



FOR LEASE

16625 **Granite Road**
Maple Heights, OH 44137

349,000 SF

Cold Storage and Food
Distribution Campus



Colliers

349,000 SF Cold Storage and Food Distribution Campus

Address: 16625 Granite Road, Maple Heights, OH

County: Cuyahoga

Total Site: 345,009 SF

Lot Size: 25.29 AC

Available Space: 30,000 - 349,000

Building 1: 23,181 SF

Building 2: 27,828 SF

Building 3: 297,991 SF

Docks: Ninety-six (96)

Drive-Ins: Eight (8)

Trailer Parking: 75+

Zoning: O-I: Office-Industrial

Utilities:

Electric:	First Energy
Gas:	Enbridge
Water:	City of Cleveland
Sewer:	City of Cleveland

Site Power:

Property has two (2) electrical services with two (2) transformers, one owned and, one owned by First Energy. Two emergency generators also serve buildings 1 and 3, providing power to critical systems and emergency lighting.

Amenities:

- Rail Access
- Service Shop & Cross Dock Building On-site
- Secured facility with guardhouse
- Interior roof access
- New access points for WMS installed 2024
- Hotsy pressure washer systems with distribution throughout the facility



The site served by a 36kV sub-transmission line with 3-phase, 1500 kVA transformer, and a nearby substation. Existing infrastructure can support light-medium industrial loads with minimal upgrades.

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Site Plan

Building One

Type:	Office
Total SF:	23,181
Stories:	1
Office SF:	23,181
Available SF:	10,000 - 23,181
Year Built:	1979
HVAC:	Yes
Clear Height:	12' - 16'



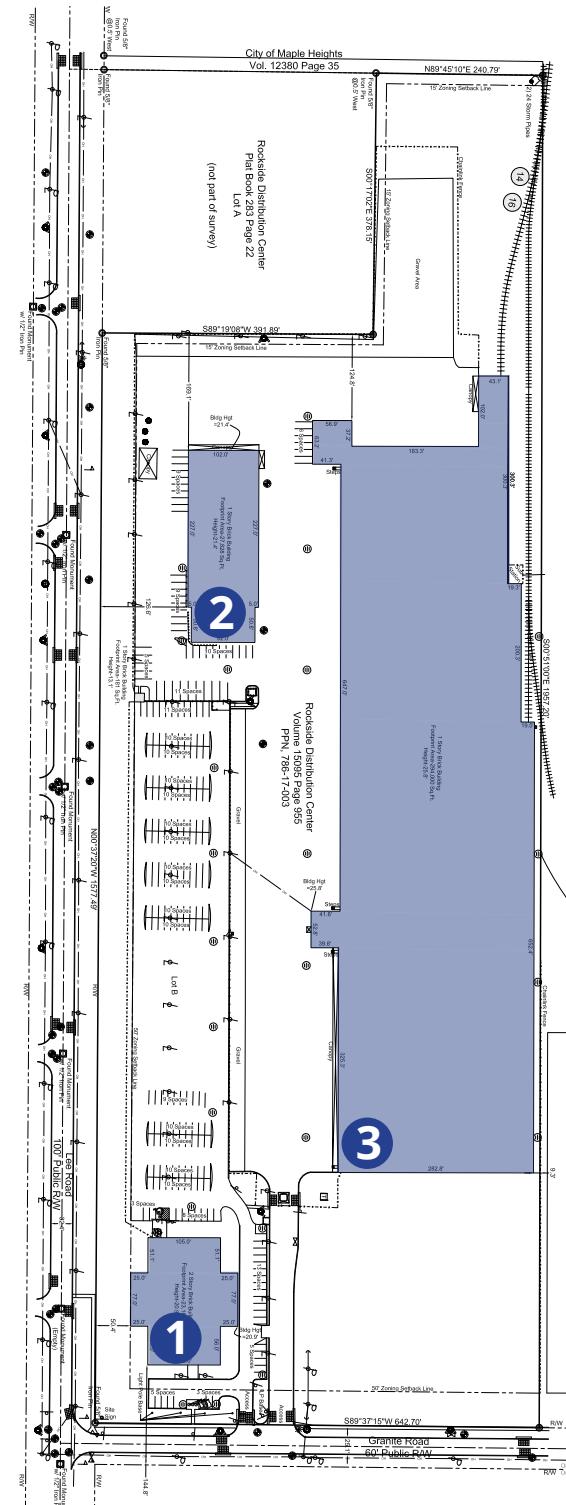
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Building Two

Type:	Maintenance
Total SF:	27,828
Stories:	1
Office SF:	5,000
Warehouse SF:	22,828
Available SF:	27,828
Year Built:	1987
Clear Height:	14' - 18'
Docks:	Nine (9) 8'x8' docks
Drive-Ins:	Six (6) 16'x16'
Office HVAC:	Yes
Trailer Parking:	25+



2



1

3

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N89°45'10"E 240.79'

Building Three

Type: Refrigerated Warehouse

Total SF: 297,991

Stories: 1 - 2

Office SF: 9,991

Warehouse SF: 288,000

Freezer SF: 89,000

Cooler SF: 80,000

Ambient SF: 119,000

Available SF: 30,000 - 297,991

Year Built: 1967

Clear Height: 15'-21'

Docks: Eighty (80) 8'x8' doors with seals, lights and edge-of-dock levelers.
Seven (7) 8'x8' doors with seals, lights and pit levelers.
Additional positions can be reactivated.

Drive-Ins: 2

Column Spacing: 40' x 25'

Office HVAC: Yes

HVAC: Office Only

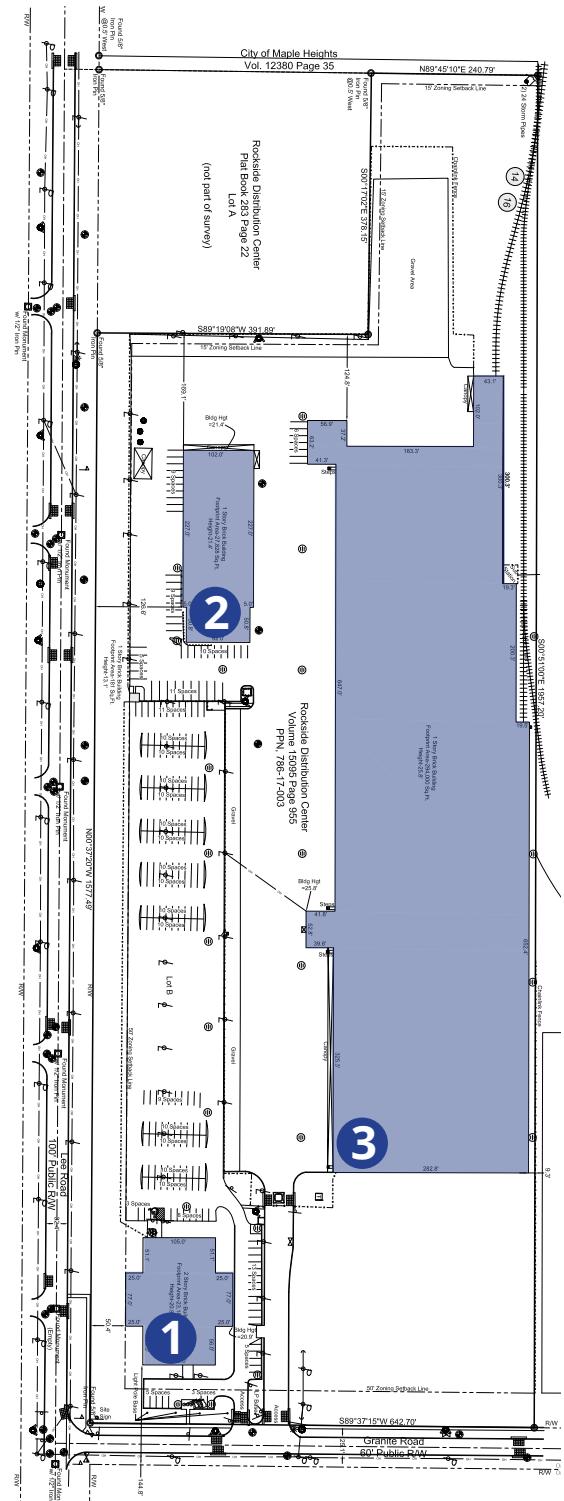
Warehouse Heat: Gas-fired radiant tube & gas-fired forced air units

Compressors/
Climate Systems: Forty-three (43) compressors serving ceiling-mounted condensers. All systems employ freon, no ammonia systems on site. Glycol heating system installed in new freezer floors.

Sprinklers: Wet

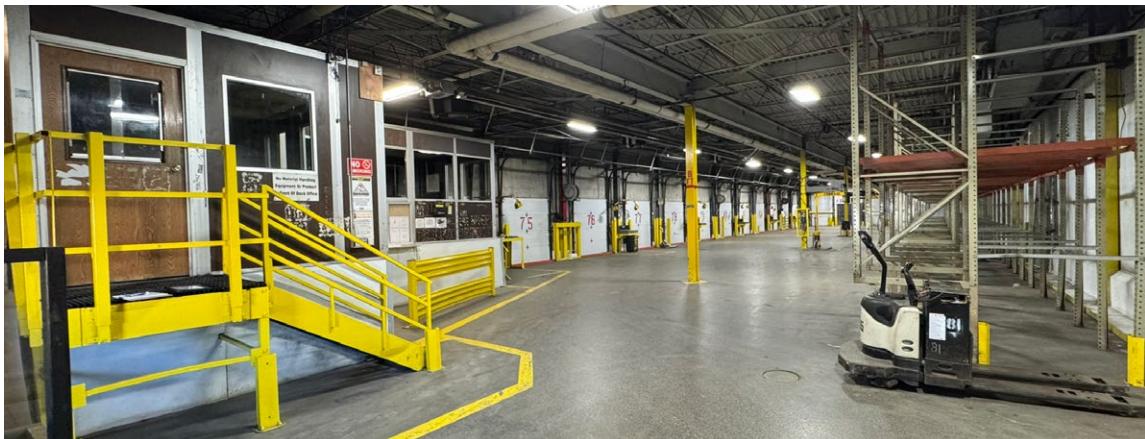
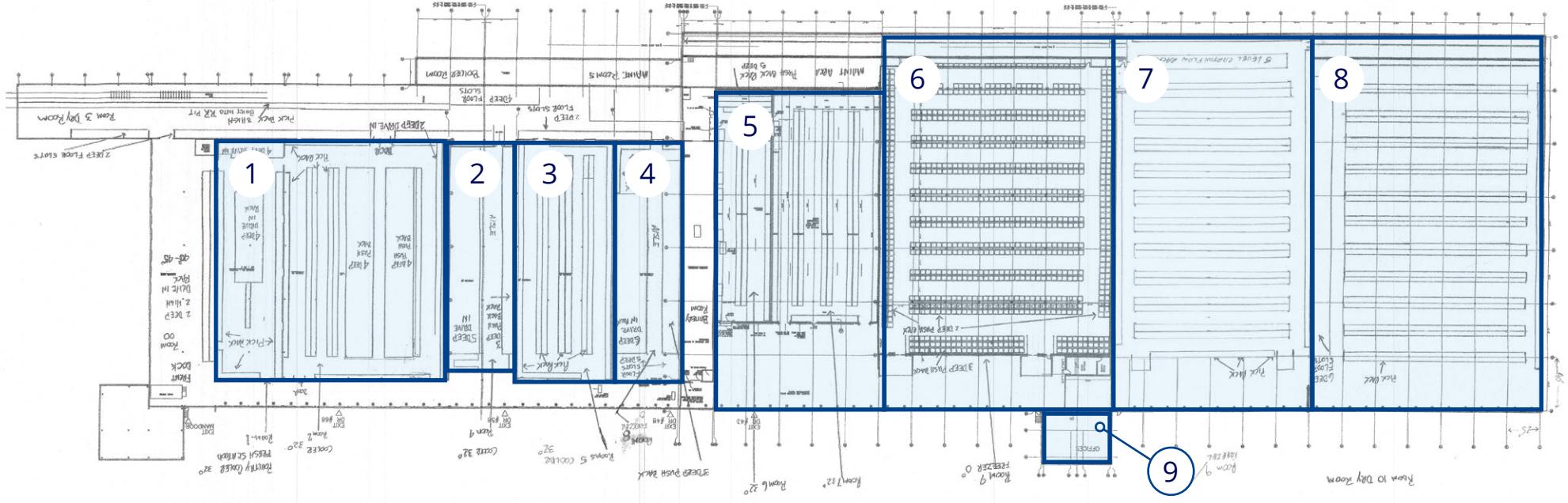
Roof: TPO (Installed 2019)

Trailer Parking: 50+

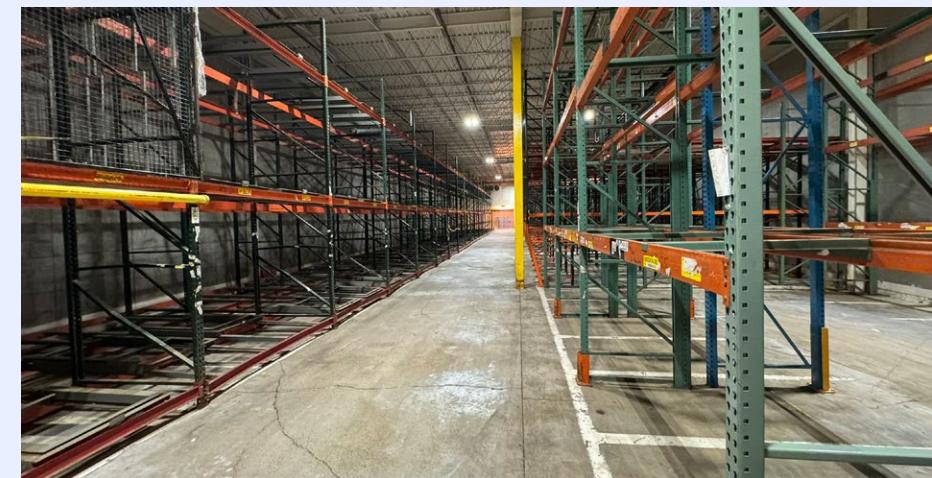
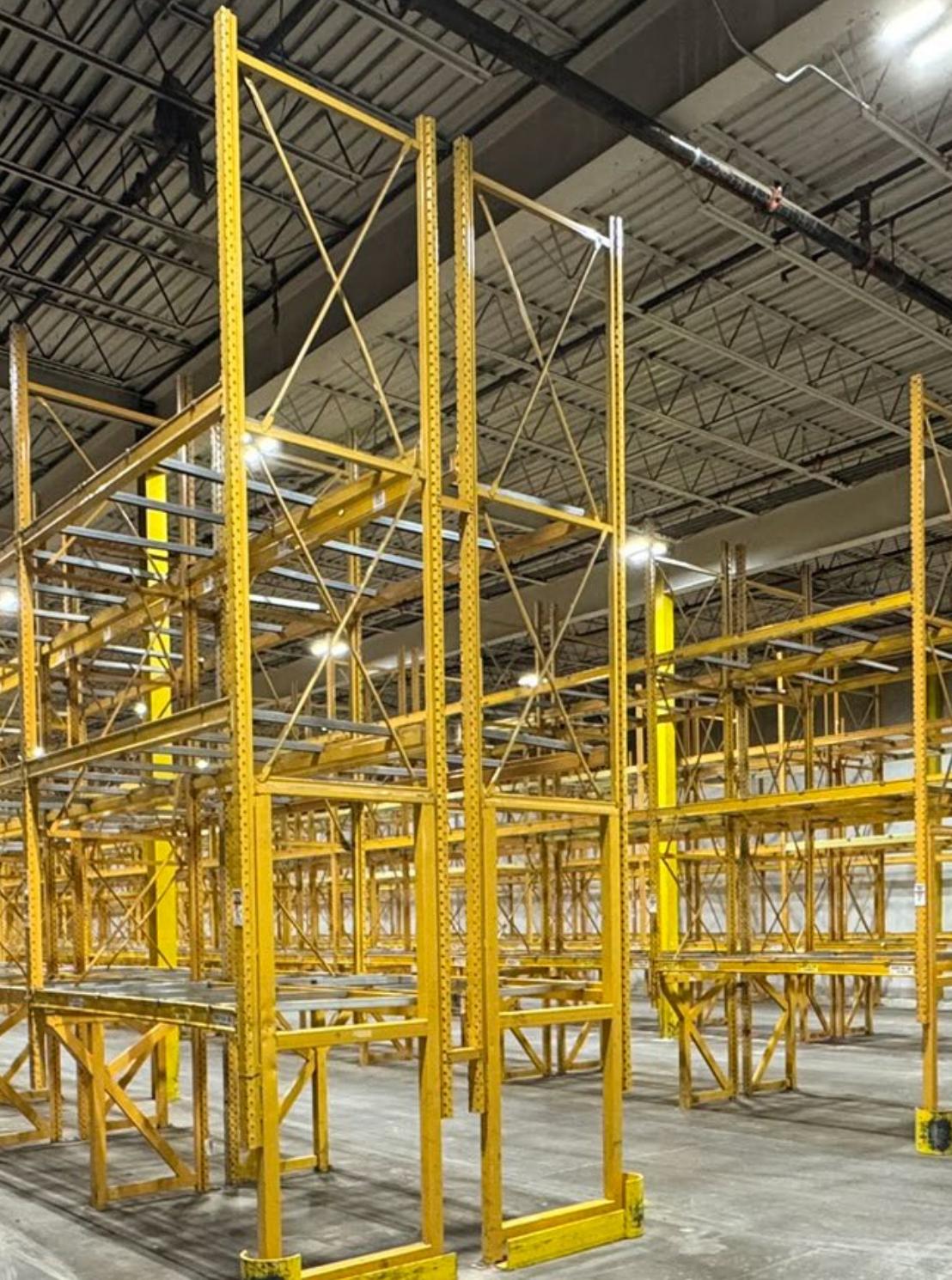


Building Three

1	31,500 SF Cooler 34° - 40° Fahrenheit
2	8,500 SF Cooler 34° - 40° Fahrenheit
3	18,000 SF Cooler 34° - 40° Fahrenheit
4	9,000 SF Freezer 0° - 5° Fahrenheit
5	30,000 SF 22,000 SF Cooler 34° - 40° Fahrenheit
6	45,000 SF 38,000 SF Freezer 0° - 5° Fahrenheit
7	49,000 SF 42,000 SF Freezer 0° - 5° Fahrenheit
8	42,000 SF Ambient Storage
9	4,000 SF Office



16625 Granite Road —



16625 Granite Road —

View the Property





Demographics

Population

322k

within a 7-mile radius



Households

140k

within a 7-mile radius

Average HH Income

\$96k

within a 7-mile radius



Daytime Employees

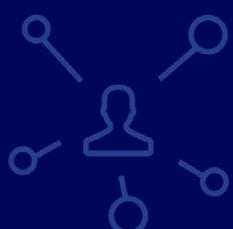
194k

within a 7-mile radius

Median Age

42.7

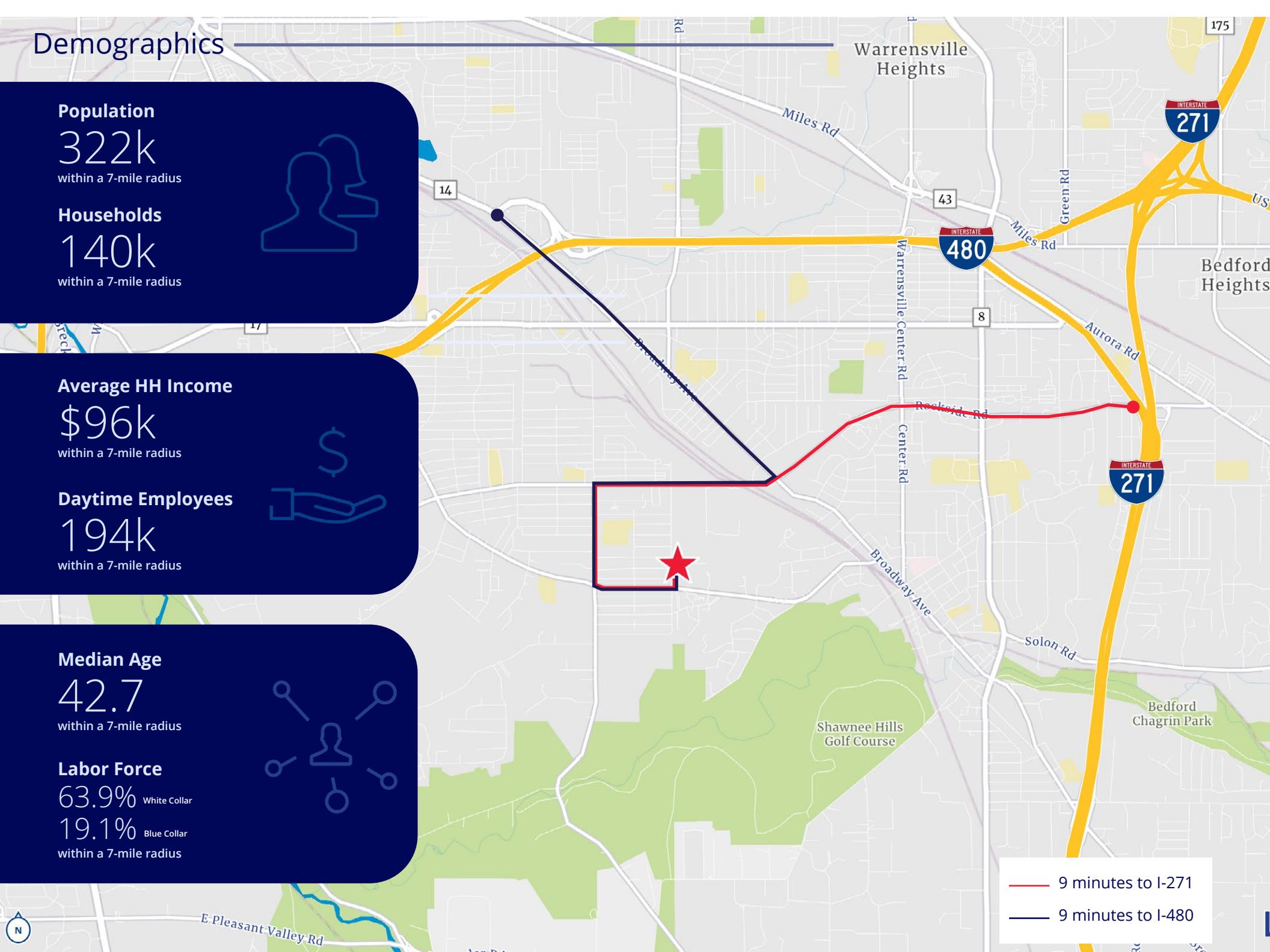
within a 7-mile radius



Labor Force

63.9% White Collar

19.1% Blue Collar
within a 7-mile radius





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