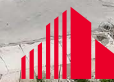


# Prime Location Industrial Suites

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



**CUSHMAN &  
WAKEFIELD**

**CRESCO**  
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

**# of Floors:** One (1)

**# of Buildings:** Two (2)

**Land Size:** 4.83 AC

**Year Built/Reno:** 1972/2016 (Ongoing)

**Construction:** Metal / Pre-engineered

**Power:** Heavy: Varies per unit

**Clear Height:** 26'3" - 29'

**Parking:** 15+ Outdoor

**Exterior Type:** Brick/Steel

**Roof Type:** Built-up on Metal Deck

**Docks:** Two (2)

**# of DID:** 23

**Lighting:** Fluorescent/LED

**A/C:** Office Only

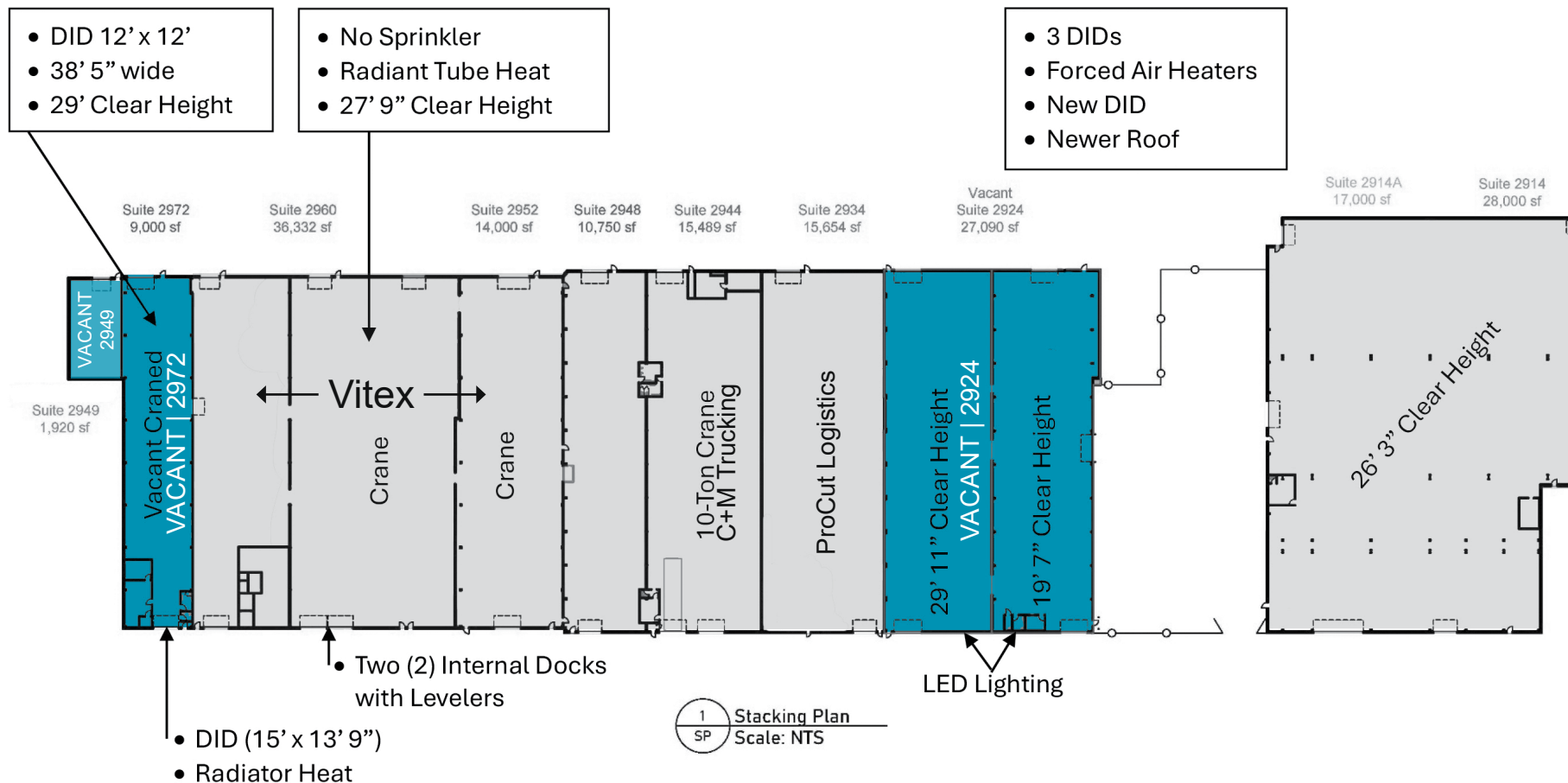
**Heat:** Radiant Gas/Tube

**Gas:** Dominion Energy

**Water:** City

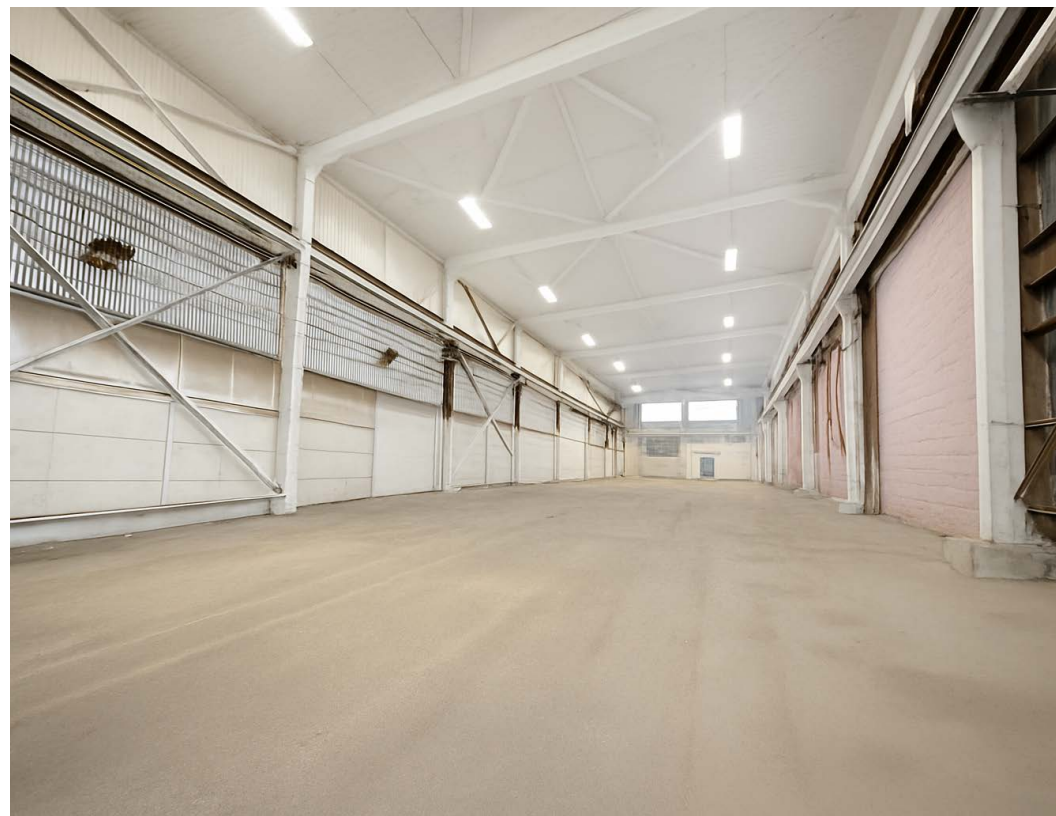
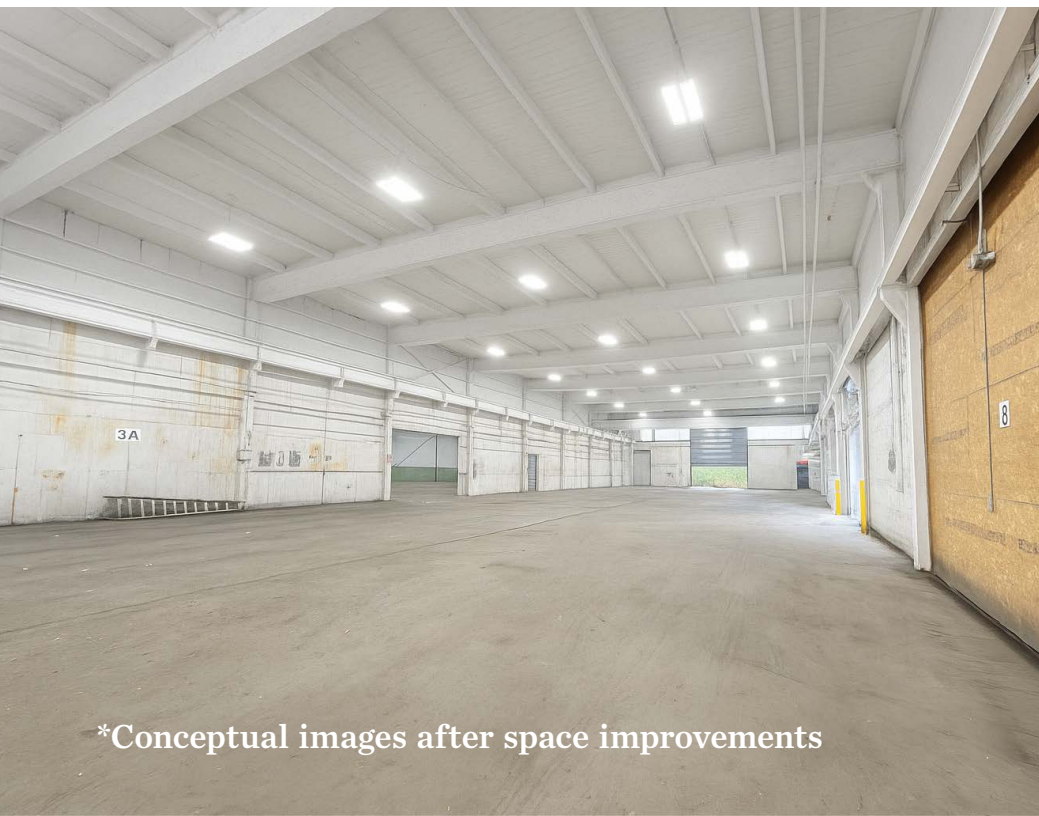
**Sprinkler:** No

# 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











**2912 - 2972 E 34TH  
CLEVELAND, OHIO 44115**

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