



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

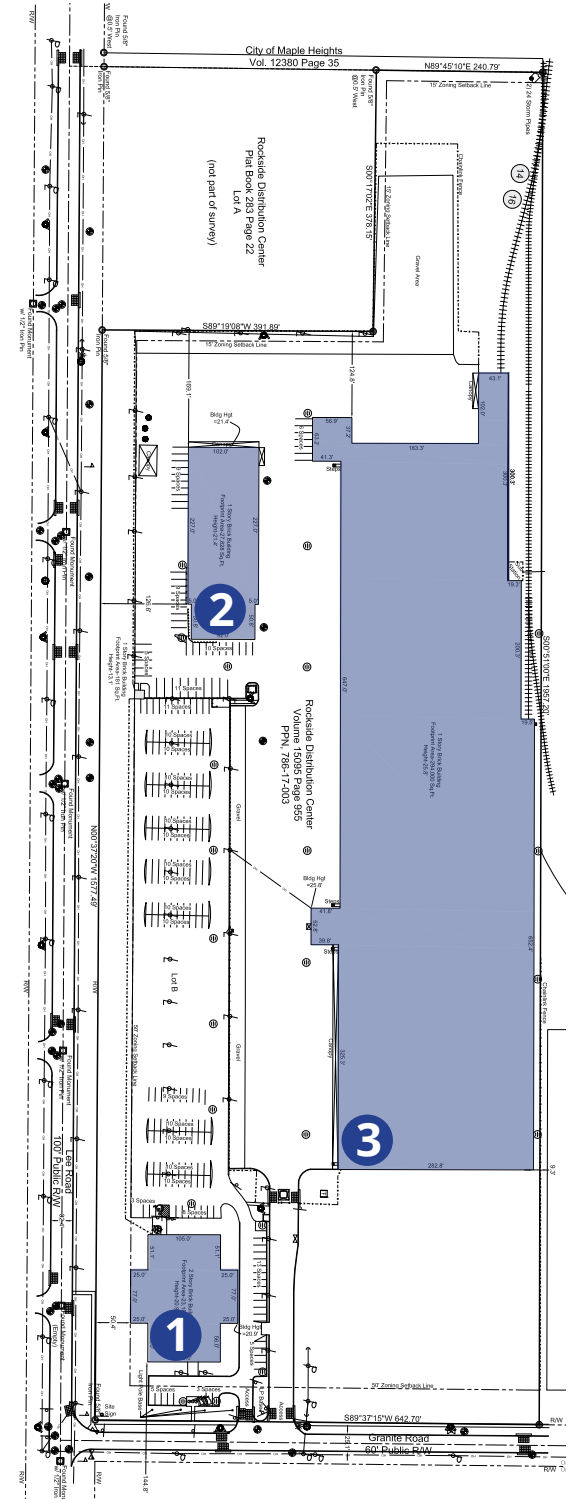
## Building One

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'



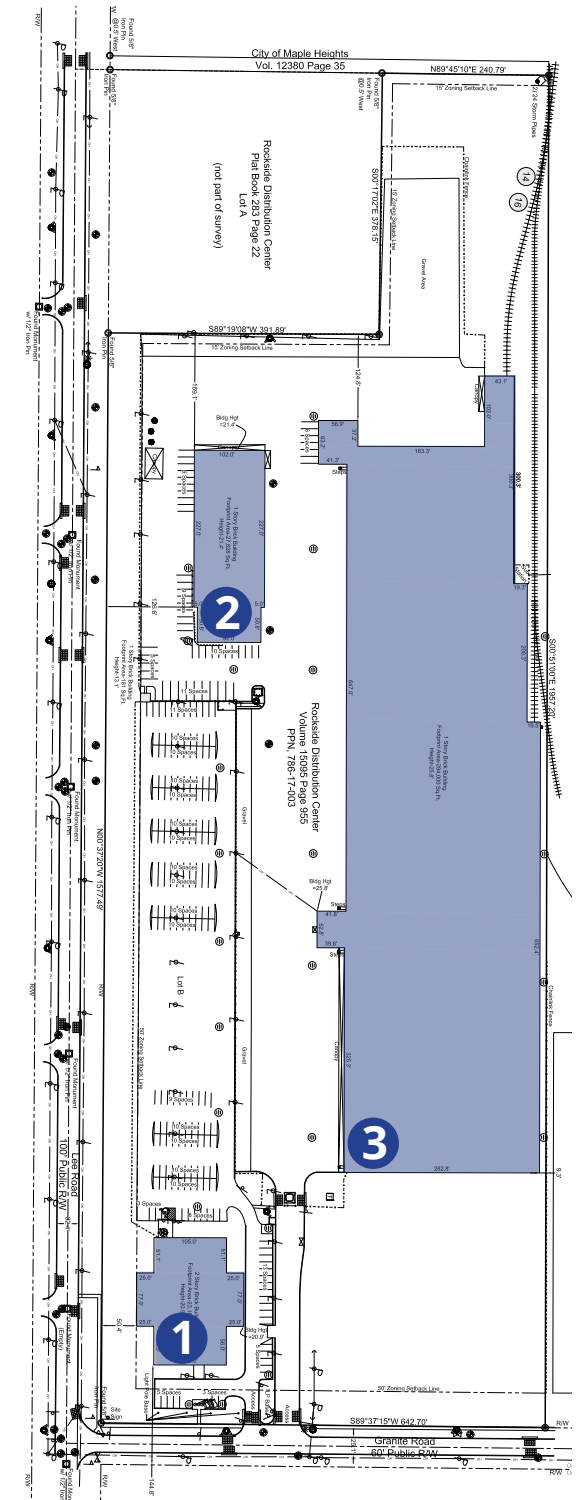
## Building Two

Type:	Maintenance	Office HVAC:	Office & Repair Bay
Total SF:	27,828	Warehouse Heat:	Gas-fired radiant tube & gas-fired forced air units
Stories:	1	Sprinklers:	Wet
Office SF:	5,000	Roof:	TPO (Installed 2019)
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+		

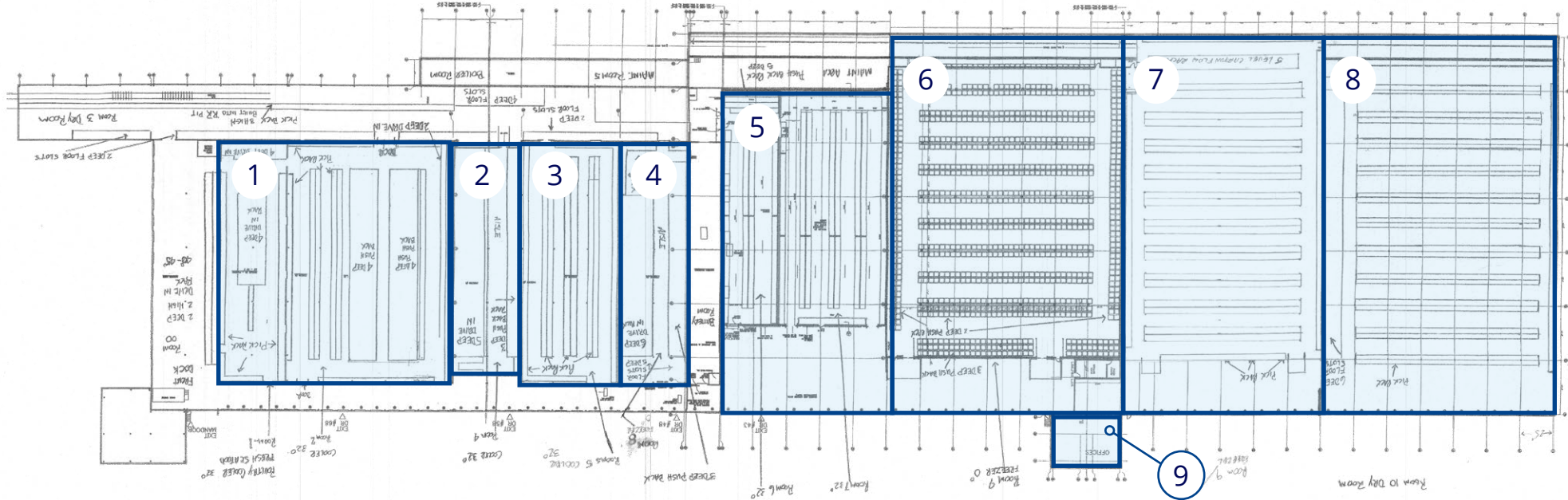


## Building Three

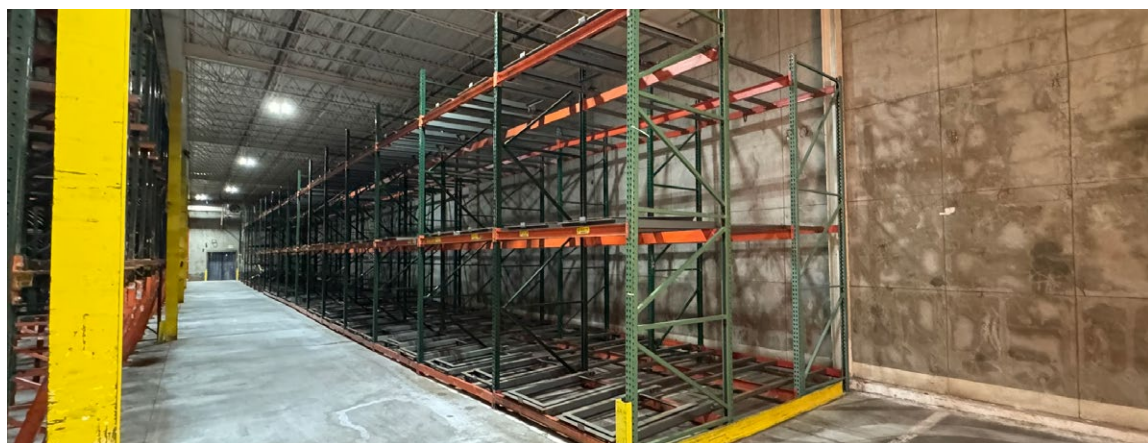
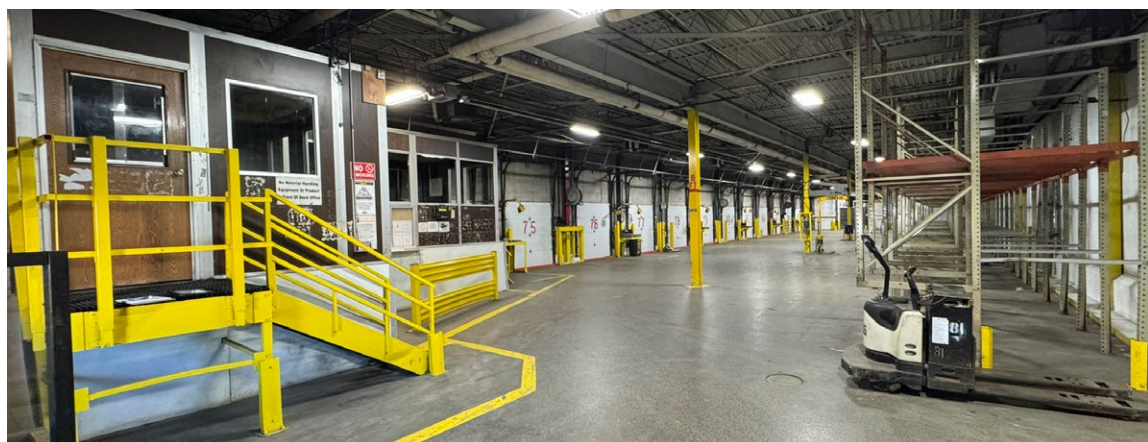
Type:	Refrigerated Warehouse
Total SF:	297,991
Stories:	1 -2
Office SF:	9,991
Warehouse SF:	288,000
Freezer SF:	89,000
Cooler SF:	80,000
Ambient SF:	119,000
Available SF:	30,000 - 297,991
Year Built:	1967
Clear Height:	15'-21'
Docks:	Eighty (80) 8'x8' doors with seals, lights and edge-of-dock levelers. 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+

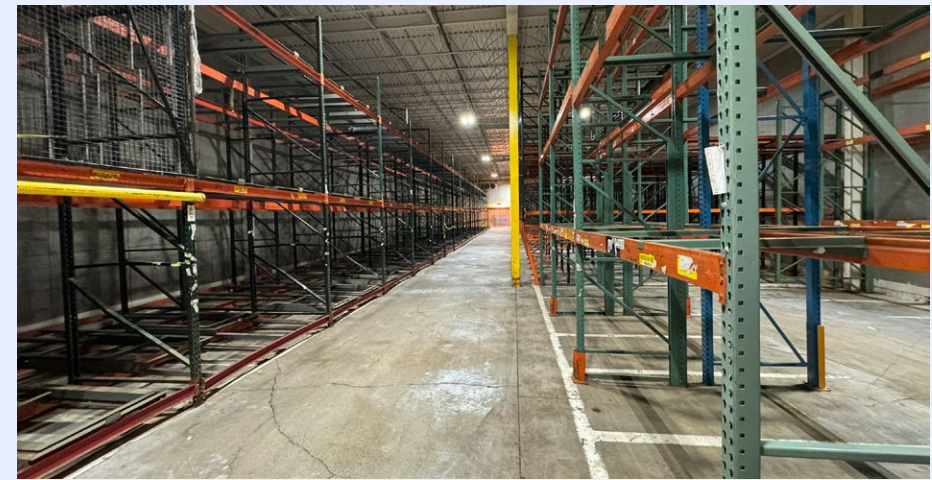
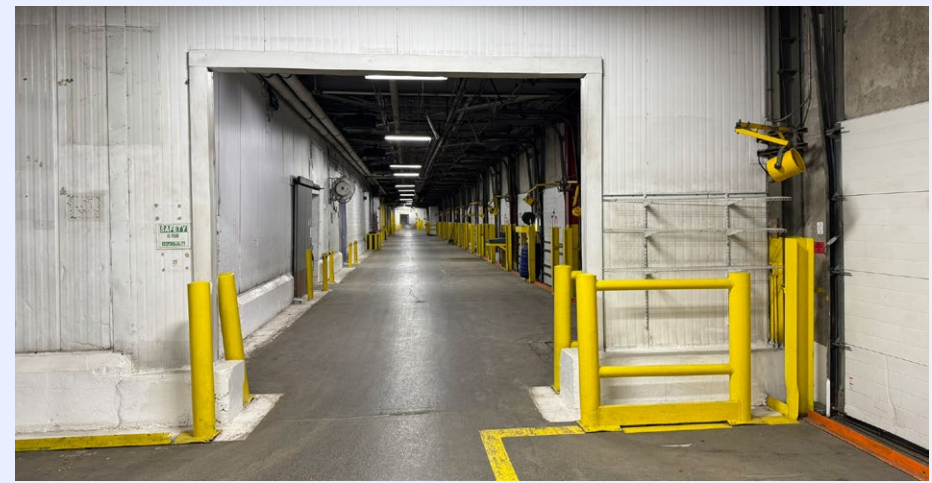
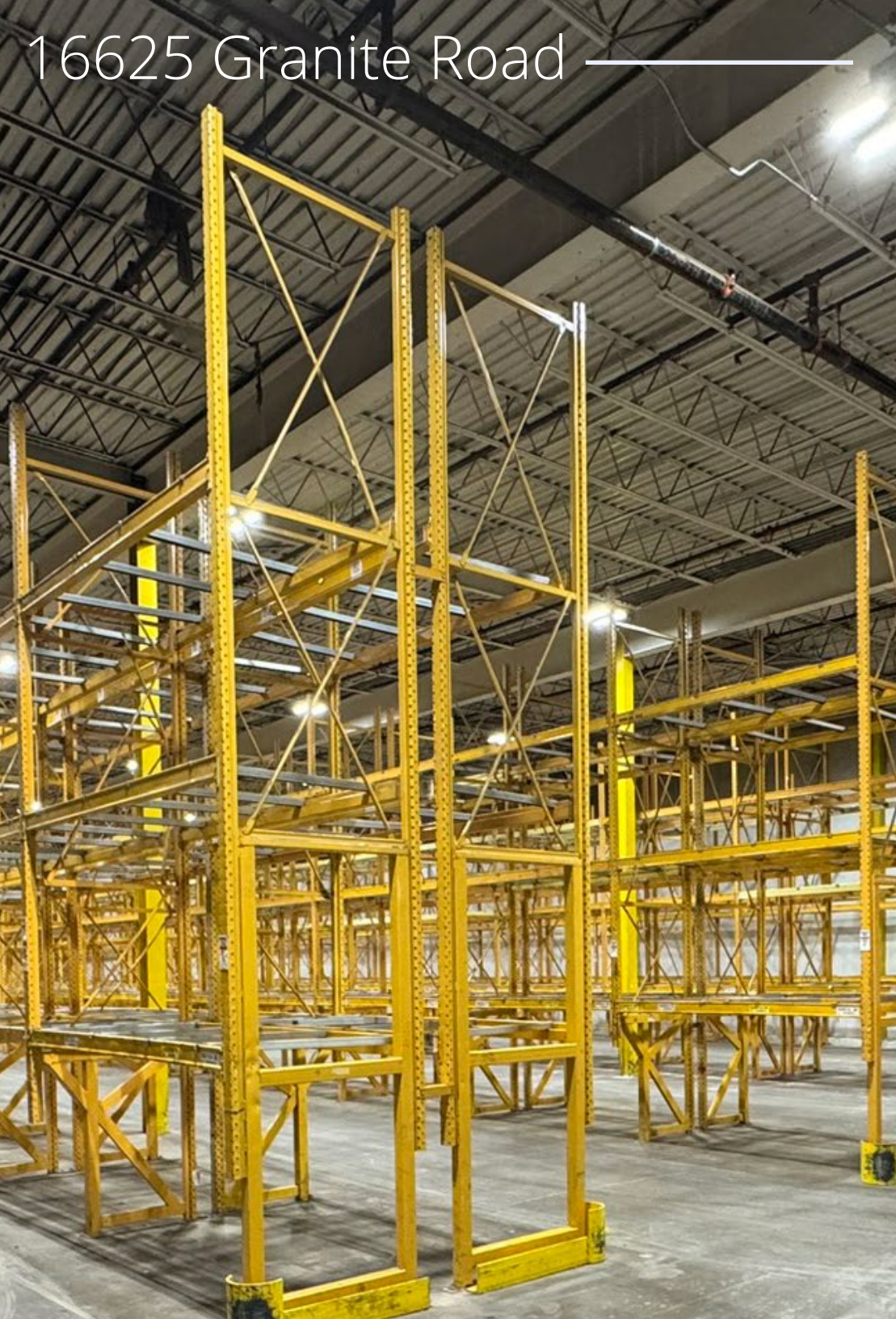


# Building Three



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 —————

View the Property



16625 Granite Road



# 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

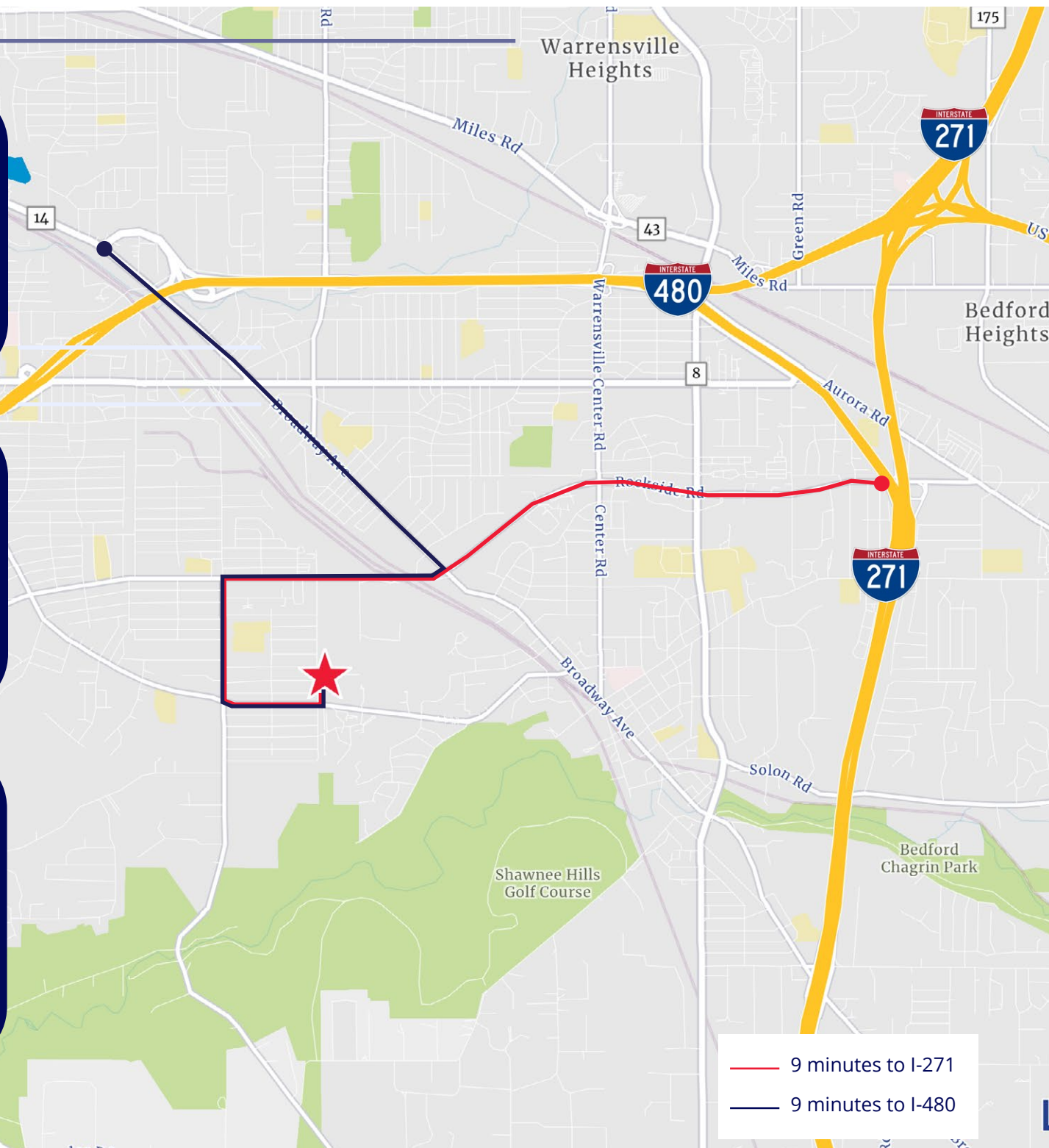


## Labor Force

63.9% White Collar

19.1% Blue Collar

within a 7-mile radius





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