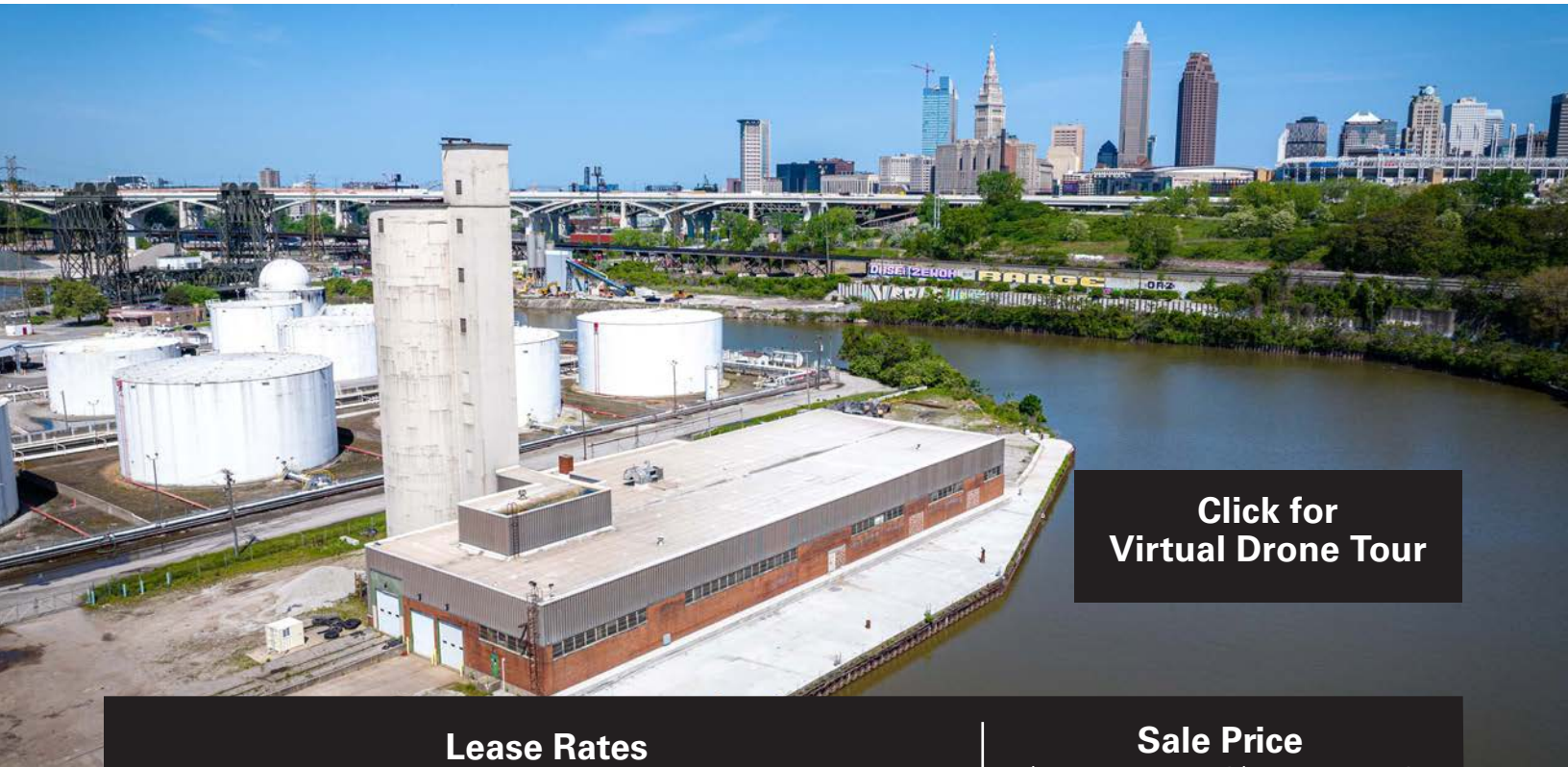


# Available For Lease or Sale

33,000 SF Industrial Facility on 3.3 Acre Cuyahoga River Site  
2195 Drydock Street | Cleveland, OH 44113

- New 800-Foot Vessel Mooring Facility along Cuyahoga River
- Dock #652: MARSEC 1 Level Maritime Security



[Click for  
Virtual Drone Tour](#)

## Lease Rates

Warehouse: \$4.00/SF NNN | Office: \$10.00/SF

## Sale Price

\$2,600,070 (\$78.79/SF)

## Highlights

### Available Space

|                          |                     |            |
|--------------------------|---------------------|------------|
| <input type="checkbox"/> | High Bay Warehouse: | ±21,576 SF |
| <input type="checkbox"/> | Office:             | ±11,760 SF |
|                          | Total Available:    | ±33,336 SF |



**Clearance Height**  
18 Feet

### Docks



- 7 Total Docks
- 6 Truck Docks (8' x 10')
- 1 New International Boat Dock



**Freeway Access**  
Close To All Major Freeways



**Terry Coyne**  
Executive Vice Chairman  
216.218.0259  
Terry.Coyne@nmrk.com  
Licensed Real Estate Broker



**Claire Coyne McCoy**  
Director  
216.453.3015  
Claire.Coyne@nmrk.com  
Licensed Real Estate Salesperson

**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

*Terry* **COYNE**.com

Engineer Technical Solutions did an above-water inspection and a diver inspected all below-water sheeting. Based on their recommendations the sheeting has 50-60 years of life left. The dock is able support up to 30,000 tons.

**Power**

CEI - 480/240 Volt 3-Phase

**Sprinkler System**

Partial (Wet)

**HVAC**

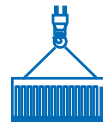
- Forced Air HVAC and Gas Fueled Boiler Perimeter Heat Office Area
- Space Heaters in Warehouse, CoRayVac Heating in Warehouse

**Parking**

Ample Fenced and Secured Parking with Ability to Expand

**Silo**

- 136 Feet Tall, Holds 8,500 Ton in Volume, and 1,200 LB Materials

**Cranes**

- (1) 2-Ton 12 foot Under Hook
- (1) 1-Ton 12 foot Under Hook

**Lighting**

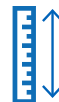
New LED

**Drive-in Doors/Garage Doors**

- 1 Drive-in Door 16' on North end
- 2 Drive-in Doors 12' x 14' on South end
- 1 Garage Door

**Rail**

Possible Rail Line Access Via Norfolk Southern and CSX

**Bay Size**

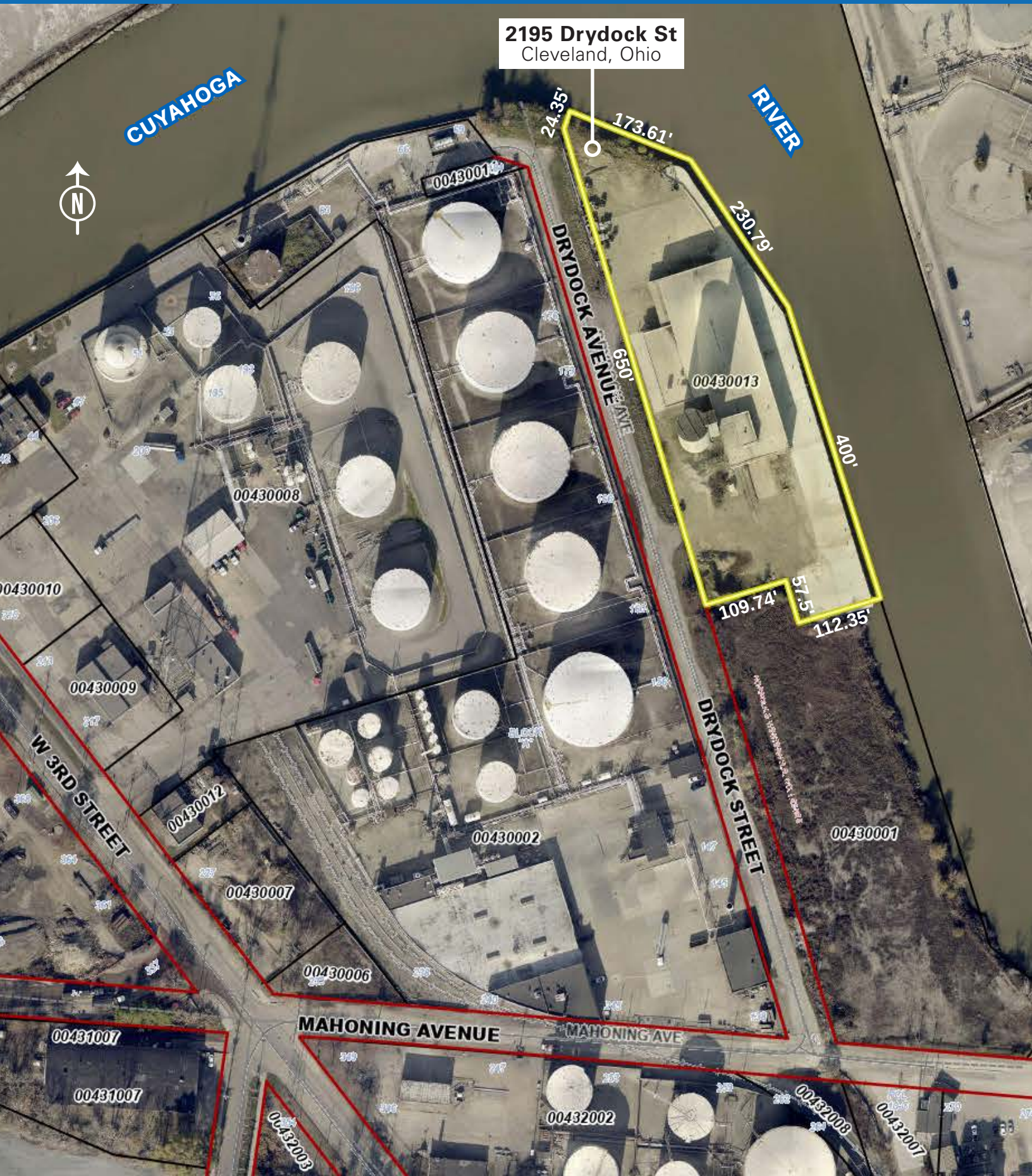
25' x 40' and 20' x 40'

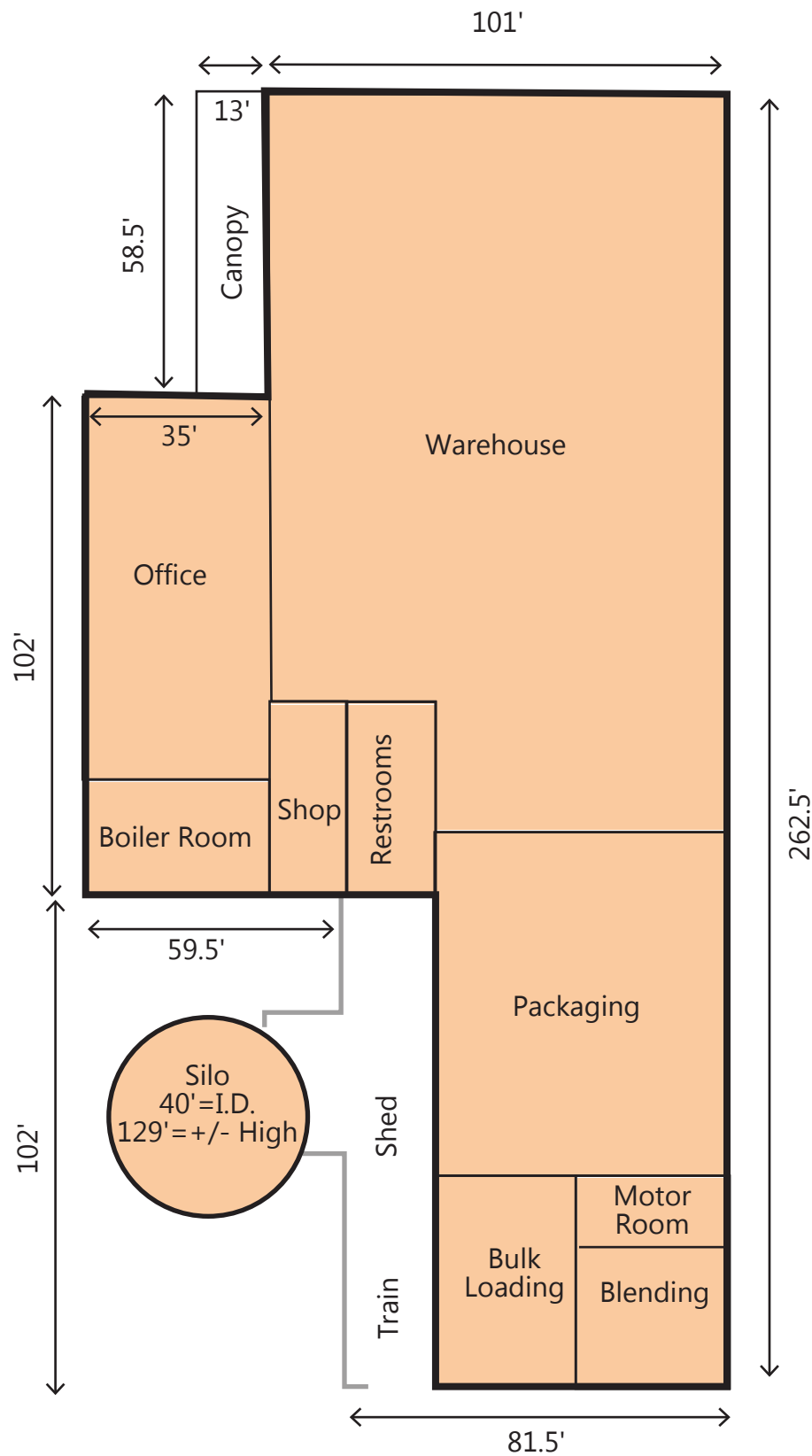
**Construction**

Masonry

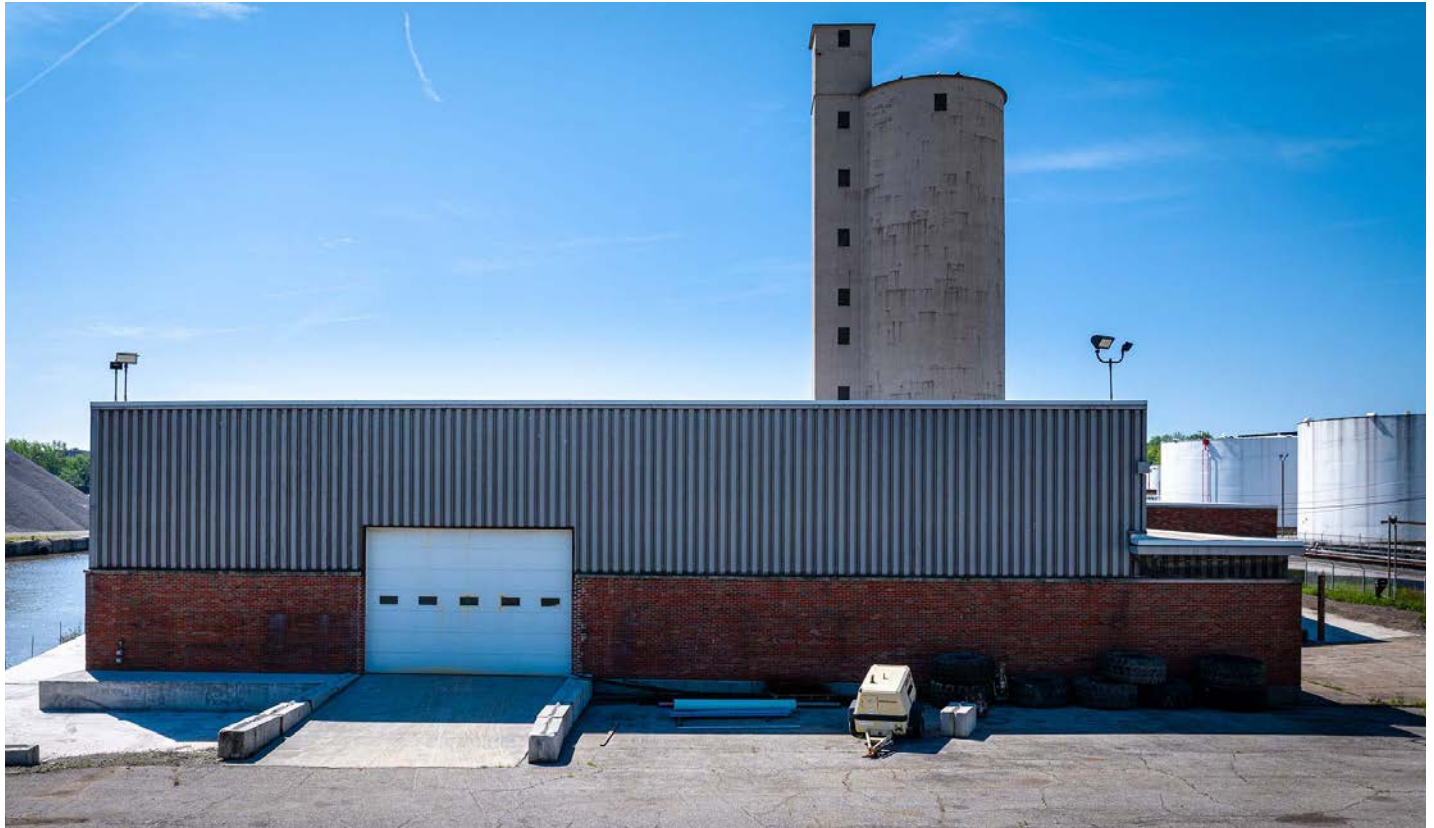
**Floors**

6 Inch Concrete



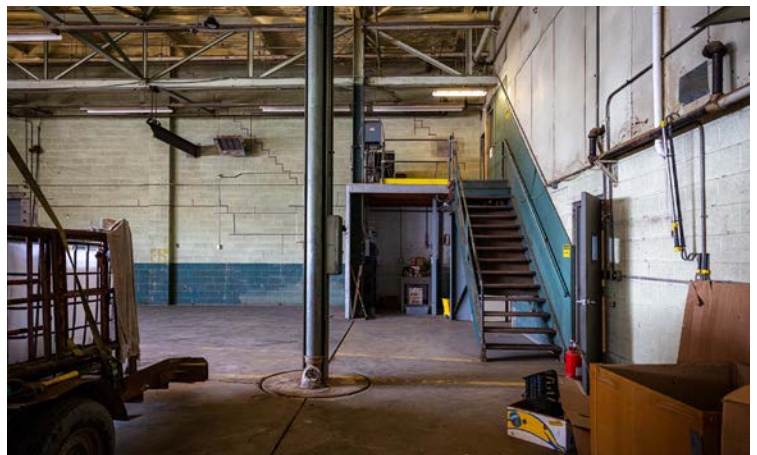
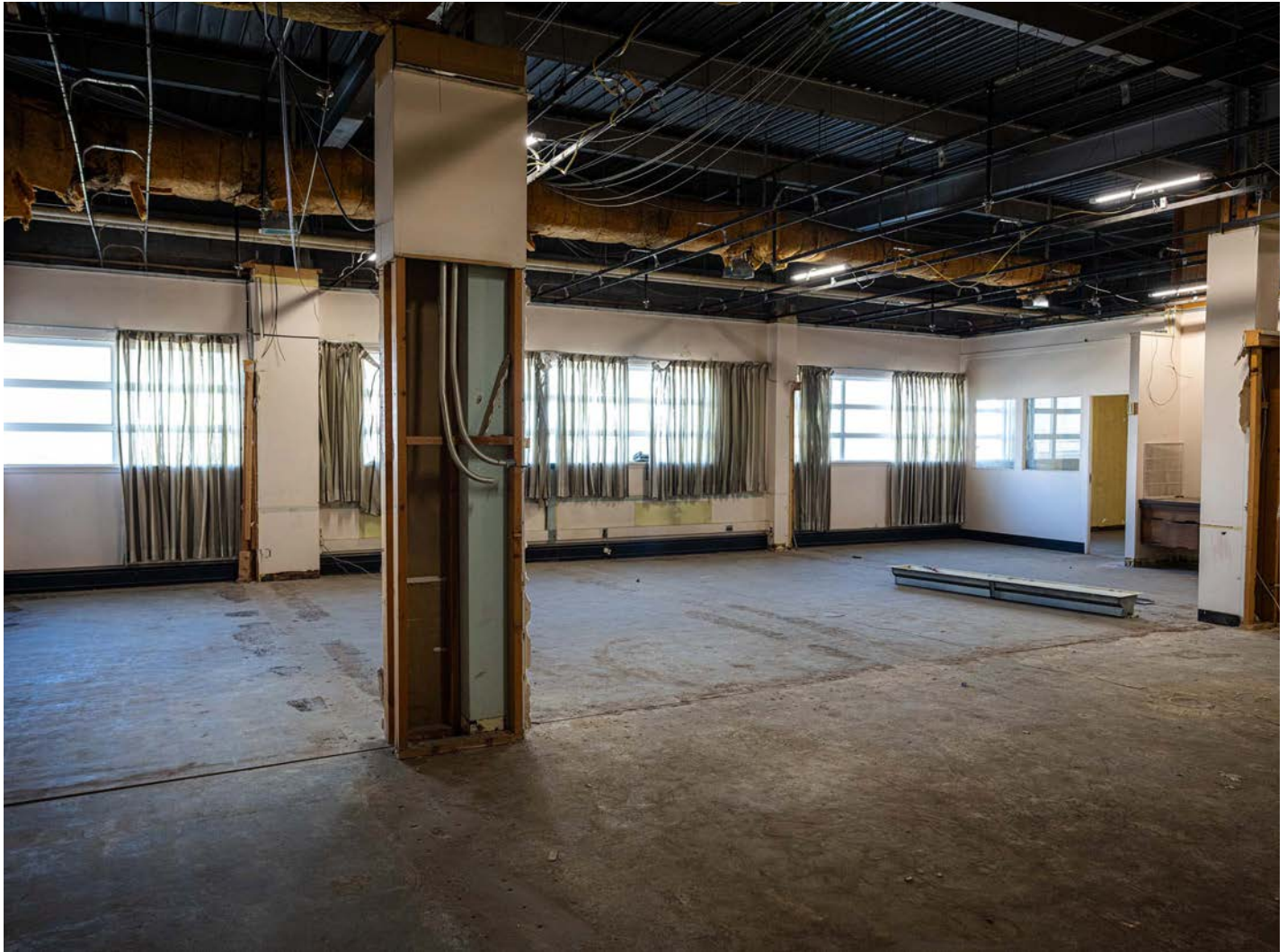




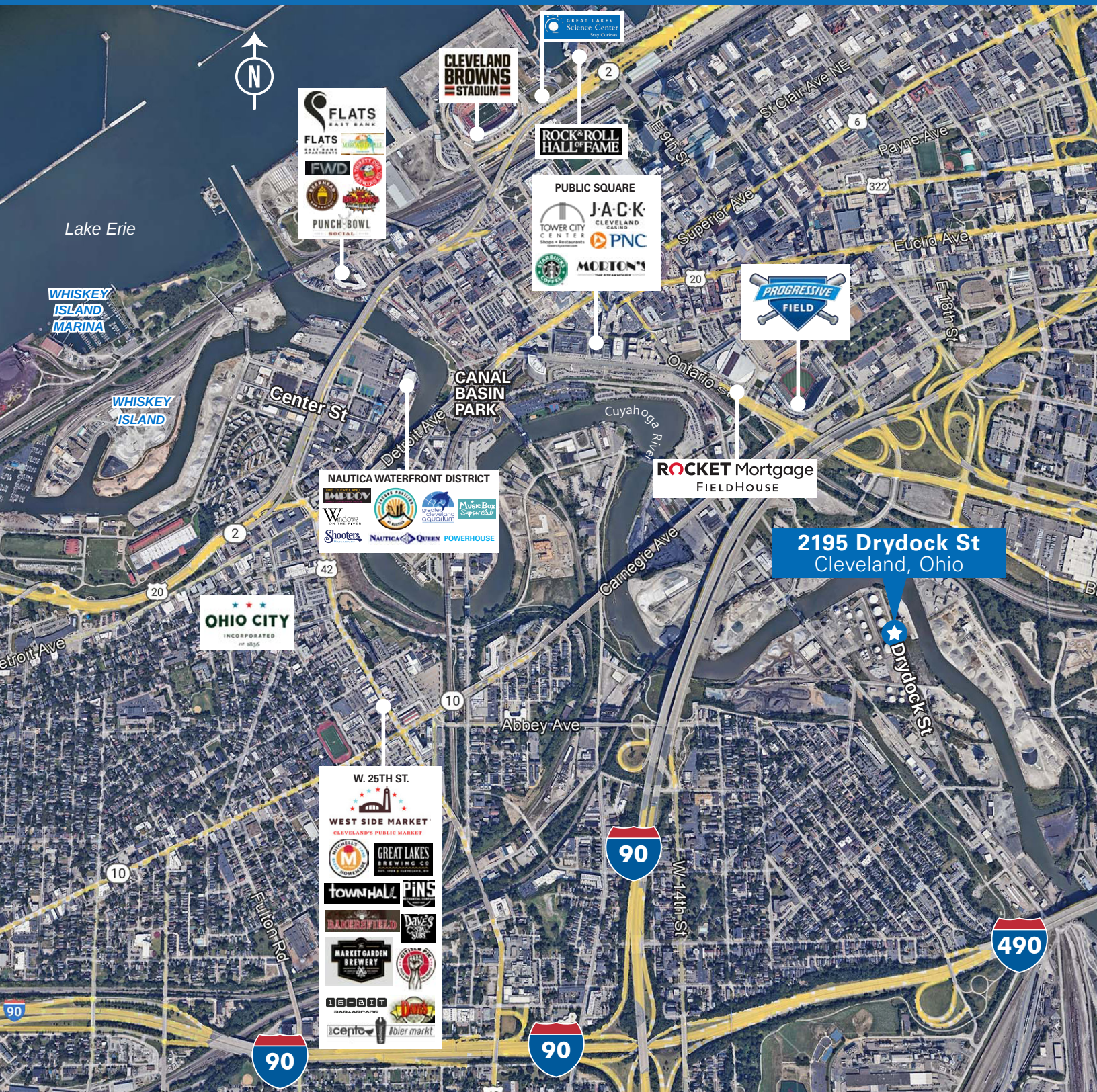








| KEY FACTS                                                                                                                          | EDUCATION                                                                                                                                       | INCOME                                                                                                                                                    | EMPLOYMENT                                                                                                                 |                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <br><b>1,239,815</b><br>Population                | <br><b>24.6%</b><br>High School Diploma                        | <br><b>\$56,680</b><br>Median Household Income                           | <br><b>64.1%</b><br>White Collar        | <br><b>16.7%</b><br>Services            |
| <br><b>42.5</b><br>Median Age                     | <br><b>27.7%</b><br>Some College                               | <br><b>\$38,935</b><br>Per Capita Income                                 | <br><b>24.1%</b><br>Blue Collar         | <br><b>6.0%</b><br>Unemployment Rate    |
| <br><b>552,753</b><br>Households                 | <br><b>35.8%</b><br>Bachelors/ Graduate/ Professional Degree | COMMUTERS                                                                                                                                                 | BUSINESS                                                                                                                   |                                                                                                                            |
| <br><b>\$49,338</b><br>Median Disposable Income |                                                                                                                                                 | <br><b>13.9%</b><br>Spend 7+ hours commuting to and from work per week | <br><b>45,808</b><br>Total Businesses | <br><b>859,509</b><br>Total Employees |





Just under 17 miles to Cleveland Hopkins International Airport

