

**REDUCED PRICE! FOR SALE OR LEASE**

**18513 EUCLID AVENUE | CLEVELAND, OHIO 44112**

**CBRE**



**Flexible 2-Building Campus Designed  
for Manufacturing & Distribution**

**±265,010 SF**

**DIVISIBLE  
ON 12.07 AC**



# PROPERTY OVERVIEW

**18513 EUCLID AVENUE** offers a rare opportunity to acquire two versatile industrial buildings totaling **±265,000 SF on 12.07 acres**, with visibility from bustling Euclid Avenue (25,309 VPD). This property is ideal for **owner-users** seeking a strategic location and great value, or **value-add investors** looking to capitalize on strong income potential.

**Building A** totals **±63,510 SF** with 5 drive-ins, clear heights up to 24.5', and varying column spacing up to 60' x 60'. Fully renovated office space (±6,510 SF) complete in 2023 presents a modern professional environment

**Building B** consists of **±201,500 SF** with 15 loading docks, 1 UPS dock, and 3 drive-ins. High ceiling clearance and wide bays provide maximum flexibility for a variety of uses. Recent upgrades include new dock motors and radiant tube / unit heaters. Both buildings feature new LED lighting for enhanced energy efficiency.

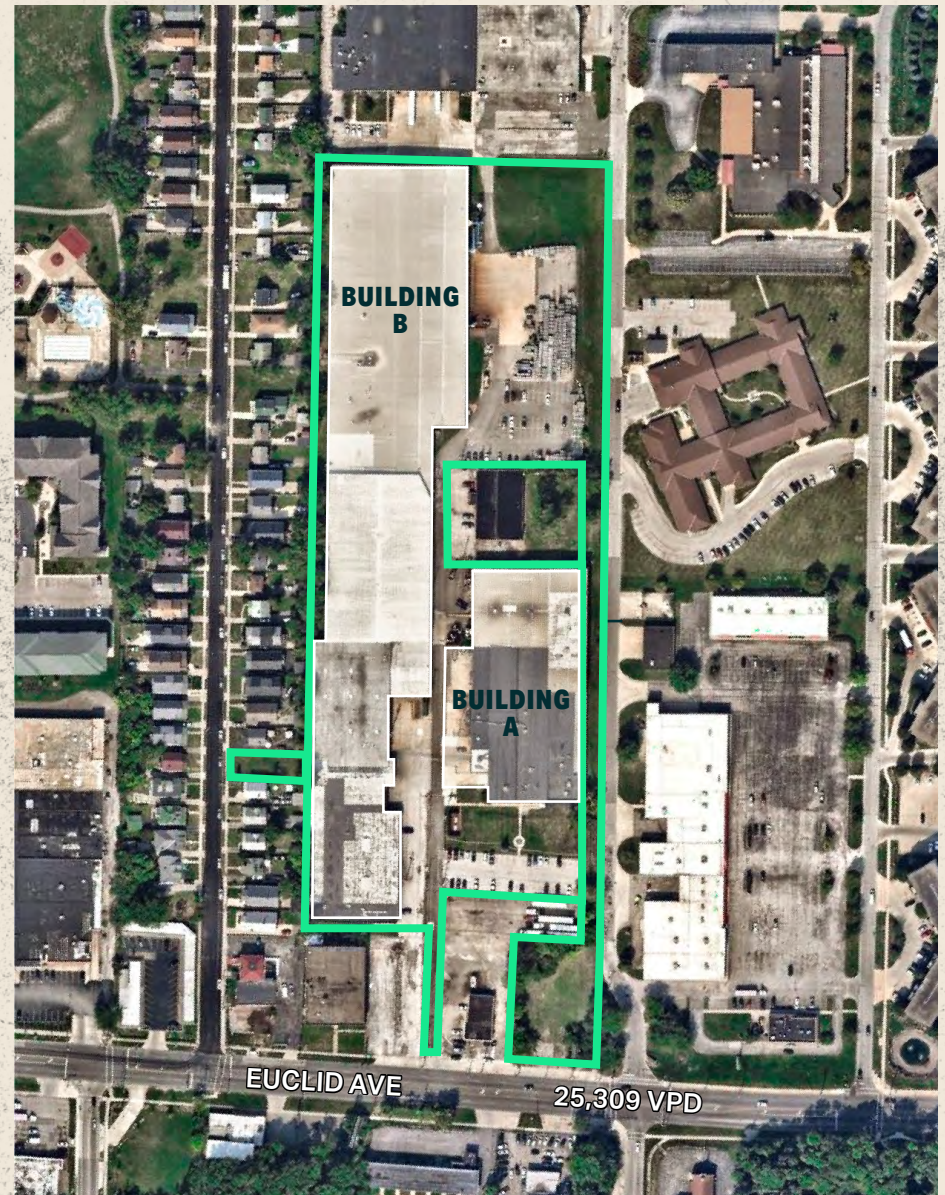
## Key Features

- **Heavy Power:** 600V/5000A/3PH
- **Outdoor Yard Area:** Expand your operations with generous outdoor space.
- **Ample Parking:** Existing parking lots and excess land can accommodate your workforce and visitors with ease.
- **Multi-Tenant Potential:** Easily adapt the property to accommodate diverse users and footprints.
- **Excellent Access:** Close proximity to I-90, I-271, downtown Cleveland, and Cleveland Hopkins International Airport for seamless regional connectivity.
- **Public Transportation:** RTA bus stop at Euclid Ave & Catalpa for convenient employee access.

## ASKING PRICE

**\$5,650,000 (\$21.32/SF)**

Lease Rate: Contact Listing Agent



## Property Specs

**±265,010**  
TOTAL SF

**2**  
BUILDINGS

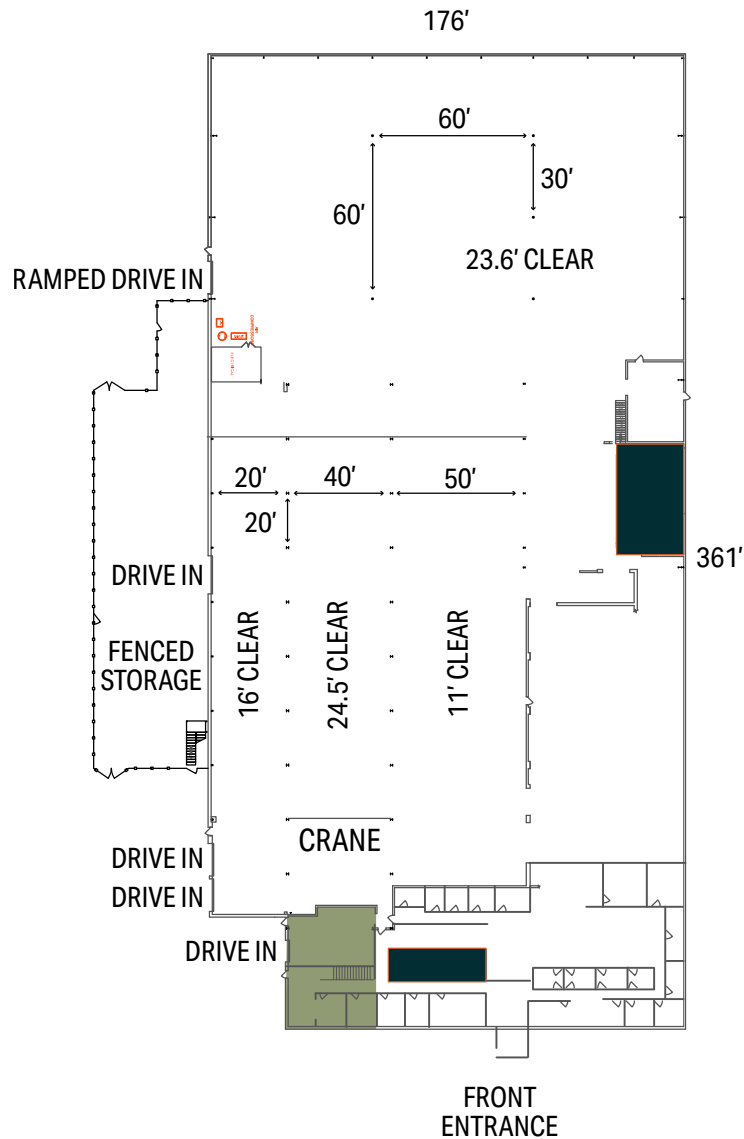
**±12.07**  
TOTAL AC

**7**  
PARCELS



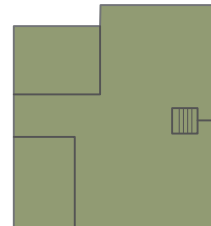
# BUILDING A

±63,510 SF



 Restrooms

## SECOND FLOOR OFFICE



±63,510 SF

### WAREHOUSE | ±57,000

- 5-Ton Crane (ACCO Loudon Floor-Operated, Traveling Mast Crane)
- 5 Drive-Ins
- Clear Height Varies (See Plan)
- Column Spacing Varies (See Plan)
- Heavy Power (600V / 2000A / 3PH)
- Radiant Tube & Unit Heaters
- NEW LED Lighting
- Compressed Airlines
- Locker Rooms

### OFFICE | ±6,510 SF

- COMPLETE RENOVATION 2023 (Paint, Flooring, Lighting, & HVAC)
- 2 Conference Rooms
- Breakrooms / Kitchenette
- Multiple Private Offices

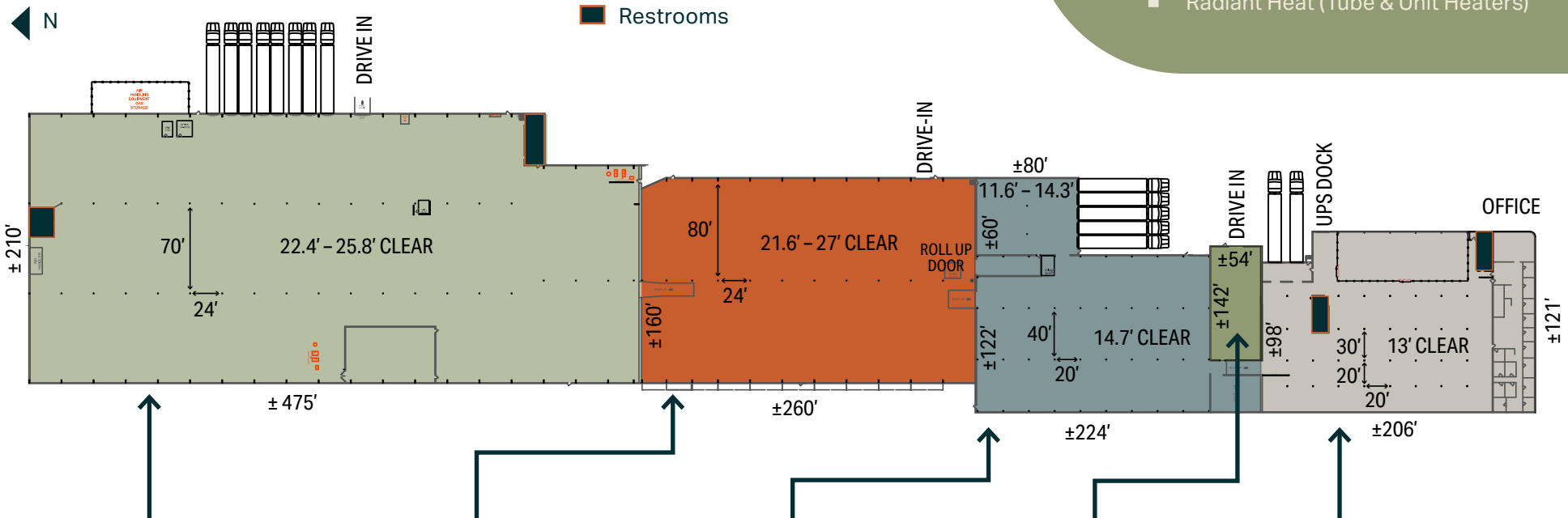
*DISCLAIMER: All information on this page is subject to further verification. Floor plan is not to scale and measurements are estimates only.*

# BUILDING B

±201,500 SF

## BUILDING HIGHLIGHTS

- 15 Docks + 1 UPS Dock + 3 Drive-Ins
- Heavy Power (600V / 3000A / 3PH)
- NEW LED Lighting Throughout
- Radiant Heat (Tube & Unit Heaters)



### ±96,000 SF

- 8 Docks (8'x10') with Bumpers, Seals, & Plates
- 1 Drive-In (14'x16')
- 22.4' - 25.8' Clear Height
- 24'x70' Column Spacing
- NEW Radiant Heaters
- Compressed Airlines
- Locker Rooms & Office
- 35'x70' Room with Drop Ceiling & Existing A/C Unit (Power Not Connected to Unit, Condition Unknown)

### ±41,600 SF

- Partially Racked (Drive-In Pallet Racking)
- 1 Drive-In
- 21.6' - 27' Clear Height
- 24'x80' Column Spacing
- Small Office

### ±28,300 SF

- 5 Docks (8'x10') with Bumpers, Seals, Plates, & NEW Motors
- 14.3' - 14.7' Clear Height
- 20'x40' Column Spacing
- Small Office

### ±7,600 SF

- Maintenance / Repair Shop
- 1 Drive-In
- 15' - 20.1' Clear Height
- Clear Span (54'x142')
- Trench Floor Drains

### ±28,000 SF

#### WAREHOUSE | ±24,000 SF

- 2 Docks (8'x10')
- 1 UPS Dock
- 13' Clear Height
- 20'x20' & 20'x30' Column Spacing
- Floor Drains

#### OFFICE | ±4,000 SF

- Breakroom & Kitchenette
- Training / Conference Room
- Private Offices

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**BUILDING A: FRONT EXTERIOR**



**BUILDING B: REAR WAREHOUSE**



**BUILDING B: REAR WAREHOUSE LOADING DOCKS**



**BUILDING A: FRONT LOBBY**



**BUILDING A: KITCHENETTE**



**BUILDING B: MIDDLE WAREHOUSE RACKING**



**BUILDING A: KITCHENETTE**



**BUILDING A: CRANED MANUFACTURING**



**BUILDING B: SHOP / MAINTENANCE**



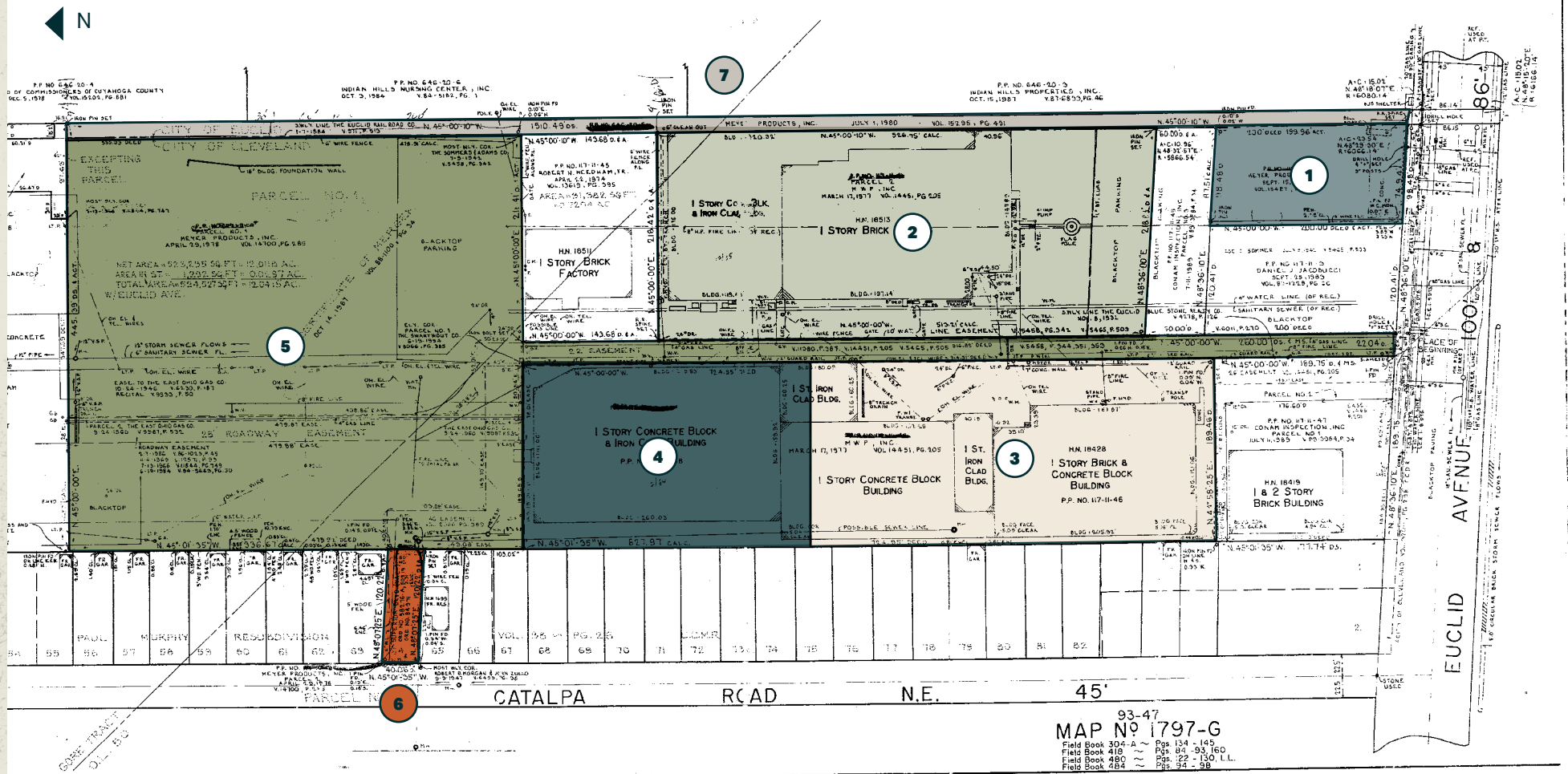


# SITE PLAN

**±12.07  
TOTAL AC**

#	PARCEL NUMBER	ACREAGE	ZONING
1	11711002	±0.45 AC	GR-D2 General Retail
2	11711001	±2.53 AC	GI-B3 General Industry
3	11711046	±1.84 AC	GI-B3 General Industry
4	11711048	±1.32 AC	GI-B3 General Industry
5	11711004	±5.19 AC	GI-B3 General Industry
6	117110021	±0.11 AC	2F-B1 Two Family Residential
7	64620005	±0.525 AC	U4 Local Retail or Wholesale

DISCLAIMER: Parcel acreage is subject to further verification.





# AREA MAP

## 2025 Area Demographics 5 Mile Radius

241,393

POPULATION

108,550

HOUSEHOLDS

\$85,115

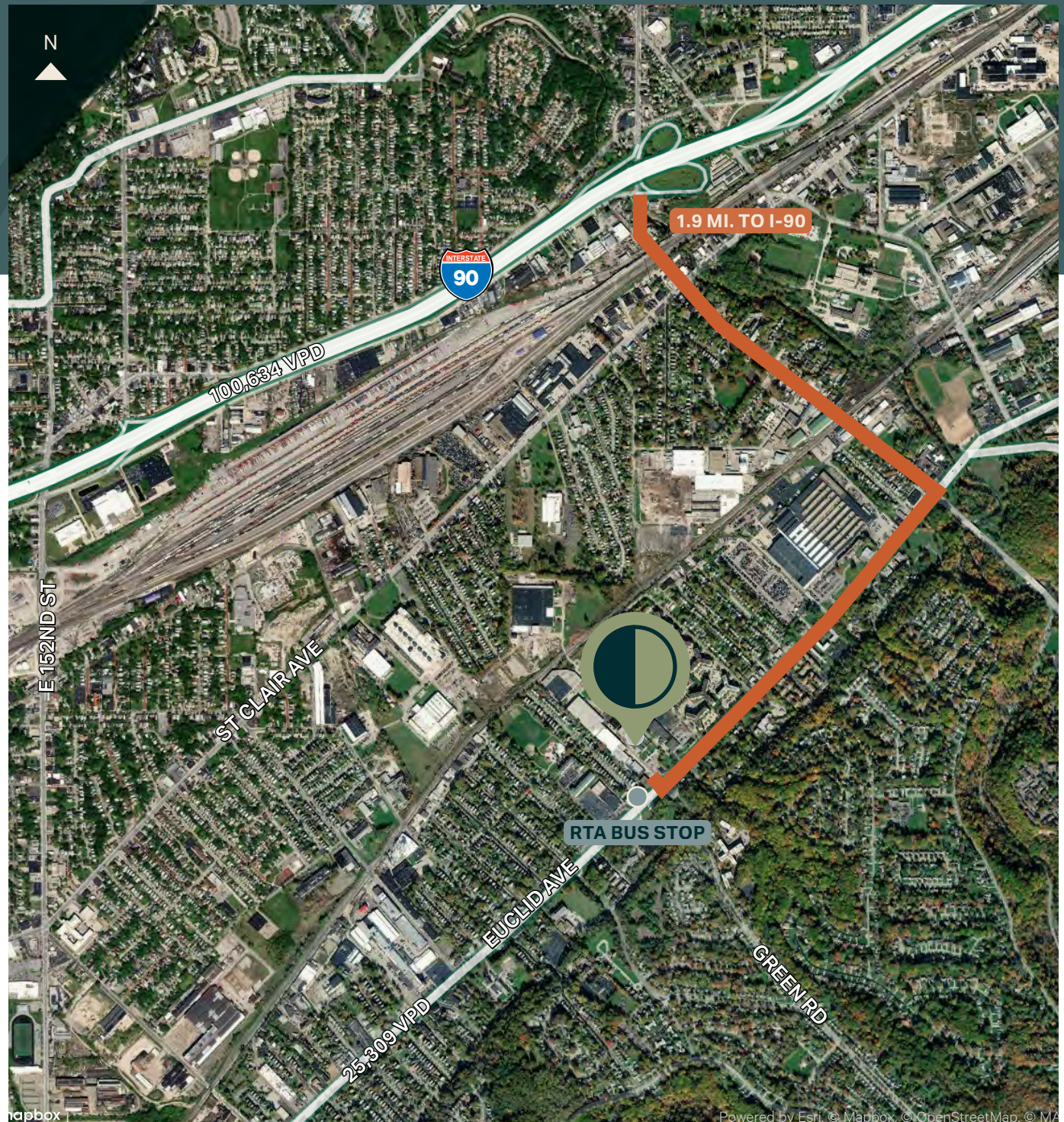
AVG. HOUSEHOLD INCOME

\$175,341

MEDIAN HOUSING VALUE

96,347

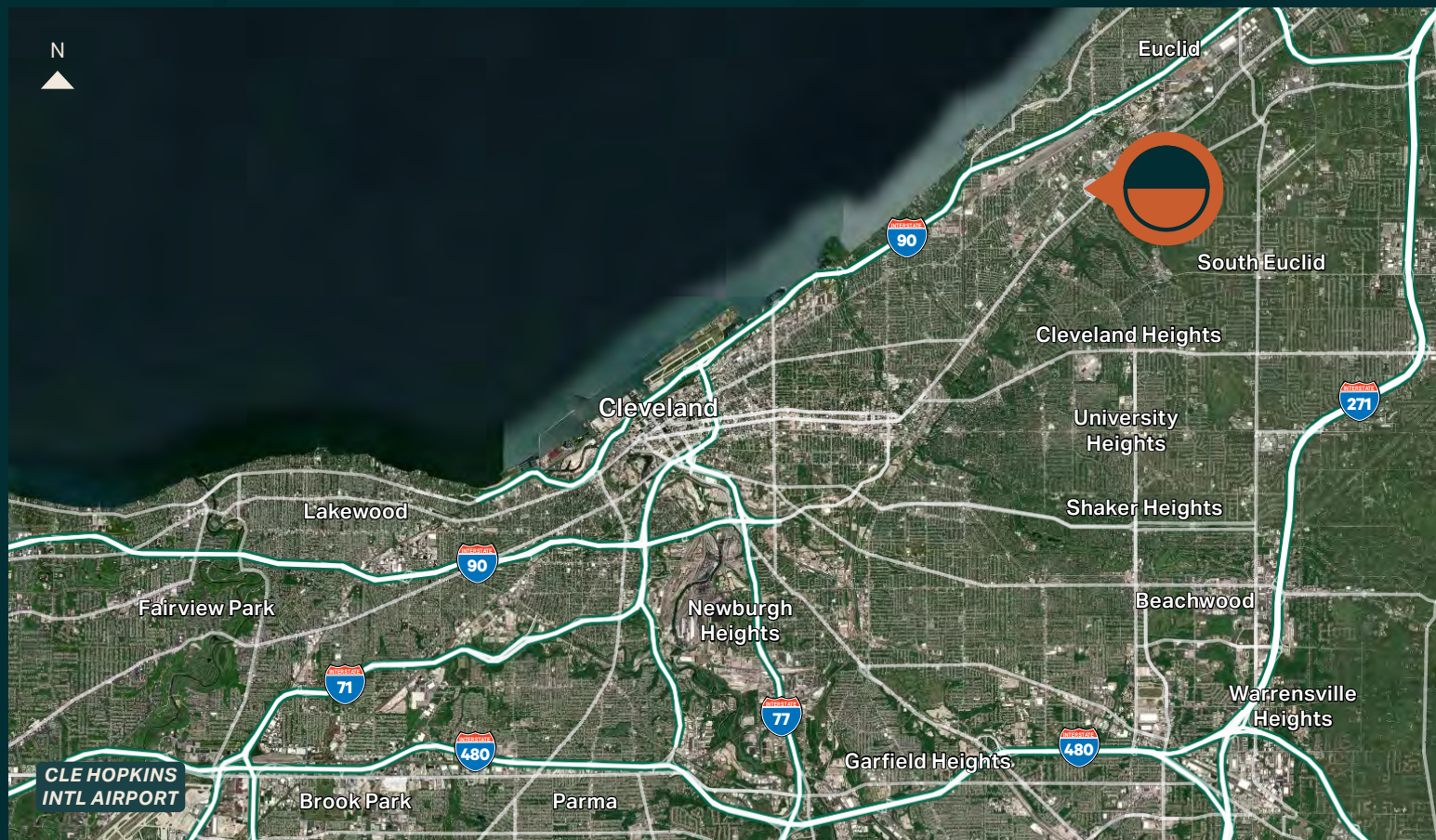
EMPLOYEES





# AVAILABLE FOR SALE OR LEASE

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## Proximity to Major Highways & Locations

1.9  
MILES TO I-90

6  
MILES TO I-271

12.1  
MILES TO I-490/I-77

13.8  
MILES TO I-490/I-71  
INTERCHANGE

11  
MILES TO DOWNTOWN  
CLEVELAND

22  
MILES TO CLE-HOPKINS  
INTL. AIRPORT

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