



**FOR LEASE/SALE** | **888,370 SF**  
**1975 NOBLE RD EAST** | **CLEVELAND, OH**

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## **PROPERTY HIGHLIGHTS**



**4.5 MILES FROM CLEVELAND  
CLINIC MAIN CAMPUS**



**LESS THAN 6 MILES TO I-90**



**23 MILES TO CLEVELAND  
HOPKINS INTERNATIONAL  
AIRPORT**



**PERFECT FOR RANGE  
OF USERS: INDUSTRIAL,  
MEDICAL, OFFICE,  
INSTITUTIONAL, & MORE**





## NELA PARK: A BRIEF HISTORY

Dubbed the “World’s First Industrial Park,” Nela Park has a rich history in Cleveland, OH dating back to the early 1920s. The campus’s 26 buildings and over 1 million square feet of space have been home to GE innovation, invention, research, product development, education, social ceremonies, manufacturing, and recreation for decades. Fountains, landscaping, sculptures, and—of course—magnificent lighting have adorned the 92-acre campus for over 100 years. While the property is listed as an “Historic Place” on the U.S. Department of Interior’s National Register, it has also experienced numerous upgrades, expansions, and renovations throughout the last few decades.

## FUN FACTS

### TUNNEL SYSTEM

Underground tunnels connect many of the buildings and are used primarily for running pipes and electrical wiring—though during inclement weather, some are still used by employees to travel between buildings.

### THOMAS EDISON

Edison’s famous 1879 invention of the first practical incandescent lightbulb caused much excitement and attraction. Edison’s General Electric Company acquired the Cleveland-based National Electric Lamp Company (NELA) in 1911. GE built a sprawling campus in a former vineyard on the east side of Cleveland, and Nela Park was born.

[VIEW A VIDEO OF THIS PROPERTY](#)





# PROPERTY DETAILS

1975 NOBLE RD EAST | CLEVELAND, OH

TOTAL SPACE	1,072,296 SF
AVAILABLE SPACE	888,370 SF
NUMBER OF BUILDINGS	26
YEAR BUILT	1911-1960
LAND AREA	94 Acres   25 Acres for Future Expansion
POSSIBLE USES	Industrial, Office, Laboratory
ZONING	General Industry

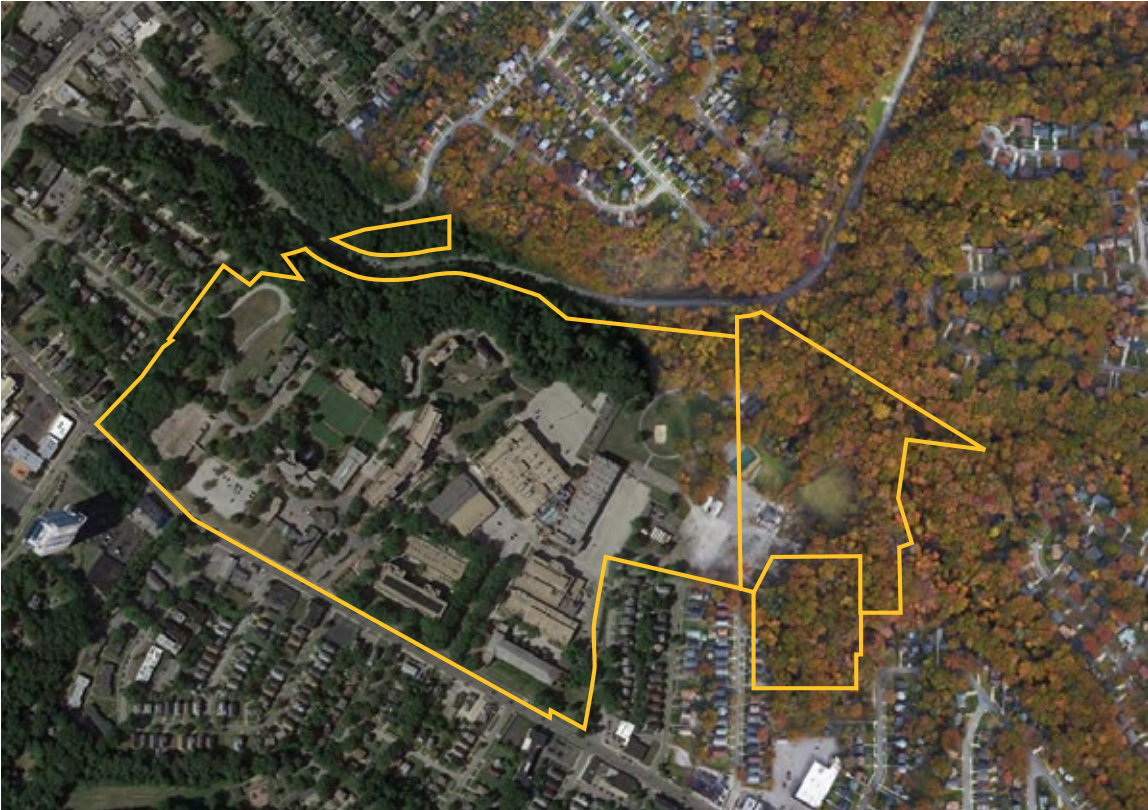




# BUILDINGS AVAILABLE FOR LEASE

## 1975 NOBLE RD EAST | CLEVELAND, OH

BUILDING	TOTAL
307	47,255 SF
308	28,812 SF
309	12,577 SF
310	16,353 SF
312   313   314	22,837 SF
315	14,100 SF
321   322   323	163,259 SF
325 (EXISTING TENANT)	40,142 SF
326 A	31,038 SF
327	34,126 SF
328 (EXISTING TENANT)	107,951 SF
329   329 A	83,883 SF
330	31,000 SF
331	14,226 SF
334 (EXISTING TENANT)	34,133 SF
335   335 A	158,715 SF
336 A	111,738 SF
338	110,374 SF
342	2,920 SF
343	6,857 SF
<b>TOTAL</b>	<b>1,072,296 SF</b>





# BUILDING 307

## DETAILS

Building Size: 47,255 SF

Floors: 3

Use: Office

Features: Views of Lake Erie

[VIEW A MATTERPORT WALK-THROUGH](#)





# BUILDING 308

## DETAILS

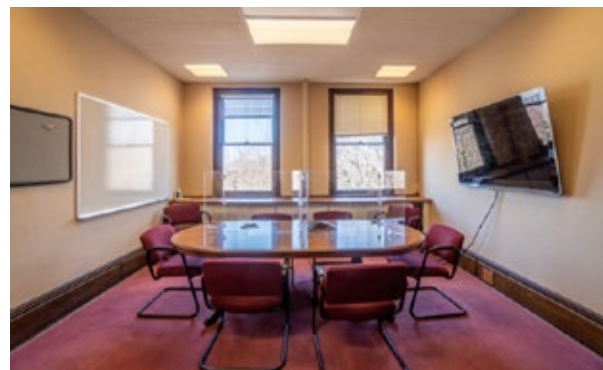
Building Size: 28,812 SF

Floors: 3

Use: Office

Features: Large, Modern Commercial Kitchen & Corporate Cafeteria

[VIEW A MATTERPORT WALK-THROUGH](#)





# BUILDING 310

## DETAILS

Building Size: 16,353 SF

Floors: 3

Use: Office

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# BUILDINGS 326 & 327

## DETAILS

Building Size: 31,038 SF & 34,126 SF

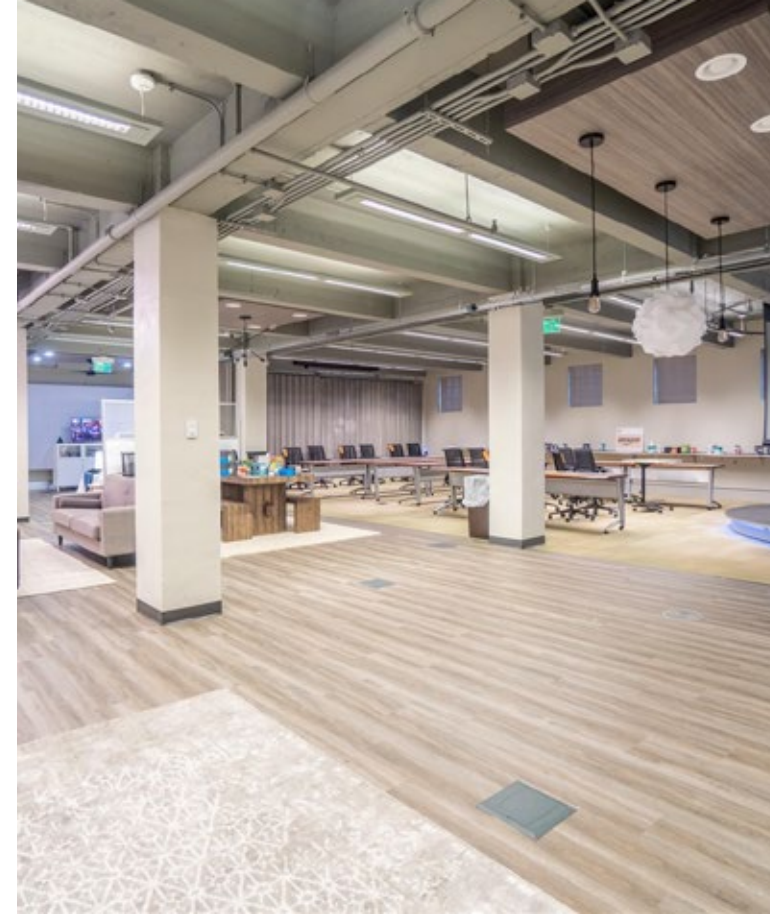
Floors: 2

Use: Conference & Event Center

### Features:

- This facility underwent extensive, multi-million dollar renovations & expansion in 2006
- A 14-foot deep pool that holds millions of gallons of water with a fountain

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# BUILDINGS 329 & 329 A

## DETAILS

Building Size: 83,883 SF

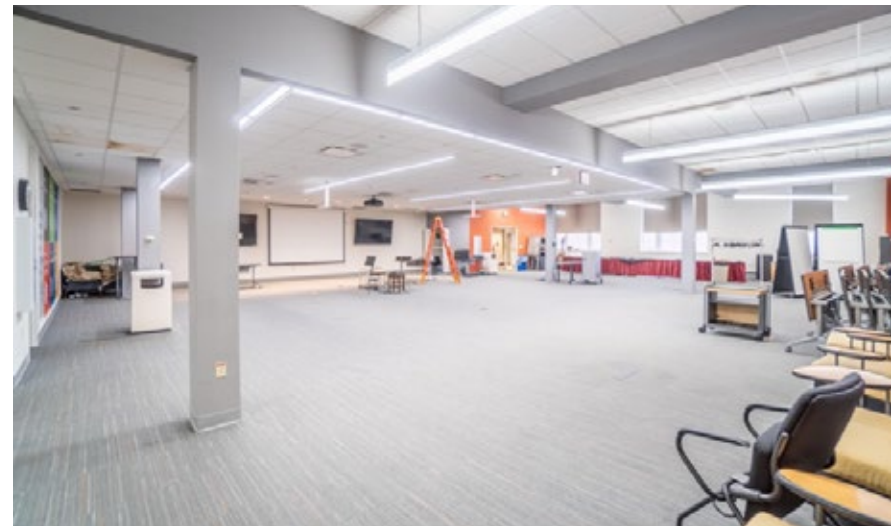
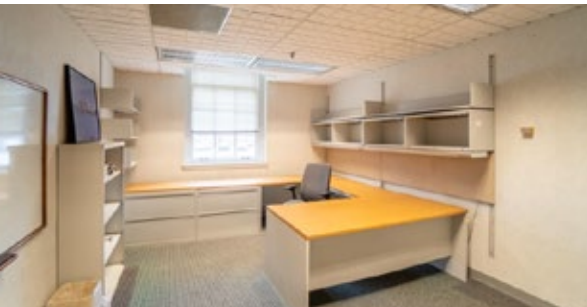
Floors: 2

Use: Office

Features:

- Recently updated move-in ready office space
- Approximately 8,000 SF of warehouse space with loading docks

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# BUILDINGS 330

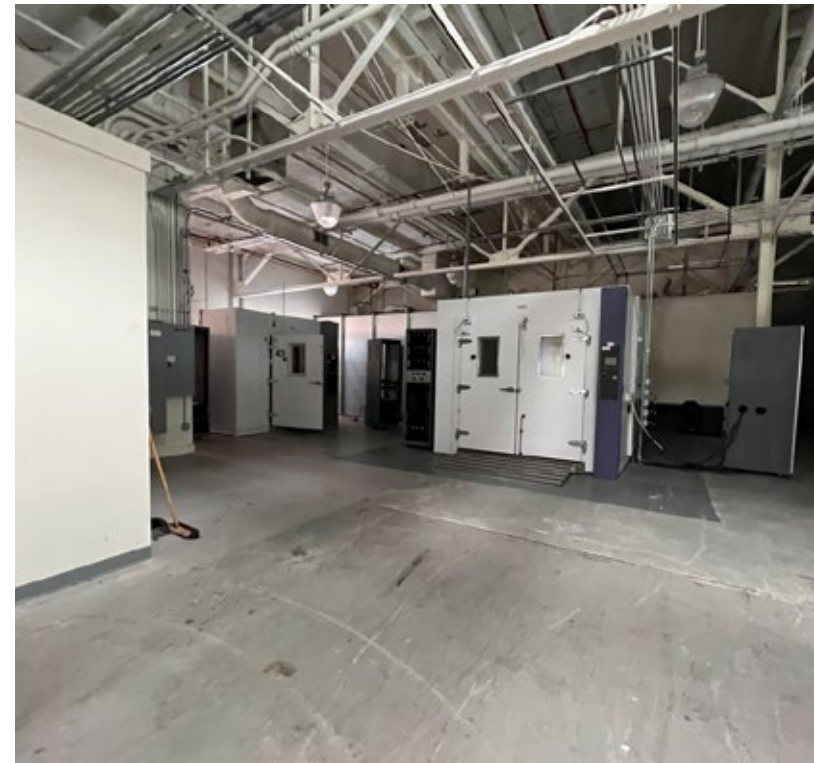
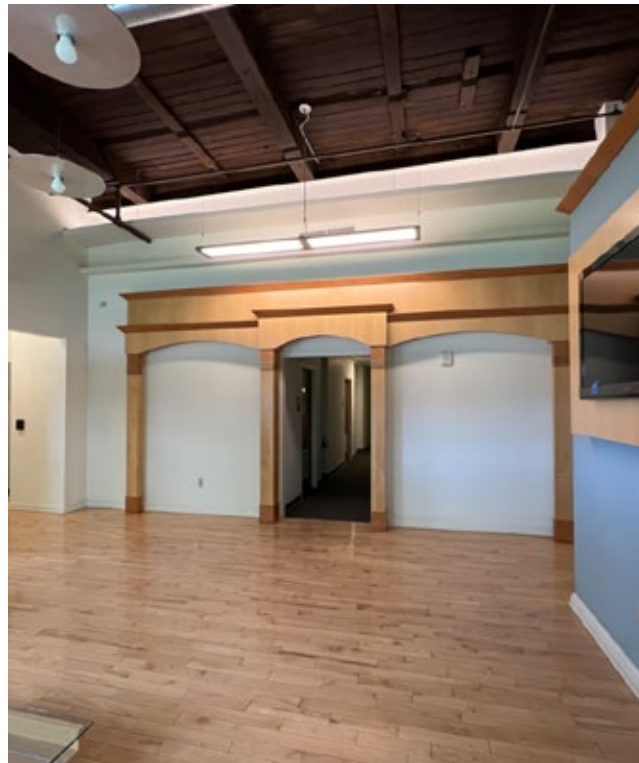
## DETAILS

Building Size: 31,000 SF

Use: Office/Lab

Features:

- State-of-the-art lab building
- High-end office finishes
- Recently renovated





# BUILDING 331

## DETAILS

Building Size: 14,226 SF

Floors: 3

Use: Office

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# BUILDING 334

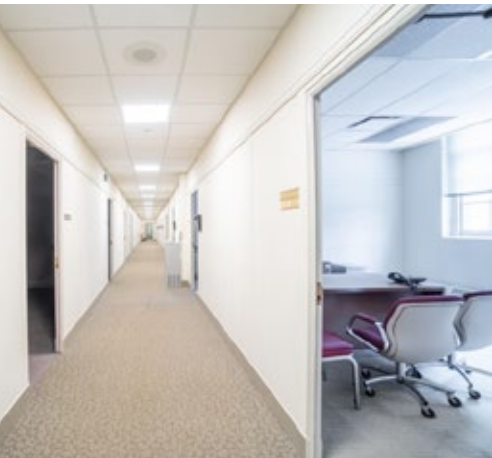
## DETAILS

Building Size: 34,133 SF

Floors: 1

Use: Industrial

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# SITE PLAN

1975 NOBLE RD EAST | CLEVELAND, OH





# LOCATION MAP

1975 NOBLE RD EAST | CLEVELAND, OH

I-90	3 MILES
I-77	11 MILES
CLEVELAND	11 MILES
AKRON	38 MILES
PITTSBURGH	130 MILES
COLUMBUS	152 MILES

