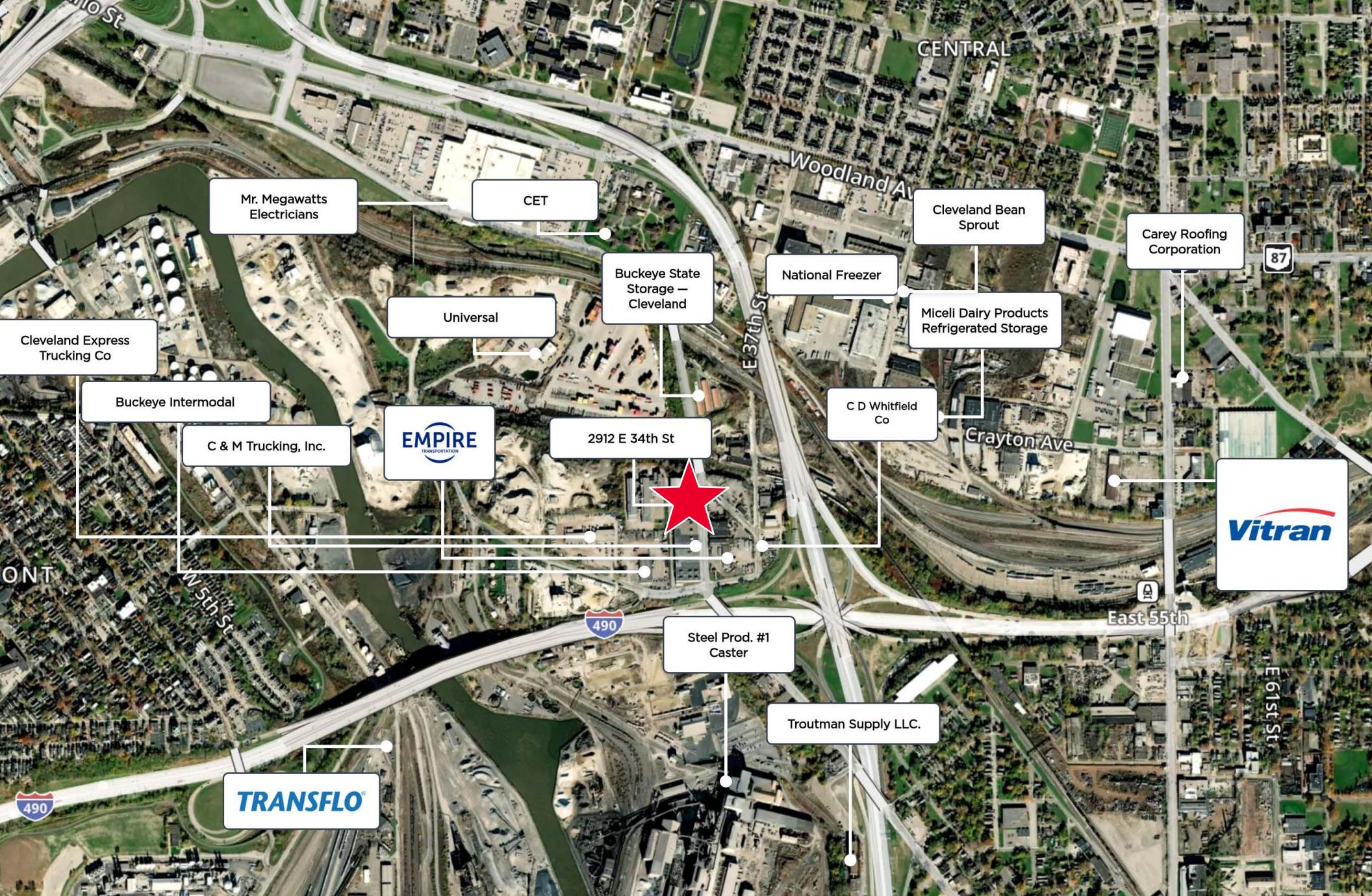
Unit	Total SF	Office SF	Warehouse SF	Min Divisible	Drive-In Doors
2949-2972	10,920	300	10,620	1,920 (Garage)	Two (2)
2924	27,090	1,000	26,090	13,274	Five (5)



*Conceptual images after space improvements

Exterior Photos





305,938
Population
(2025 | 5 Mile)

35.1
Median Age
(2025 | 5 Mile)

140,196
Households
(2025 | 5 Mile)

\$69,899
Household Income
(2025 | 5 Mile)

14,158
Total Businesses
(2025 | 5 Mile)

196,639
Total Employees
(2025 | 5 Mile)



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