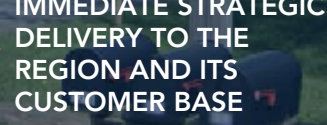
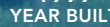


URBAN INFILL LOCATION IN HIGH-GROWTH CLEVELAND MSA



5-TONS / 22' HEIGHTS

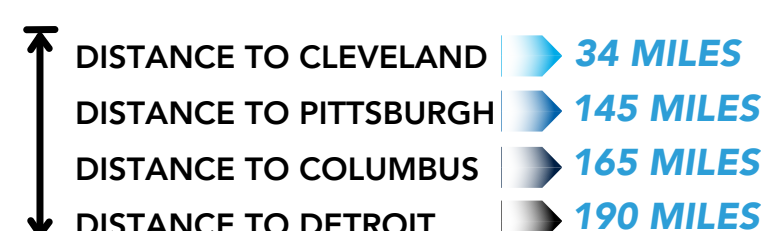


SEE SITE PLANS BELOW INCLUDING OFFICE & WAREHOUSE SPACES

The property located at 892 Callendar Blvd, Painesville, Ohio is a free-standing industrial and light industrial facility comprising **±68,639 square feet** of space. The building includes **±4,805 square feet of office space and ±63,834 square feet of warehouse space**, making it highly functional for various industrial uses. Sitting on approximately **±6.73 acres of land** (±293,159 SF), this facility is ideally positioned for strategic delivery and immediate **access to key markets such as Pittsburgh, Columbus, Indianapolis, and Detroit**. The property is zoned I-1 (Industrial | Light Industrial) and offers market lease rates.

This Class B industrial facility **features 4 external docks with levelers and 3 drive-in doors**, allowing for seamless loading and unloading operations. The building offers a clear height of 25 feet, and is equipped with **four 5-ton cranes to accommodate heavy lifting requirements**. Power supply is robust, with 480 Volt/3-Phase service, and the column spacing throughout the warehouse is 39' x 39' and 37' x 59', providing flexibility for various configurations. Constructed with masonry, the property has a Floor Area Ratio (F.A.R.) of 0.23 and consists of 1 story.

Near I-90 and within close proximity to Cleveland's thriving industrial market, this prime location provides **unparalleled access to regional and national distribution networks**, making it an ideal choice for manufacturing, warehousing, or distribution tenants seeking convenience and efficiency. With the region experiencing record-low industrial vacancy rates and upward-trending rents, this property is well-positioned for **significant income growth, strategically**



26 Miles from
Port of
Cleveland



Direct Access to I-90

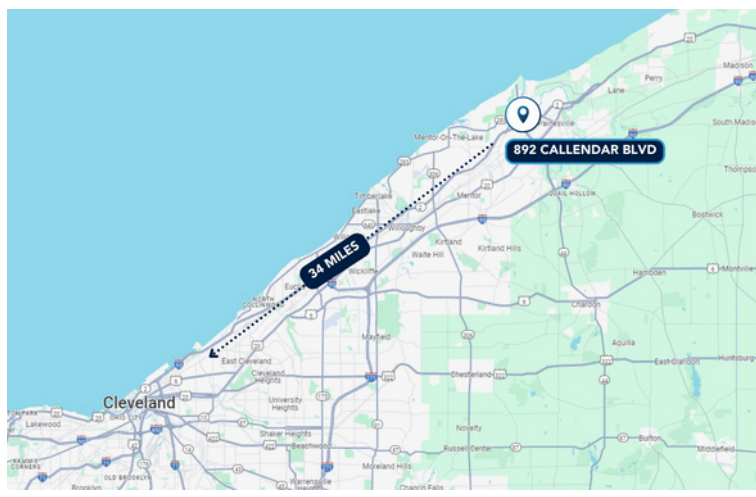


Rail Lines in Close Proximity

SITE PLAN

Office Floor plan

Site plan



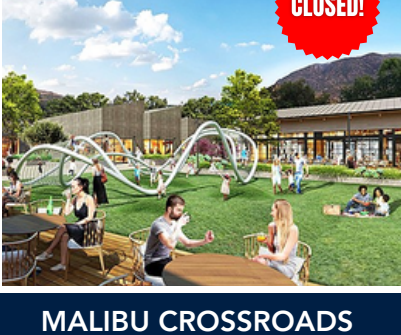
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SECRET

STUDIOS
OFFICE/FLEX INDUSTRIAL
\$160M



SHOULD?

AREA JV
CLASS A RETAIL
\$130M



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CLERICAL

TENANT
NEW INDUSTRIAL LEASE
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15K+ UNITS SOLD | \$1B CLOSED PAST 24 MONTHS | LAR | CRE GOLD AWARD WINNER | COSTAR POWER RBC

OVER 15K+ UNITS SOLD | \$1B CLOSED PAST 24 MONTHS | LABS CRE GOLD AWARD WINNER | COSTAR POWER BROKER



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