

16,125 SF Industrial Buildings in Desirable Location

For Sale | 2516 - 2530 W. 3rd Street, Cleveland, Ohio 44113



2516 - 2530 W. 3rd Street

- Desired Location
- Upside for “owner / user” featuring a 9,000 SF vacancy to either re-tenant or use for one’s own use
- Current annual income = \$24,581.28 NNN
- Excellent proximity to the current “changes” in Cleveland’s landscape featuring the Irishtown Bend Project, Bedrock’s reshaping of Tower City and the Riverfront as well as the continued emergence of the Tremont and Ohio City Neighborhoods

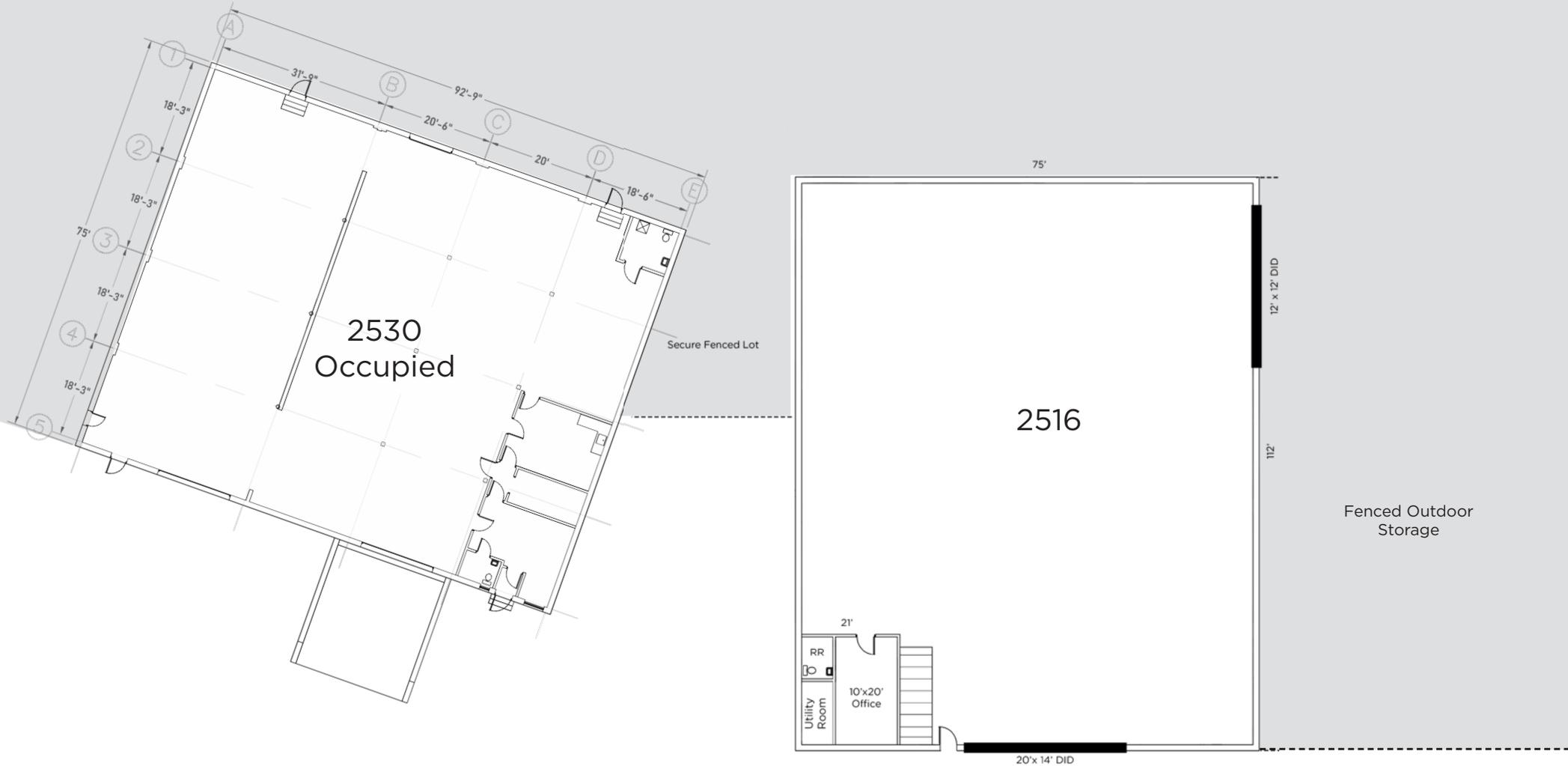
Asking Price: \$975,000.00 (\$61.00/SF)



Quick Stats

Building Sizes	2516 - 9,000 SF 2530 - 7,125 SF
# of Buildings	Two (2)
# of Floors	One (1)
Year Built	1954 & 1957
Land Area	0.74 AC
Zoning	General Industrial
Parking Spaces	10 Spaces
Clear Height	13'6" & 16'
Column Spacing	19'4"x17'2" & Single Bay
Drive-In Doors	2516 - 2 (14'x12') 2530 - 2 (20'x14' & 12'x12')
Construction Type	Masonry
Roof	Flat-Pitched
Deck Type	Metal & Wood
Floor	Concrete
Lighting	Fluorescent
Sprinkler	No
Heat	Forced Air

2530 W 3rd St Site Plan



W. 3rd Street

304,233

Population
(2025 | 5 Mile)

35

Median Age
(2025 | 5 Mile)

139,975

Households
(2025 | 5 Mile)

\$68,896

Household Income
(2025 | 5 Mile)

14,057

Total Businesses
(2025 | 5 Mile)

198,530

Total Employees
(2025 | 5 Mile)



2516



2516



2516



2516

Cleveland

2

QUARTER
PHASE II
QUARTER

Bridgeworks

LORAIN AVE

90

71

ABBEE AVE

SCRANTON RD

490

CHURCH
ESTATE
TITLE SAUCI

The Music Settlement
BOP STOP
SPACES

CO HATCH
NORTH HIGH
BREWING CO

Roaming Biscuit
Avalon
ALEA LUCIA'S BAKERY

TWISTED TAIN
FRAPPE BAR & GRILL SAUCE THE CITY

IRISHTOWN
BEND PARK

25 LOFTS
KeyBank

bright side
GREAT LAKES
BREWING CO
FAMILY DOLLAR
CHASE

Mariner's Watch
EDGE32

THE DEXTER
APARTMENTS

Lutheran Hospital
@ Cleveland Clinic Hospital

Garrett Morgan School of
Leadership & Innovation

RISING STAR
vibe garden

MARKET GARDEN
BREWERY

SoHo MARKET GARDEN
PNC TOWN HAL
MITCHELL'S NANO
BREW

CLINTON WEST
LUXURY APARTMENTS

The Heysse

OHIO CITY
BURRITO TABLETOP
BOBO GAVE CAFE

W 25th Street -
Ohio City Station

Near West

OHIO SAVINGS BANK
Third Federal

WEST SIDE MARKET
WEST SIDE MARKET CO-OP

INTRO

ABBEE AVE

boaz

FAIRMONT
CREAMERY

tremont

SITE

FOREST CITY
SHUFFLEBOARD

MetroHealth
Ohio City Family Dentistry

Wendy's
OHIO CITY
PIZZERIA

HANSA
BREWERY

Touch
FARKAS
SMOOTH RIDER
Smoothie Cafe / Food Truck
Society

AVO

TREO

LORAIN AVE

HERB N TWINE

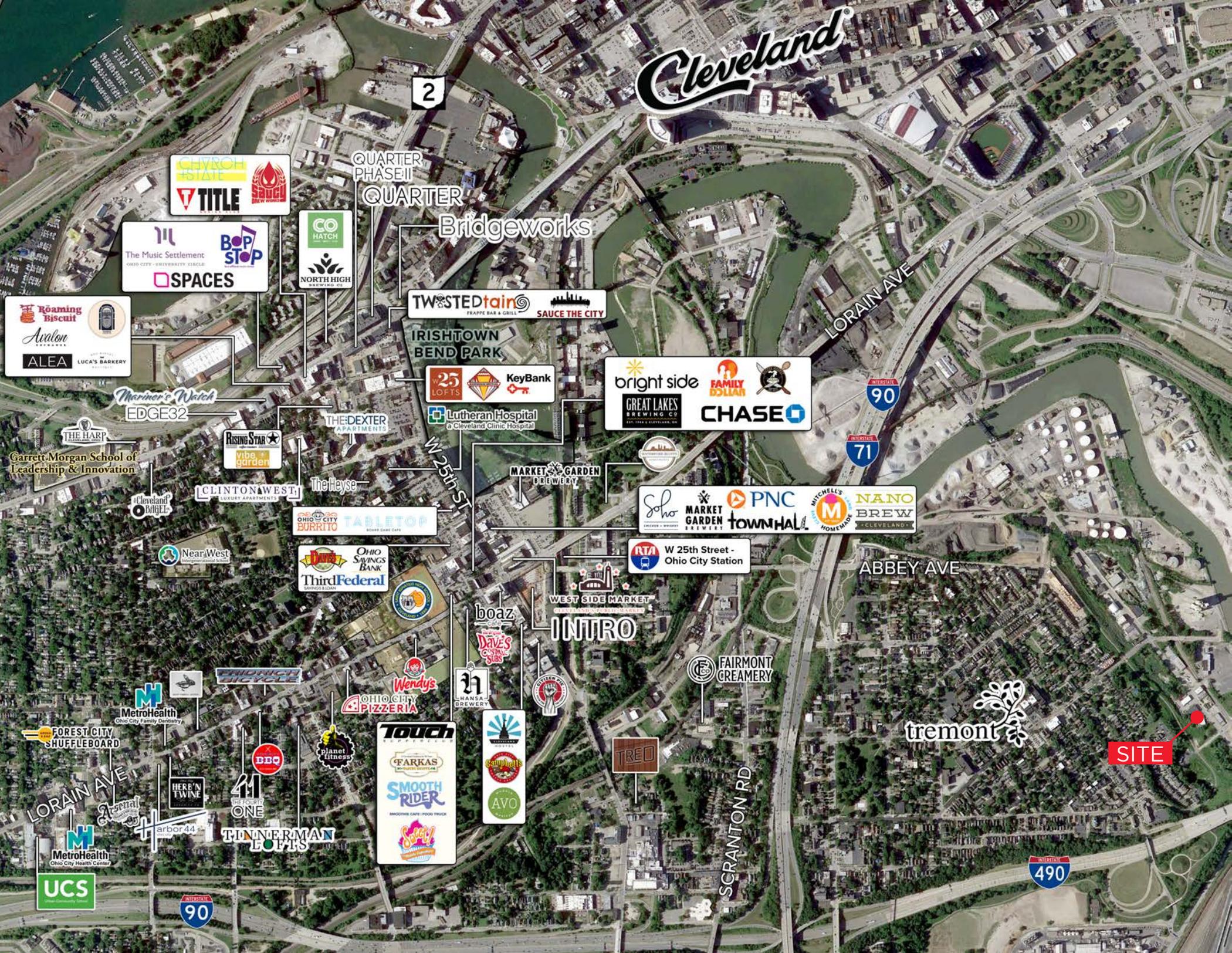
THE FORTY
ONE

TINNERMAN
LOFTS

MetroHealth
Ohio City Health Center

UCS

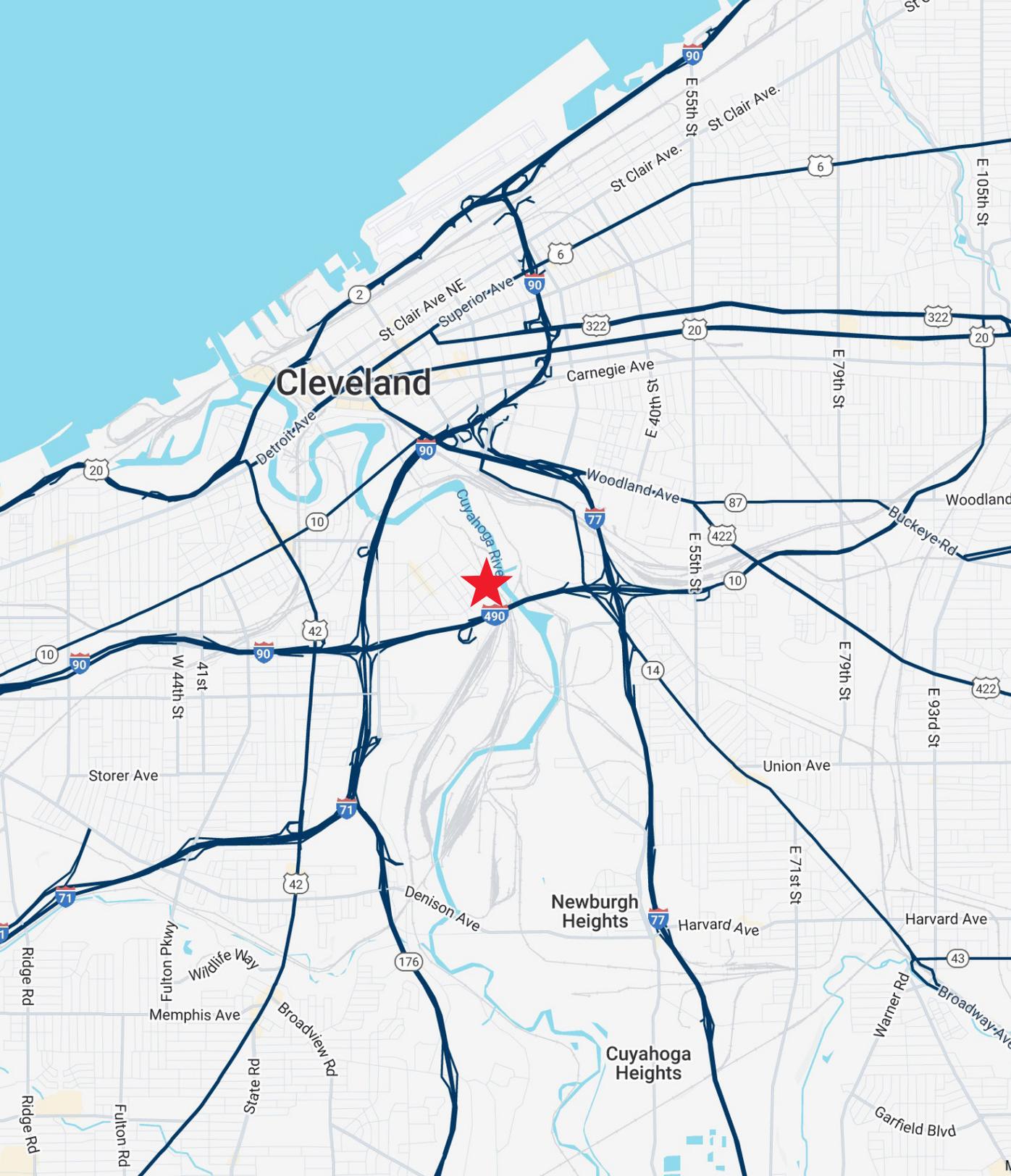
90





Irishtown Bend Riverfront Development

Irishtown Bend Park is a 25-acre green space under development along the west bank of Cleveland's Cuyahoga River. Designed through extensive community engagement, the park aims to reconnect neighborhoods like Ohio City and downtown Cleveland to the riverfront and Lake Erie, completing a vital link in the 101-mile Ohio & Erie Canal Towpath Trail. The site holds deep historical significance, once home to Irish immigrants in the 19th century, and will feature an Irish Heritage Site with preserved foundations and artifacts. Accessibility and equity are central to the project, with input from residents of nearby public housing shaping inclusive features like accessible trails, a playground, and an amphitheater. Before park construction begins, the Port of Cleveland is undertaking a \$60 million hillside stabilization project to secure the area and protect the river's shipping channel. Irishtown Bend Park is set to become a transformative urban oasis, fostering community connections and honoring Cleveland's rich heritage.



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