



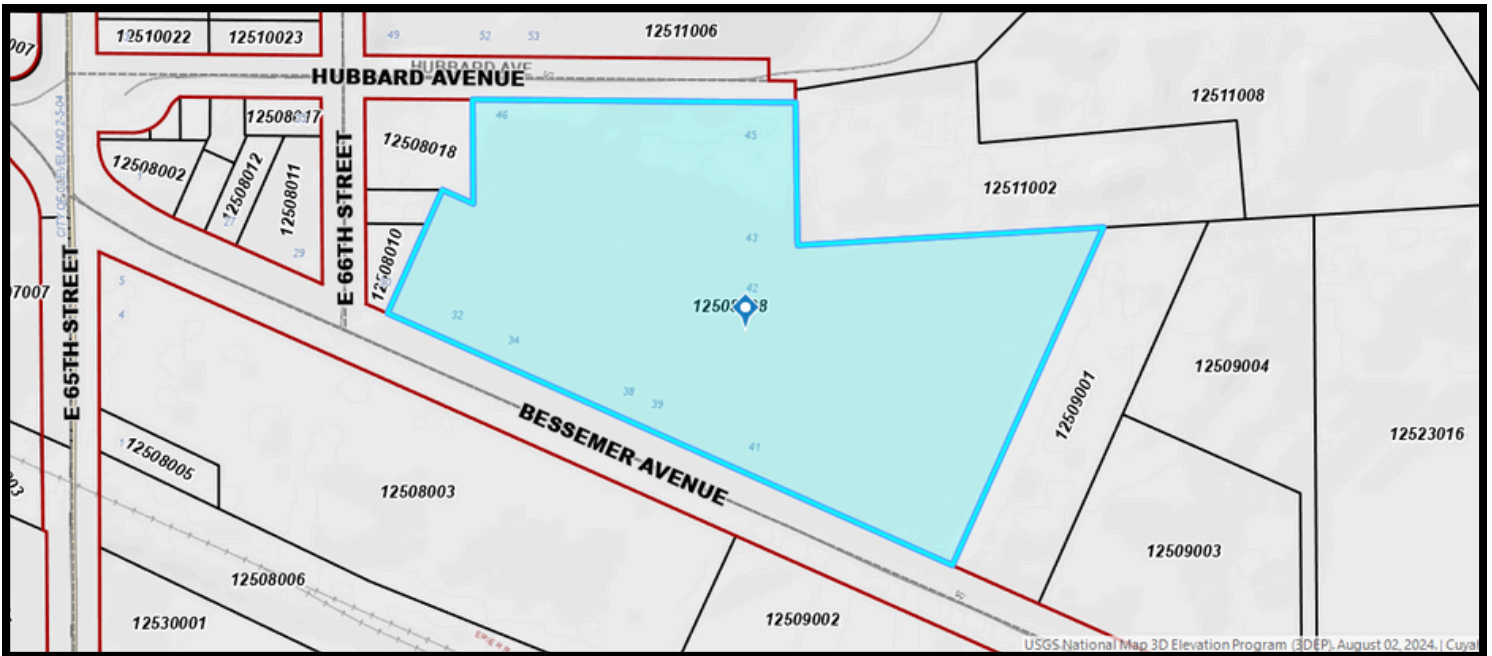
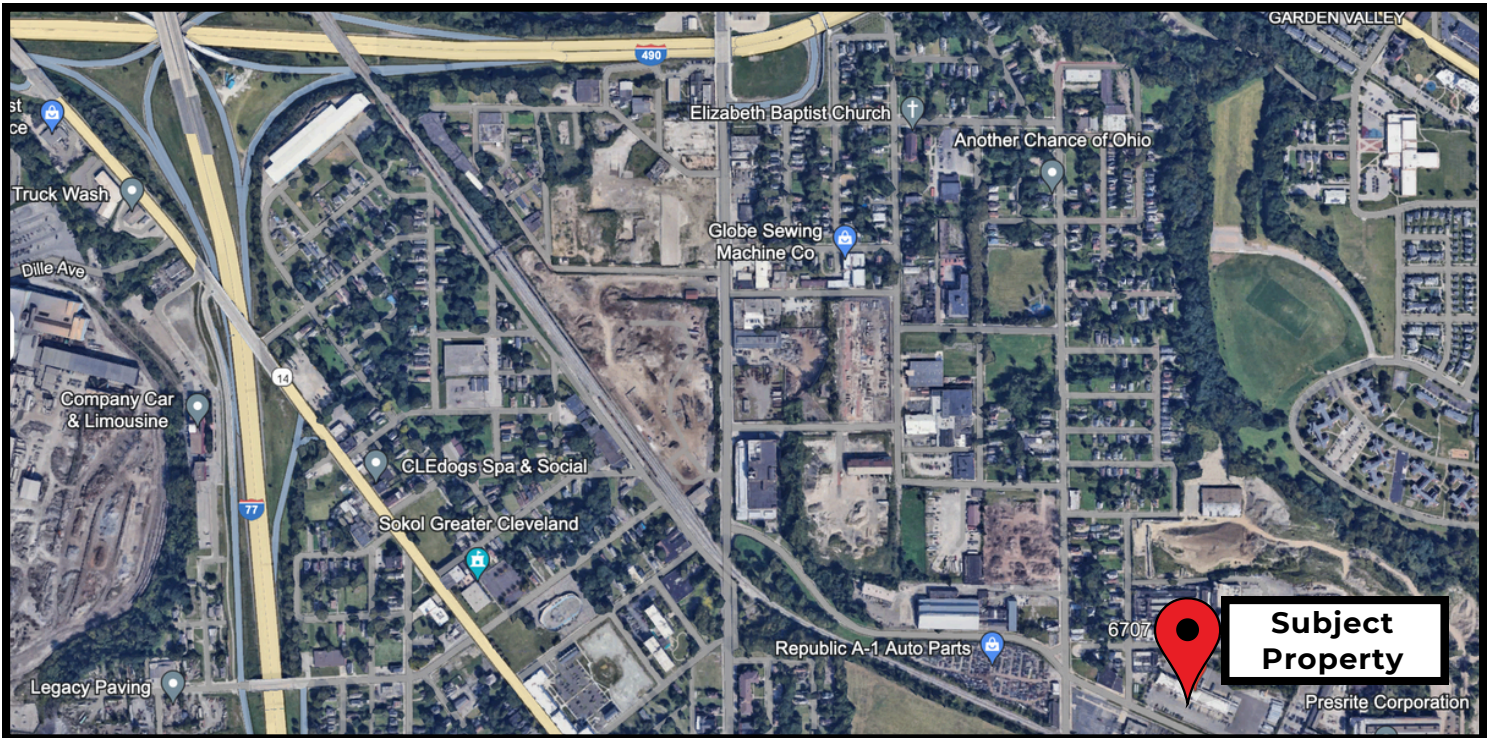
Industrial Building for Sale

Asking Price: 1,600,000
SF: 23,722 SF
Lot Size: 242,556 / 5.57 AC
Parcel Number: 125-08-008

2023 Taxes: \$23,731.48
Zoning: General Industry
Current Use: Truck Terminal
Frontage: 710'

- Investment or 1031 Exchange
- \$11,000 income stream (taxes & insurance included)
- Any additional maint. required at the tenants expense
- Situated in the southeastern part of Cleveland, industrial district, with close Proximity to Highways 490, I-77, & I-90
- Large open floor plans and high ceilings
- Ample Parking





DEMOGRAPHICS

Population

Households

Average Household Income

1 MILE

3 MILES

5 MILES

9,595

101,458

315,394

3,878

45,936

142,224

\$31,728

\$46,346

\$58,843