



4780 Crayton Avenue  
CLEVELAND, OH 44104



# Rare Commissary Opportunity

## 8,065 SF for Sublease

*Previously occupied by Modern  
Food Processors*

- + Lease Expiration Date:  
02/28/2029
- + Excellent opportunity for  
business owners seeking a  
functional industrial space with a  
strong history in the market.

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**CBRE**

# Overview

## 4780 Crayton Avenue

- 8,065 SF
- 4 docks
- Lease expiration: 2/28/2029
- Options: 2, 5 year options
- Base Rent: \$7.50
- Lessee self maintains and insures.
- Taxes are \$6,862.14 YR or \$0.85 PSF



### DEMOGRAPHICS

	Total Population	Daytime Population	Total Businesses	Total Employees
1 Mile	10,686	12,455	361	6,219
3 Miles	105,790	244,082	7,613	226,522
5 Miles	293,717	421,393	12,933	295,819
5 Minutes	16,924	22,383	716	12,064
10 Minutes	122,494	251,896	7,968	227,753
15 Minutes	424,716	545,231	17,933	361,899



# Site Map

4780 Crayton Avenue

LAMPRO  
INDUSTRIES

BROADWAY  
WHOLESALES

PREMIER CONTAINER

CRAYTON AVE

JUST NATURAL  
PROVISION

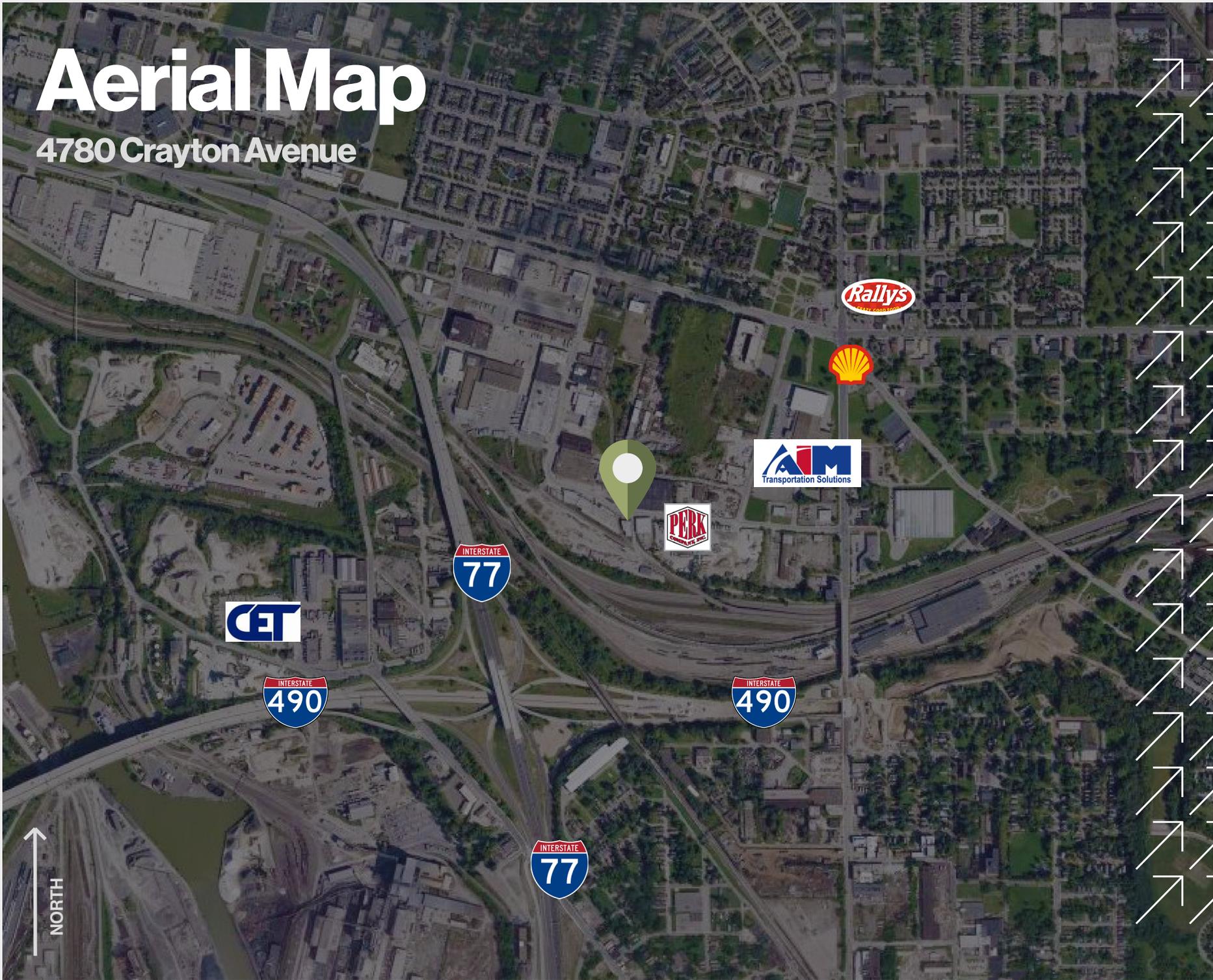
**Location**

- + 8,065 Sq.Ft.
- + 0.3 Acres



# Aerial Map

4780 Crayton Avenue





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Licensed Real Estate Broker

