

4780 CRAYTON AVENUE  
CLEVELAND, OH 44104



# Rare Commissary Opportunity

## 8,065 Sq. Ft. for Sublease

***Previously occupied by  
Modern Food Processors***

- + Lease Expiration Date:  
02/28/2029
- + Excellent opportunity for  
businesses seeking food  
preparation space

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**CBRE**

# Overview

## 4780 Crayton Avenue

- 8,065 sq. ft.
- Four docks
- Lease expiration: 2/28/2029
- Options: Two, five-year options
- Base Rent: \$7.50 NNN
- Lessee self maintains and insures
- Taxes: \$6,862.14/year or \$0.85 PSF

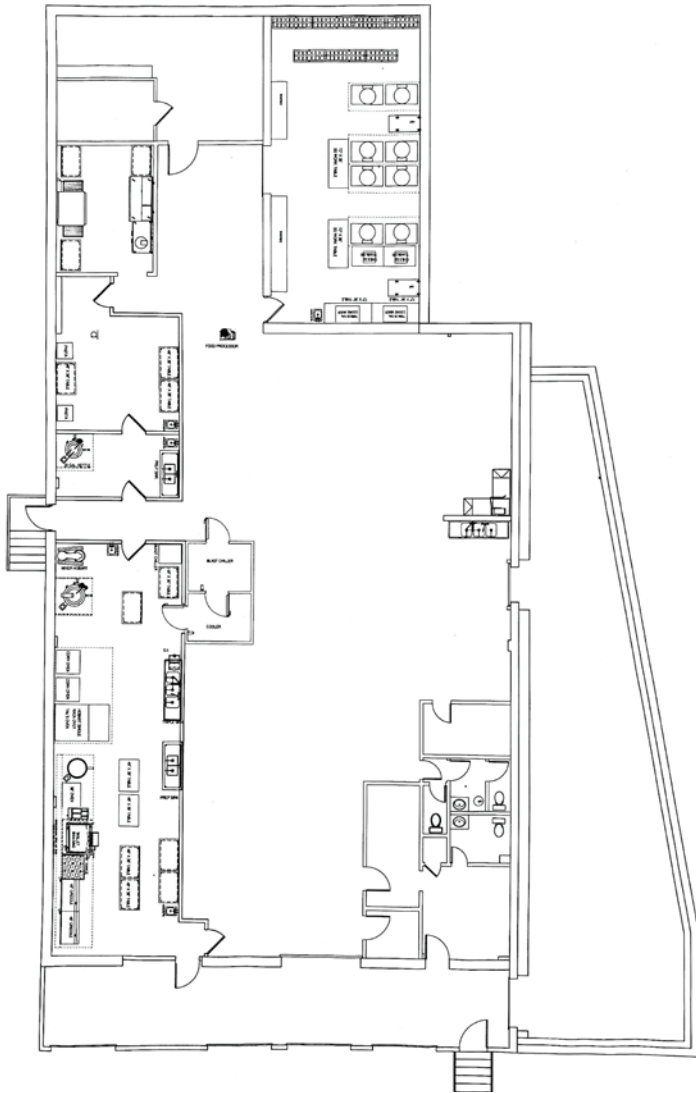


### DEMOGRAPHICS

	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

# Floor Plan

4780 Crayton Avenue



8,065 SF



# Site Map

4780 Crayton Avenue

LAMPRO  
INDUSTRIES

BROADWAY  
WHOLESALES

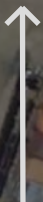
PREMIER CONTAINER

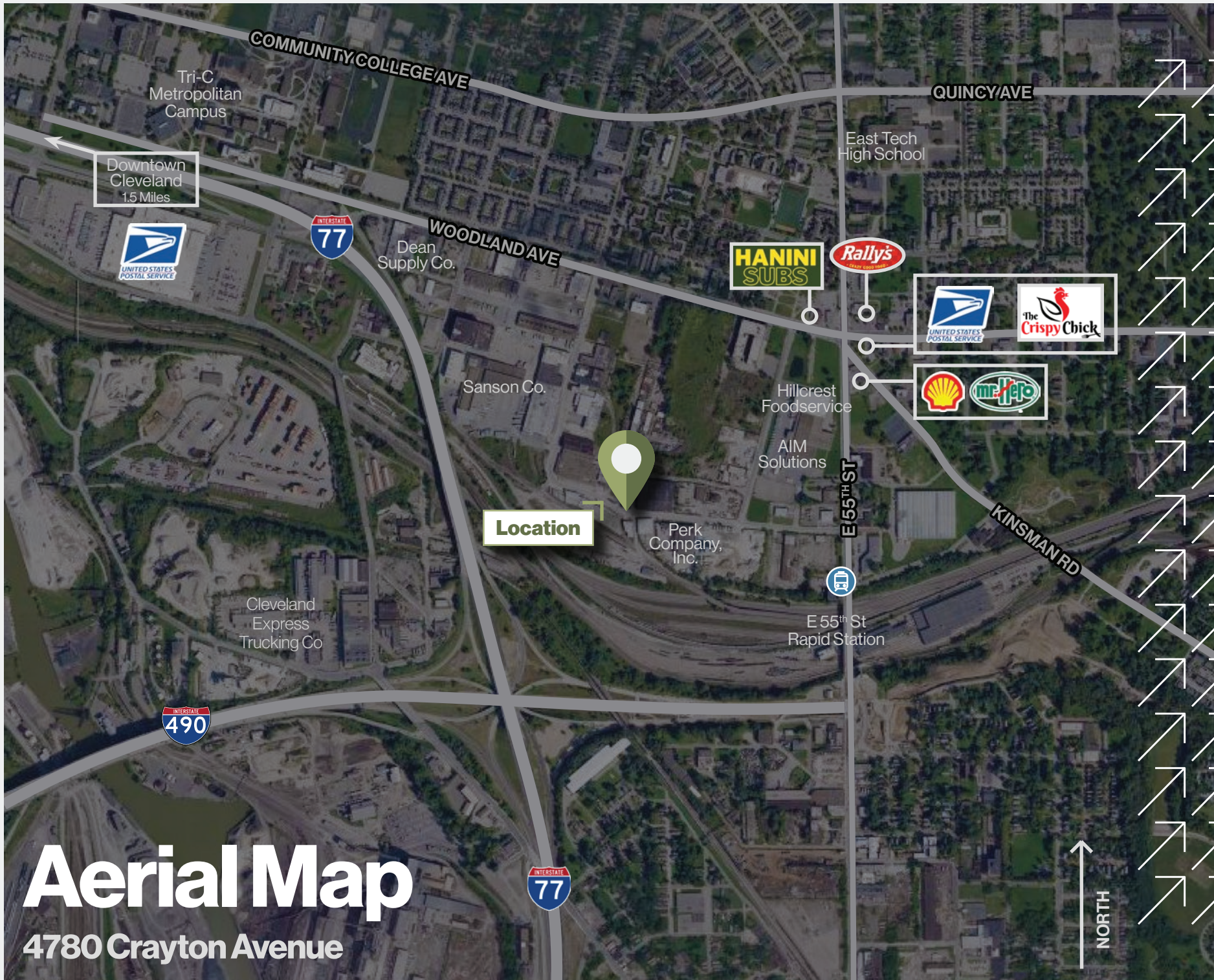
CRAYTON AVE

JUST NATURAL  
PROVISION

**Location**

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





# Aerial Map

4780 Crayton Avenue

Tri-C  
Metropolitan  
Campus

Downtown  
Cleveland  
1.5 Miles



Dean  
Supply Co.

WOODLAND AVE



Sanson Co.

Hillcrest  
Foodservice

AIM  
Solutions



Location

Perk  
Company,  
Inc.

E 55<sup>TH</sup> ST



E 55<sup>th</sup> St  
Rapid Station

KINSMAN RD

Cleveland  
Express  
Trucking Co



NORTH



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Licensed Real Estate Broker

