

5000 Warner Rd , Garfield Heights, OH 44125

MLS#: **5010743**

Status: **Active**

Recent: **01/12/2024 : New Listing**

Prop Type: **Land and Lots**

Sub Type: **Industrial**

List Price: **\$9,000,000**

DOM/CDOM: **0/0**



List Dt Rec: **01/12/2024**

Lot #:

Unit:

County: **Cuyahoga**

List Date: **01/12/2024**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **07/12/2025**

[Supplements \(3\)](#)

Parcel ID: **TX 541-33-001 542-01-001 522-20-017**

Twp: **Garfield Heights**

Subdiv: **Newburgh**

School Dist: [Garfield Heights CSD - 1815](#)

\$/Acre: **\$162,586.94**

Directions: **Warner, North of Granger Rd**

Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **\$31,199**

Tax Year: **2022**

Assessment: **No**

Homestead: **No**

Legal: **303**

Features

Waterfront:

Lots: **3**

Association: **No**

Water: **Public**

Parking: **Unpaved**

Road Front: **City Street**

Environment: **None**

Utilities Avail: **Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available**

Remarks: **This large, EPA-approved parcel is versatile and divisible in 5-acre parcels. Site accommodates heavy industrial, manufacturing, corporate, offices, flex space, wholesale, retail, storage, warehouse and shipping. Close proximity to highways.**

Lot Dim:

Front Feet:

Lot Sz Src: **Realist**

Lot Sz Acre: **55.36**

Divisible:

Sewer: **Public**

Agent/Broker Info

List Agent: [Gina Pastuszynski \(2021006739\)](#)

Contact #: **216-210-2850**

LA Email: GinaPRE@kw.com

LA License #: **OH SAL.2021006739**

Co List Agt: [Roger L Nair \(2011001849\)](#)

Co License #: **OH SAL.2011001849**

Contact #: **330-350-0016**

Waived Agt: **No**

List Office: [Keller Williams Elevate \(2717\)](#)

Office Phone: **440-572-1200**

Office Fax: **440-572-1201**

Brokerage Lic:

Co List Off: [Keller Williams Elevate \(2717\)](#)

Brokerage Lic:

Co LA Email: rnairair@aol.com

Showing

Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:

Listing Agreement: **Exclusive Right To Sell**

Listing Contract Date: **01/12/2024**

Possession: **Time of Transfer**

Special Listing Conditions: **Standard**

Buyer Agency Comp: **2.5% %**

Other Comp: **None**

Online Bidding: **No**

Court Ordered: **No**

Owner Phone:

Expiration Date: **07/12/2025**

Owner Agent: **No** Warranty:

Listing Service: **Full Service**

Purchase Contract Date:

Orig List Price: **\$9,000,000**

Prepared By: Gina Pastuszynski
MLS: 5010743

Information is Believed To Be Accurate But Not Guaranteed
[5000 Warner Rd , Garfield Heights, OH 44125](#)

Date Printed: 01/12/2024 04:33 PM

Owner Information

Owner Name:

Gen Chem Llc

Tax Billing Address:

6415 Granger Rd

Tax Billing City & State:

Independence Oh

Tax Billing Zip:

44131

Tax Billing Zip+4:

1413

Owner Occupied:

A

Location Information

School District:

Garfield Heights CSD

Subdivision:

Newburgh

Carrier Route:

C013

Census Tract:

154400

Township:

Garfield Heights

Neighborhood Code:

47207

Tax Information

APN:	541-33-001	Lot #:	303
Tax Area:	250		
Legal Description:	303		

Assessment & Taxes

Assessment Year	2022	2021	2020
Assessed Value - Total	\$145,810	\$145,810	\$132,550
Assessed Value - Land	\$145,810	\$145,810	\$132,550
YOY Assessed Change (\$)	\$	\$13,260	
YOY Assessed Change (%)	0%	10%	
Market Value - Total	\$416,600	\$416,600	\$378,700
Market Value - Land	\$416,600	\$416,600	\$378,700
Tax Year	2022	2021	2020
Total Tax	\$19,578.76	\$20,684.30	\$19,263.52
Change (\$)	-\$1,106	\$1,421	
Change (%)	-5%	7%	

Characteristics

County Land Use:	Indust Vac Land	State Use:	Indust Vac Land
Universal Land Use:	Industrial Acreage	Lot Area:	1,411,703
Lot Acres:	32.408	Garage Capacity:	0
Garage Capacity:	0		

Estimated Value

Industrial Acres: **55.36** **\$9,000,000**



Map location



View of aerial view



View of aerial view



Bird's eye view with a rural view



View of birds eye view of property



View of drone / aerial view



View of birds eye view of property



View of birds eye view of property



Drone / aerial view with a water view



Birds eye view of property with a water view



View of birds eye view of property



Other



View of bird's eye view



View of surrounding community



View of aerial view



View of aerial view



Aerial view featuring a rural view



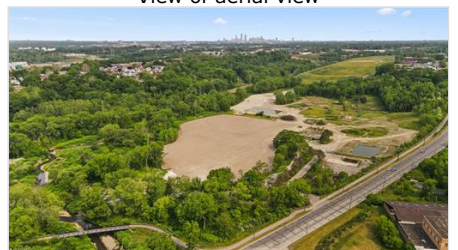
View of aerial view



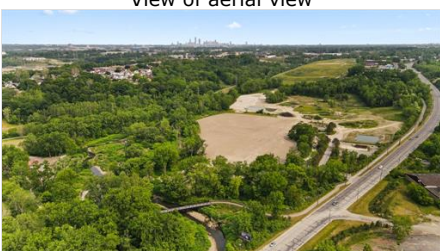
View of aerial view



View of drone / aerial view



View of birds eye view of property



View of drone / aerial view



View of bird's eye view



View of drone / aerial view



View of birds eye view of property



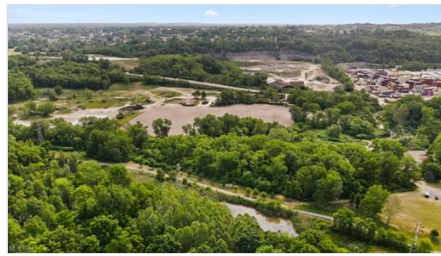
View of drone / aerial view



View of birds eye view of property



View of drone / aerial view



View of aerial view



View of aerial view



View of aerial view



View of aerial view



View of aerial view



View of birds eye view of property



View of aerial view



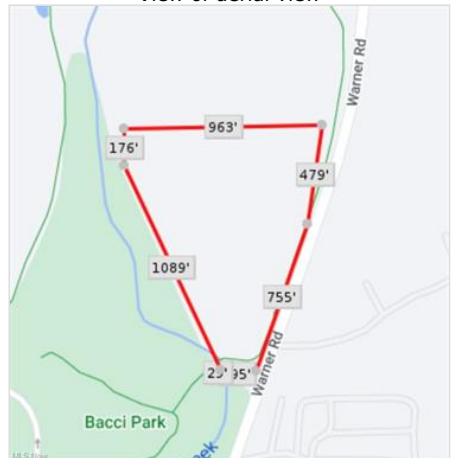
View of aerial view



View of aerial view



Map



Map



Map location



Map location

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