

For Sale

1491 Chardon Rd,
Euclid, OH 44117



Conor Toomey

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

Tim Breckner, SIOR

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



Accelerating success.

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

Property Detail

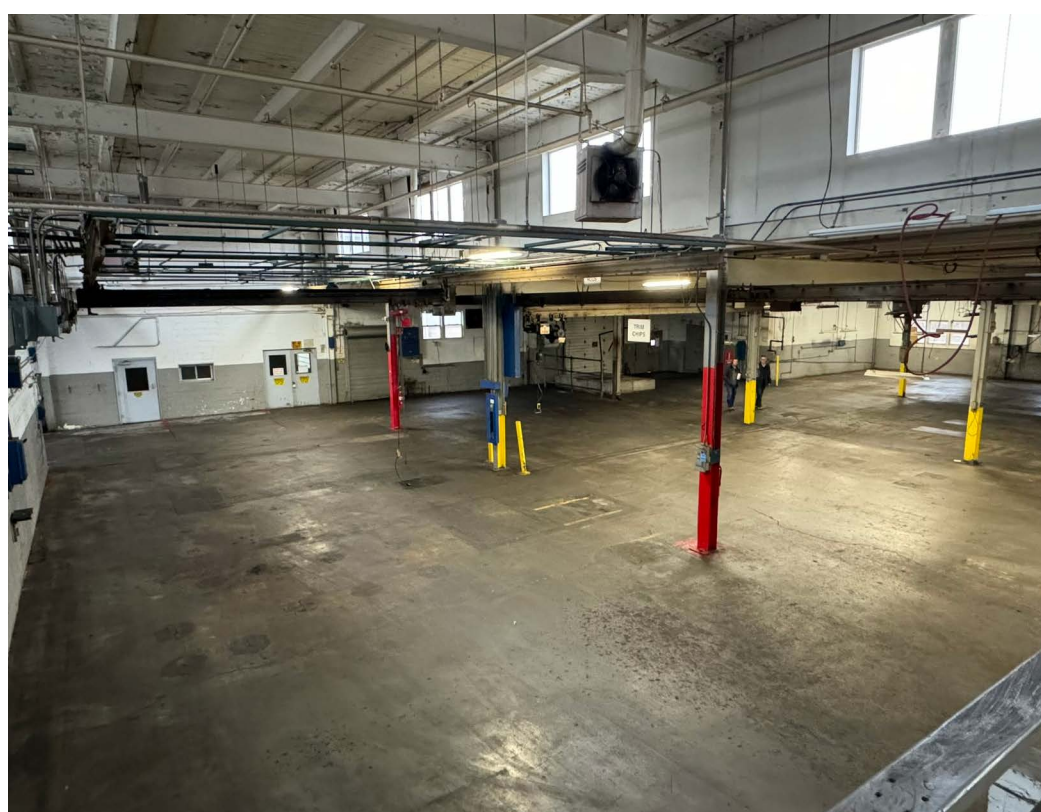
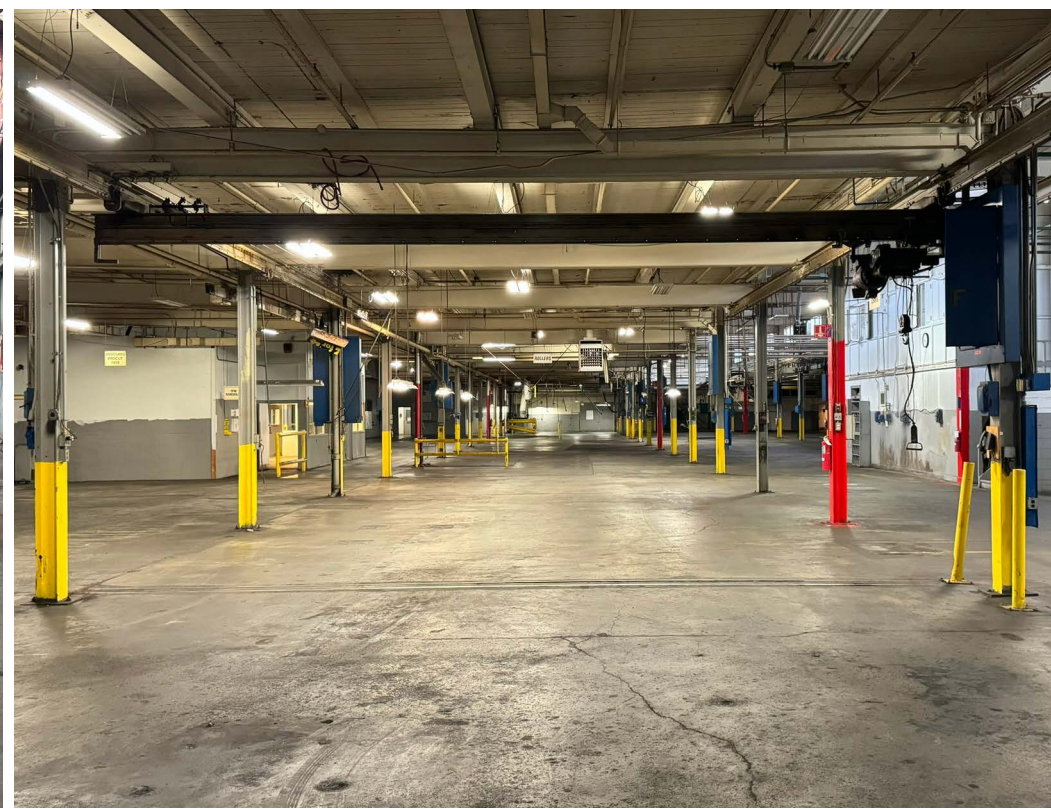
Address	1491 Chardon Rd, Euclid, OH 44117
Parcel #'s	646-31-001; 646-31-003
Zoning	U6 - Industrial & Manufacturing
Total SF	79,907
Office SF	±6,500
Warehouse SF	73,407
Year Built / Renovated	1930
Clear Height	13' - 26'
Docks	Two (2) 10'x10' with levelers. One (1) interior dock with levelers.
Drive-ins	Two (2) 12'x12', One (1) 10'x10'
Column Spacing	29'x20', 20'x55'
Power	1600A 3P 480V
Office HVAC	RTU
Warehouse Heat	Gas-fired forced air units
Sprinklers	Wet, ordinary hazard



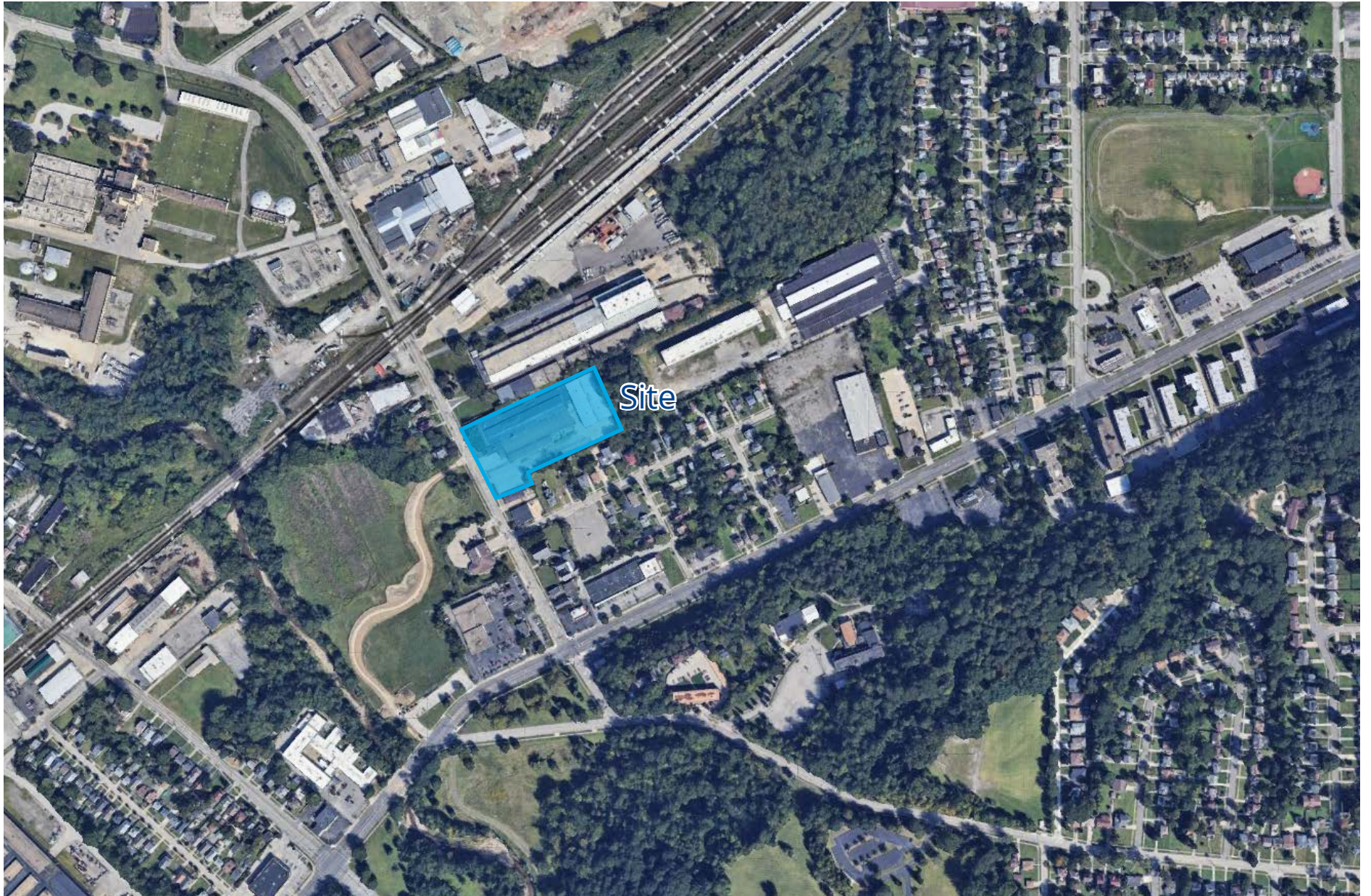
Utility Providers	
Electric	
Gas	
Water	City of Euclid (via Cleveland Water)
Sewer	City of Euclid (via Cleveland Water)

Amenities	Buss Ducts/Heavy Power Distribution
	Shop Locker Rooms
	Full-coverage light duty cranes in rear bays.

Property Photos



Aerial





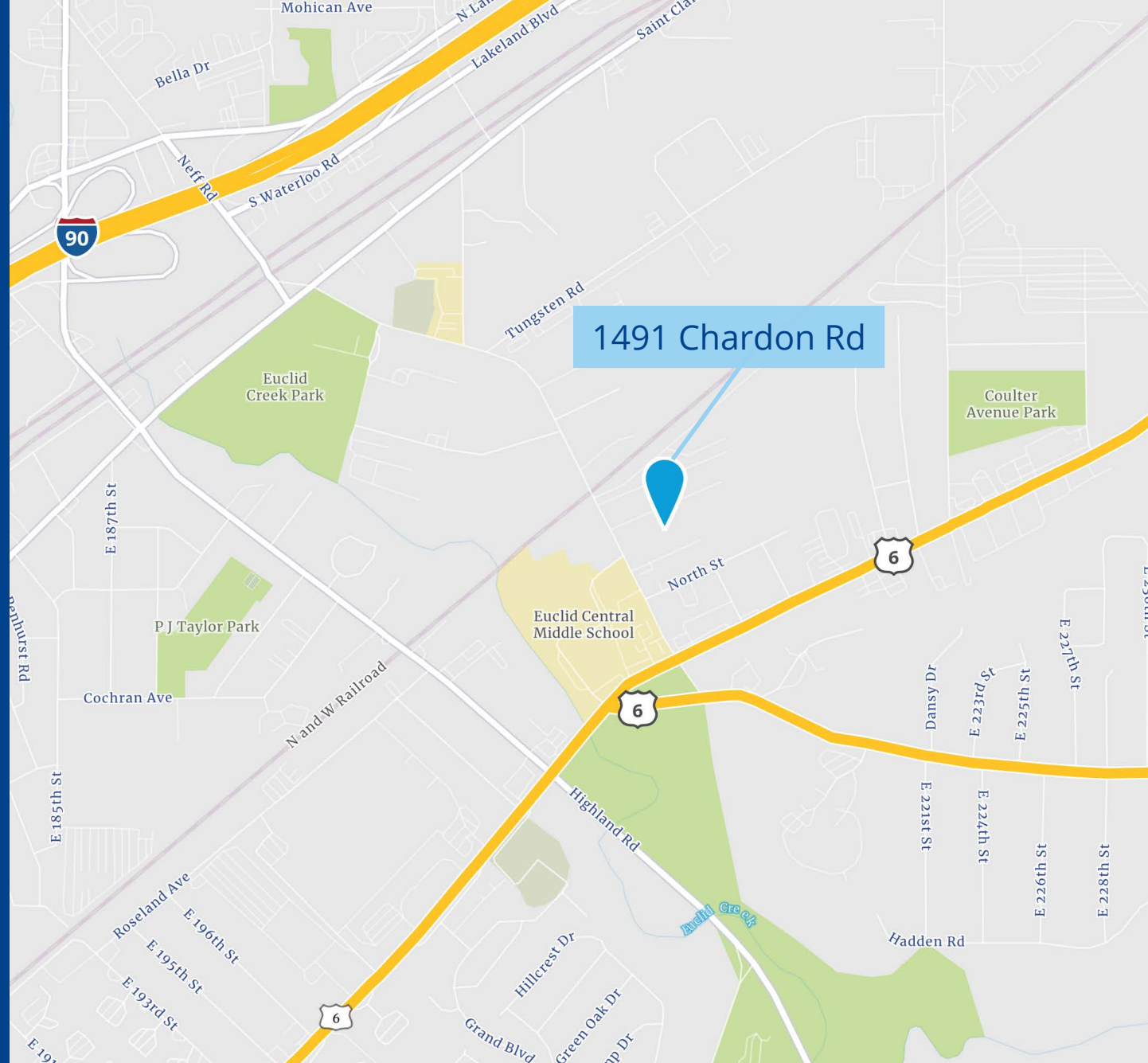
200 Public Square | Suite 1050
Cleveland, OH 44114
+1 216 239 5060
colliers.com/cleveland

Conor Toomey

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

Tim Breckner, SIOR

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



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2024. All rights reserved.