



For Sale

24,322 SF Industrial Building on 0.9 Acres
4900 Train Ave, Cleveland, OH

Sam Everson

Associate

samuel.everson@jll.com

+1 (440) 503-1150

Don Bain Jr.

Executive Vice President

don.bainjr@jll.com

+1 (216) 937 4377

Property Overview

Building Specifications

- **For Sale: \$799,000**
- Total Size: 24,322 SF
- Lower level (warehouse): 10,195 SF
- 1st floor (warehouse + office): 12,806 SF
- 2nd floor (office): 1,321 SF
- Year Built: 1947
- Construction: Masonry
- Zoning: GI-B3 (General Industry)
- Parking lot adjacent to building

Land Details

- Total Acreage: 0.9 AC
- Parcels: 006-23-004 (0.543 AC), 006-23-105 (0.342 AC)

Office Details

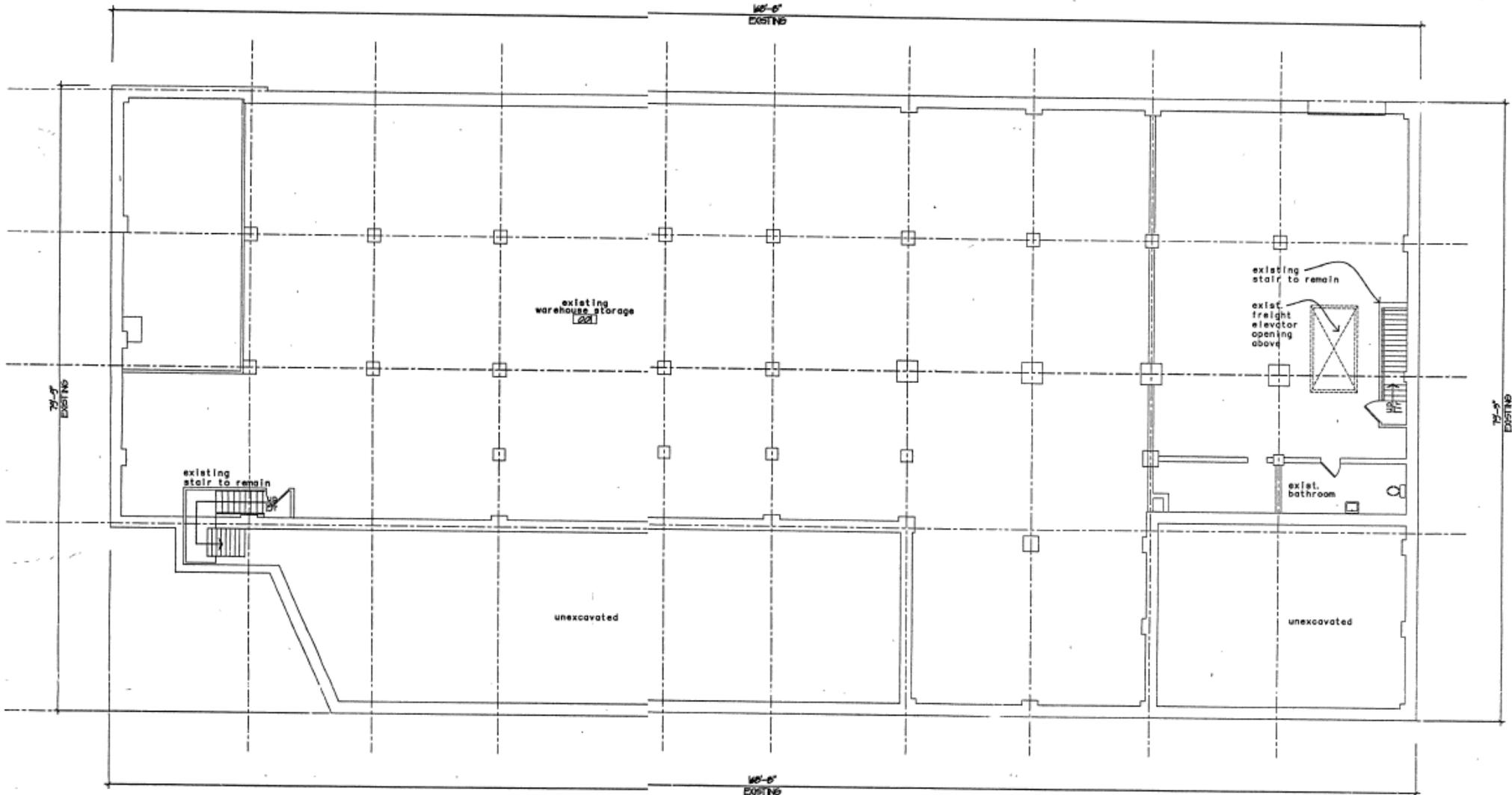
- 6 private offices on 1st floor
- Large conference room
- Reception area
- Additional offices on 2nd floor (private + mezzanine)
- Kitchenette
- Multiple restrooms



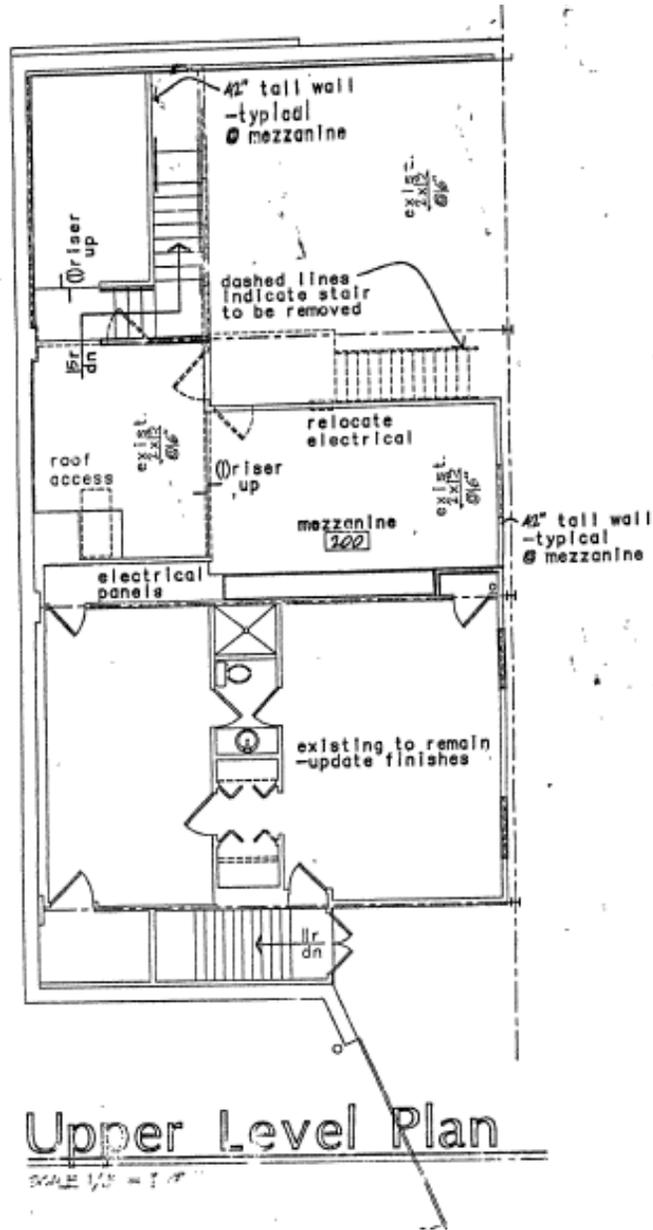
Warehouse Details

Height	1st floor: 13' clear & 15' ceiling Lower level: 9.3' clear & 13.3' ceiling	Overhead Doors	1 (14 x 14)
Column Spacing	12' x 15' (lower level)	Loading Docks	3 (one 8 x 8, two 10 x 8) Property can accommodate 53' semi's
Heating	Gas, forced air	Power	Current Use: 200 amp, 240v, single-phase Potential Use: 400 amp, 240v, 3-phase (wired but turned off at pole outside)
Roof	New Sherwin Williams roof sealant coating put on in 2025		

Lower Level Floorplan



2nd Floor Floorplan



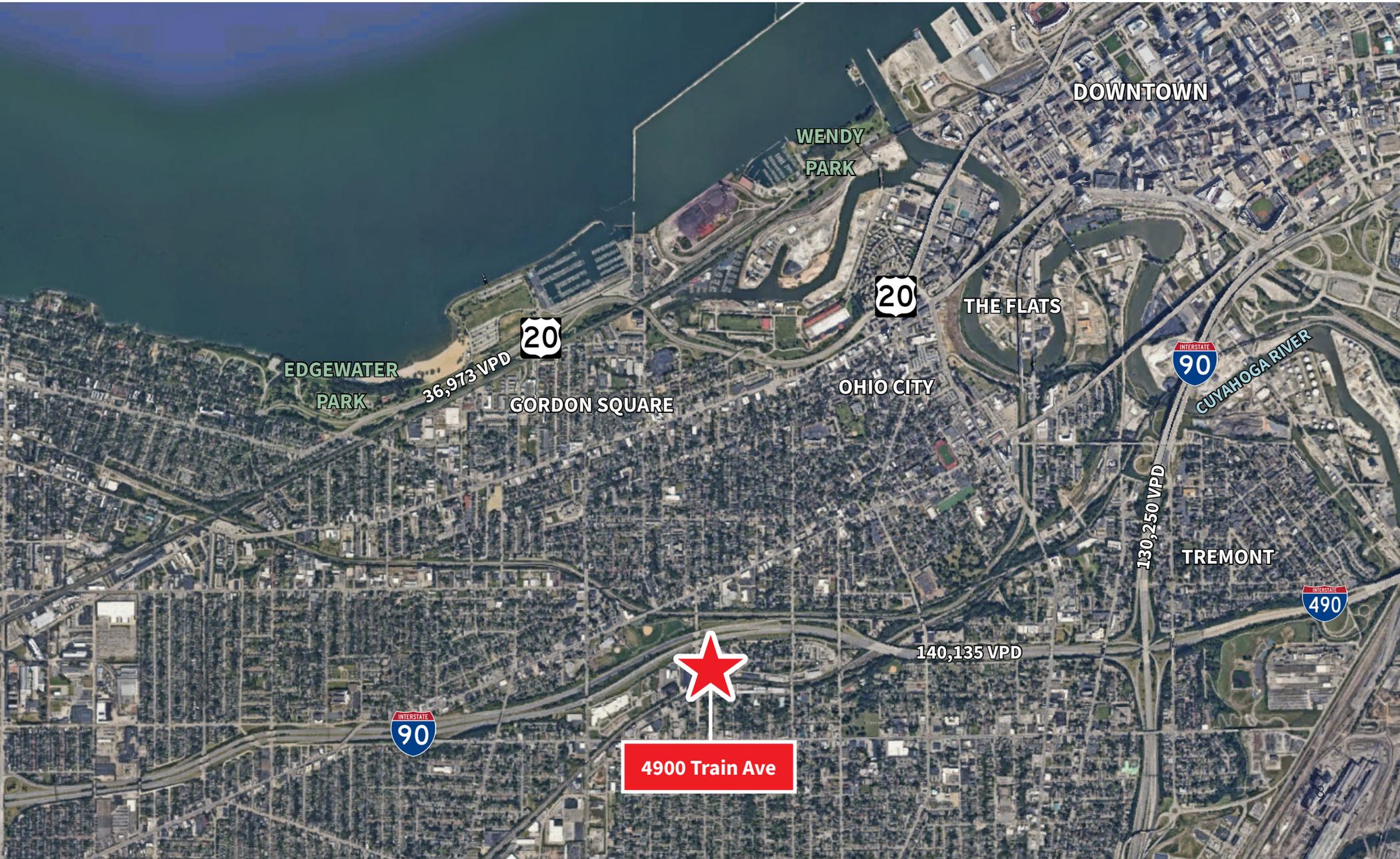
Warehouse Photos



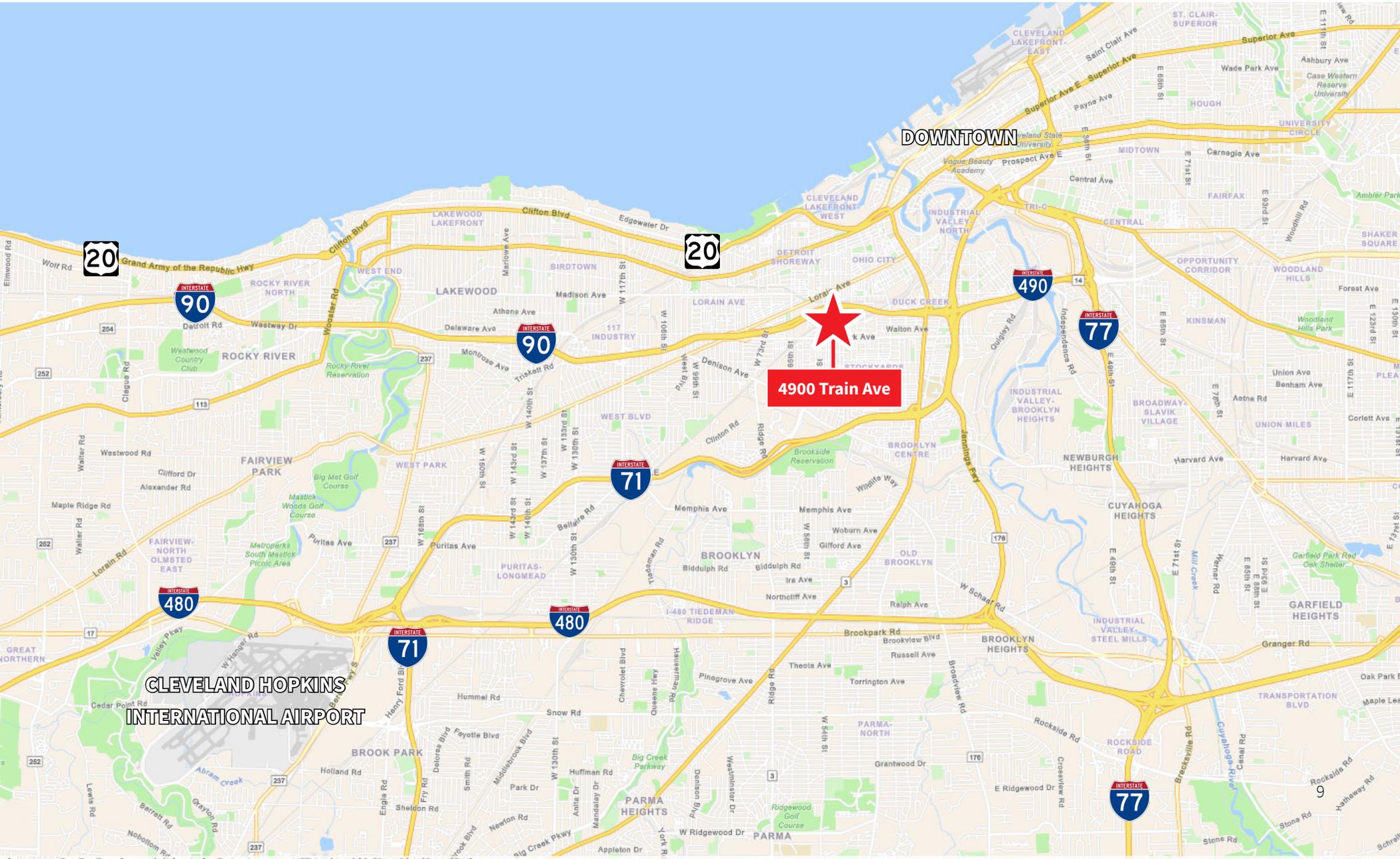
Office Photos

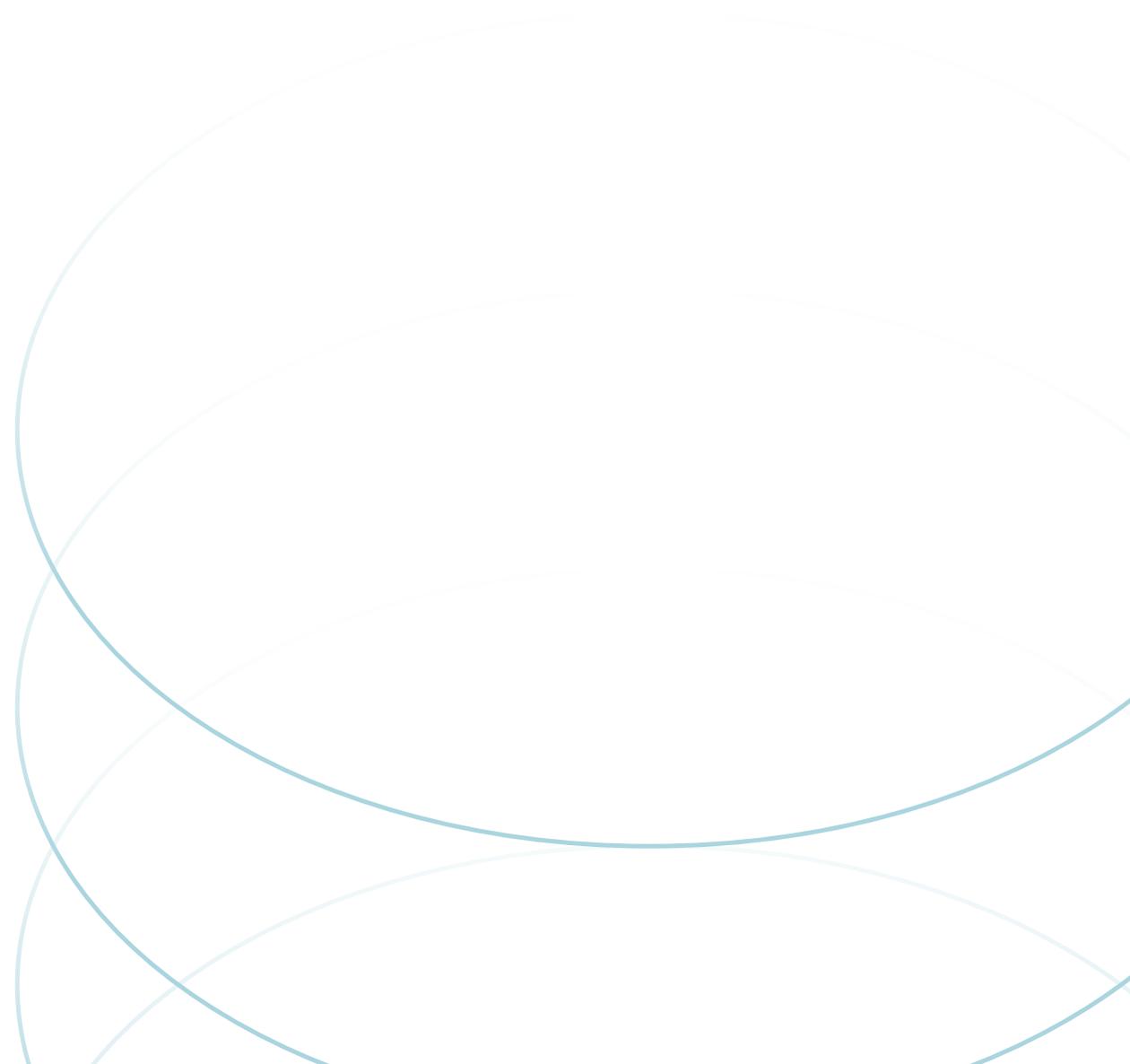


Location Map



Regional Map





Sam Everson

Associate

samuel.everson@jll.com

+1 (440) 503 1150

Don Bain Jr., SIOR

Executive Vice President

don.bainjr@jll.com

+1 (216) 937 4377