

31,158 SF Food Grade/Food Production Warehouse

For Sale or Lease | 1893 E 55th Street, Cleveland, Ohio 44103

TWO-STORY BUILDING (15,579 SF/FLOOR FOR LEASE)

PRICE REDUCTION





PROPERTY HIGHLIGHTS

- Ideal for businesses needing high-quality cold storage, this property features five walk-in coolers, a walk-in freezer, and expansive dry storage space
- Five (5) walk-in refrigerators/coolers, auto set at 35 degrees - will support as low as 32 degrees
 - Cooler 1 - 1,290 SF
 - Cooler 2 - 541 SF
 - Cooler 3 - 541 SF
 - Cooler 4 - 1,458 SF (with internal Freezer - 240 SF)
 - Cooler 5 - 152 SF
- \$1.25 M invested in property by Owner User - Coolers, Electrical, Internal Dock, Roof, etc.
- Close proximity to major interstates: I-90, I-77, I-490
- Two (2) stories of warehouse space
- Two (2) internal docks with levelers
- \$3,600.00 Annual Billboard Renewal

ASKING PRICE

\$1,199,000

LEASE RATE

Floor 1 - \$7.00/SF NNN

Floor 2 - \$5.50/SF NNN

Building Specifications

Total Building Size:	31,158 SF (15,579 SF/Floor)	Clear Height:	13' - varies throughout	Heat:	Forced Air
Industrial SF:	27,464 SF	Column Spacing:	18'x18'	A/C:	HVAC - Office Only
Office SF:	3,694 SF	Docks:	Two (2)	Power:	480V / 3P
Renovated:	2018	Drive-in Doors:	One (1)	Land Size:	0.62 AC
Construction:	Masonry	Lighting:	Fluorescent	Zoning:	Light Industrial



Conference Room



Reception



Clean Room



Production



Production



Cooler 1



Cooler 2

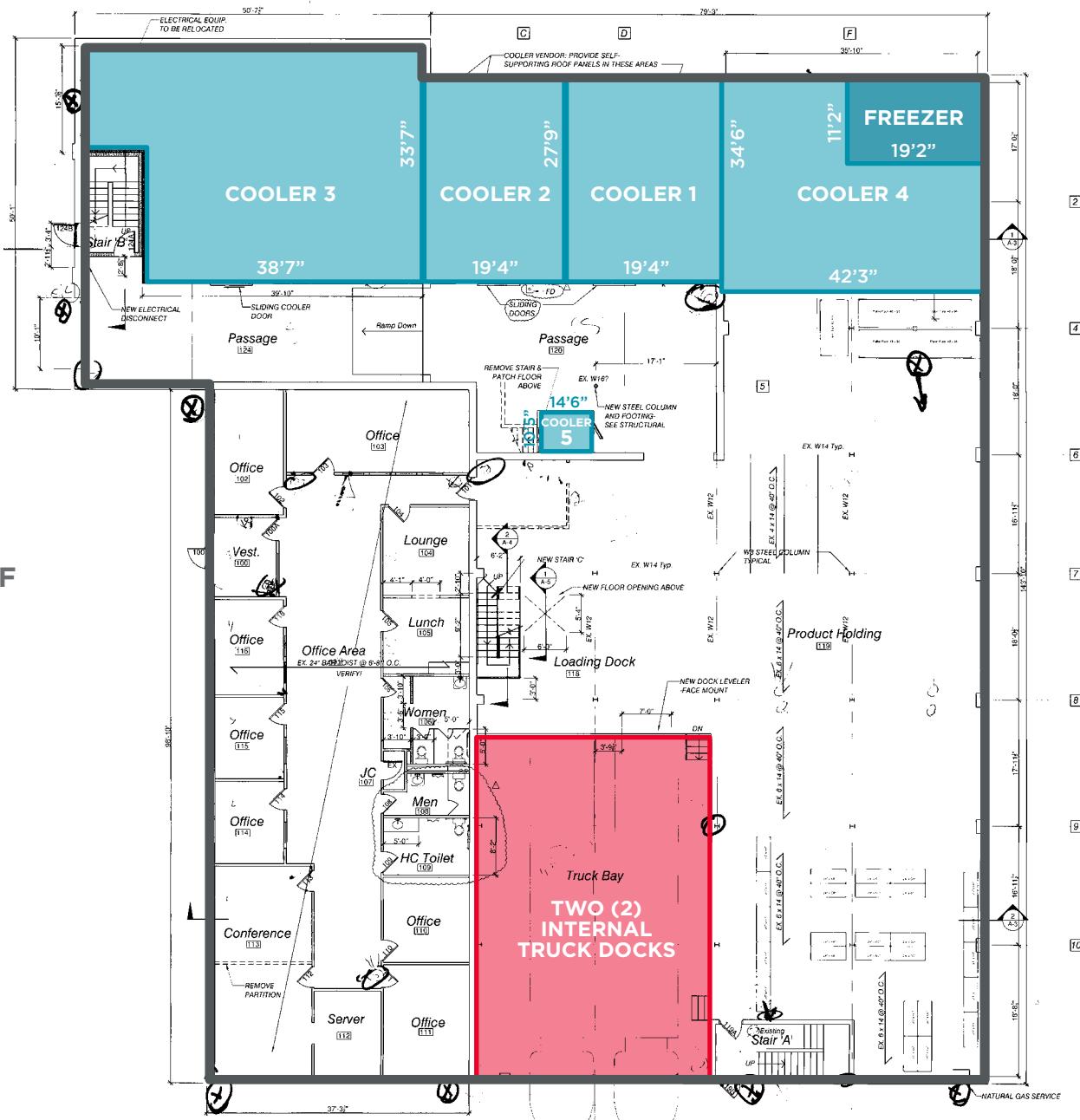


Cooler 3

Floor Plan | 1893 E 55th Street - 15,579 SF (FIRST FLOOR)

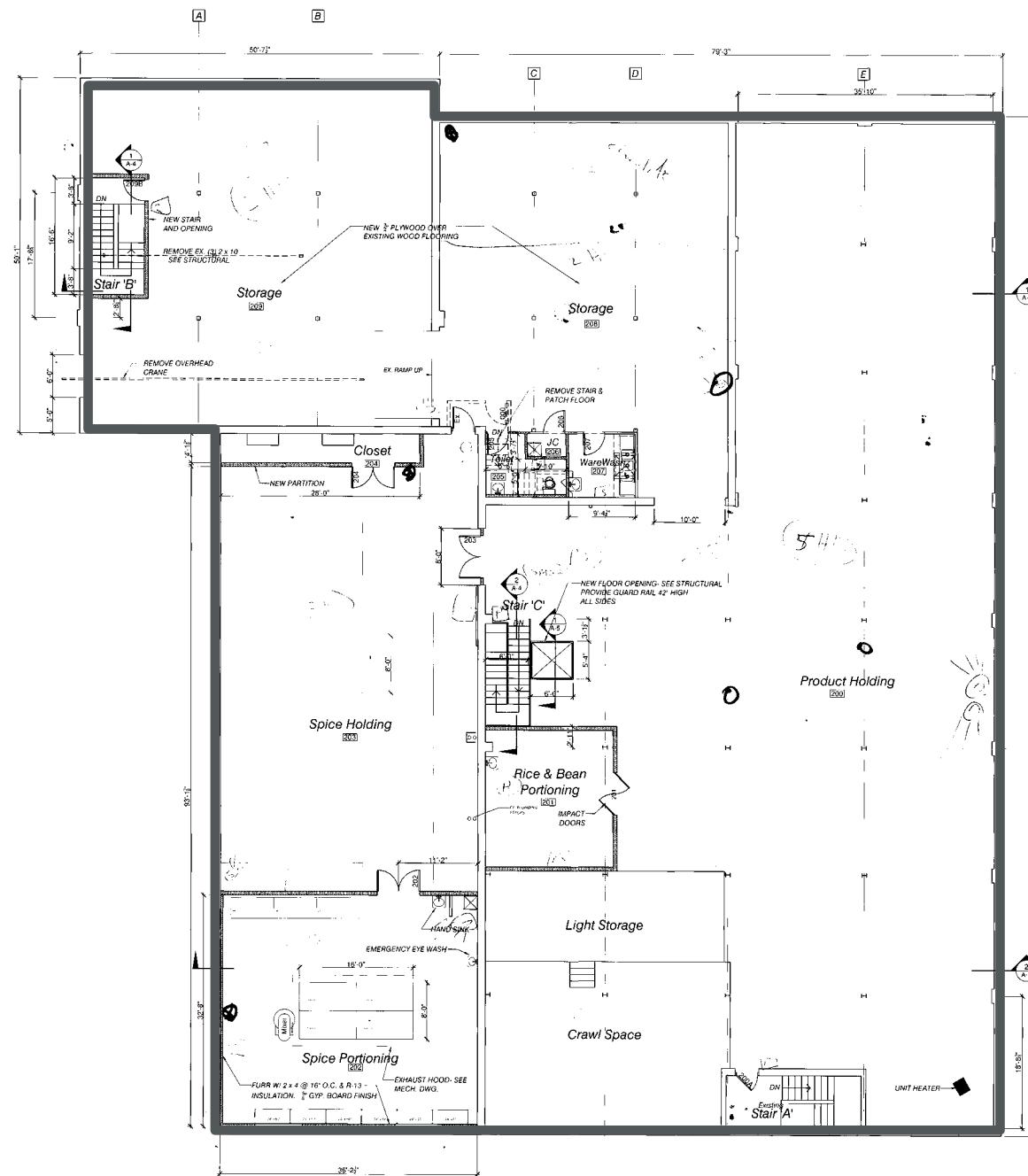
First Floor

Cooler 1:	541 SF
Cooler 2:	541 SF
Cooler 3:	1,290 SF
Cooler 4:	1,458 SF
Freezer:	240 SF
Cooler 5:	152 SF
Dry Storage, Office, & Shipping:	11,357 SF
TOTAL:	15,579 SF



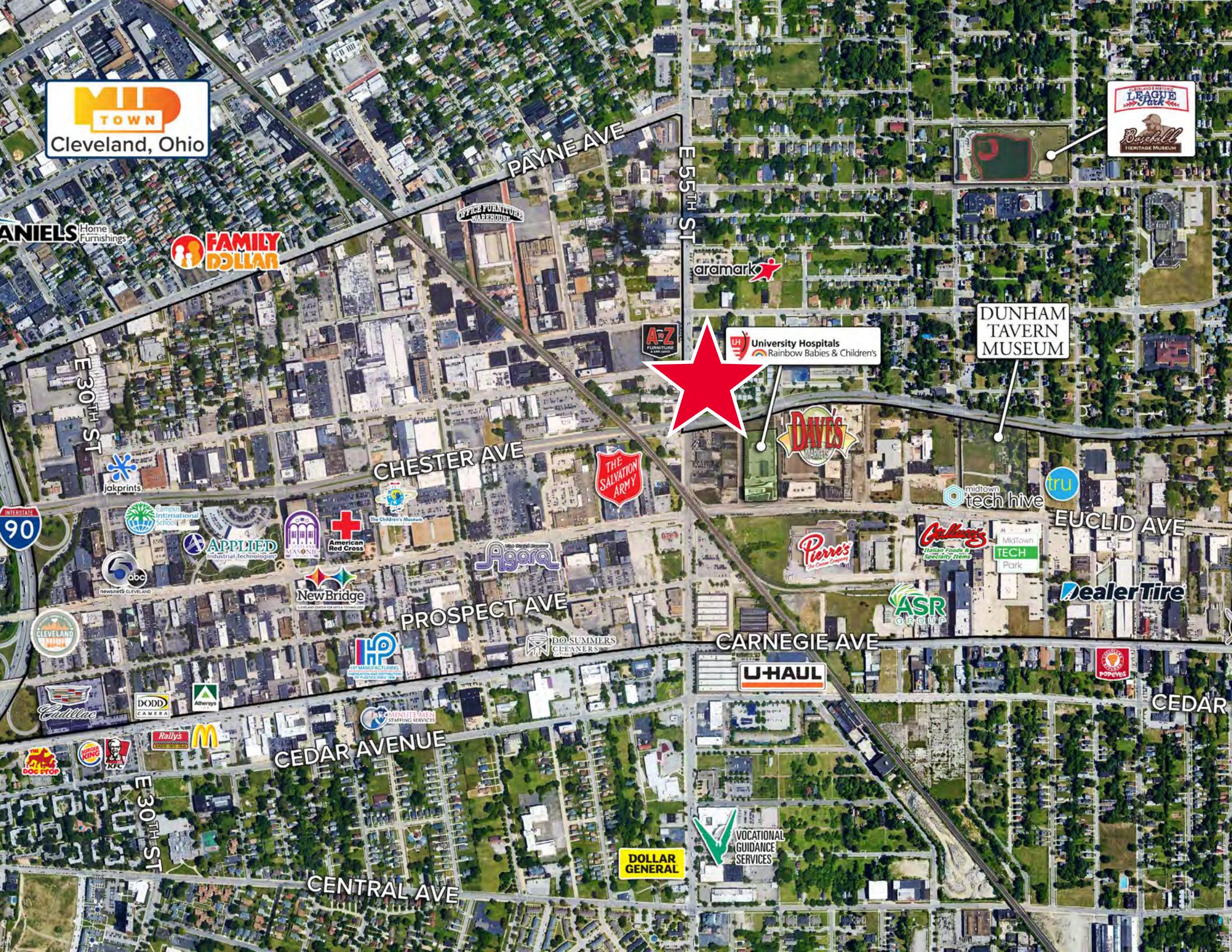
Floor Plan | 1893 E 55th Street - 15,579 SF (SECOND FLOOR)

Second Floor



Parcel Map





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