

FOR SALE

# 10302

## MADISON AVE

CLEVELAND, OH

CBRE







## PROPERTY HIGHLIGHTS

|              |              |
|--------------|--------------|
| RENTABLE SF  | ± 153,572 SF |
| ACRES        | ± 4.79 AC    |
| SALE PRICE   | \$2,075,000  |
| YEAR BUILT   | 1950         |
| PARKING      | ± 140        |
| SPRINKLER    | Yes          |
| DRIVE-INS    | 6            |
| DOCKS        | 3            |
| CRANES       | 4            |
| CLEAR HEIGHT | 13' - 26'    |

## PARCELS

|              |              |
|--------------|--------------|
| + 001-27-016 | + 001-27-050 |
| + 001-27-017 | + 005-18-034 |
| + 001-27-018 | + 001-27-065 |
| + 001-27-019 | + 001-27-066 |
| + 001-27-054 | + 001-27-067 |
| + 001-27-055 | + 001-27-026 |
| + 001-27-056 | + 001-27-027 |
| + 001-27-052 | + 001-27-028 |

**Offers a convenient location near downtown Cleveland and prime access to major highways I-90, I-490, I-71, and SR-20.**



# DOWNTOWN CLEVELAND

Cleveland is a dynamic city with a multitude of job options and a vibrant economy. In the last five years, the Central Business District population has grown by 6% and household growth has increased by 11%. Downtown has daytime density that other submarkets do not have (88.7% daytime workers). The mix of economic growth, educational excellence, and a lively cultural scene, Cleveland is a place of endless possibilities and progress.



\$46 B+

Industry in the Region



6,000+

Manufacturers in the Region



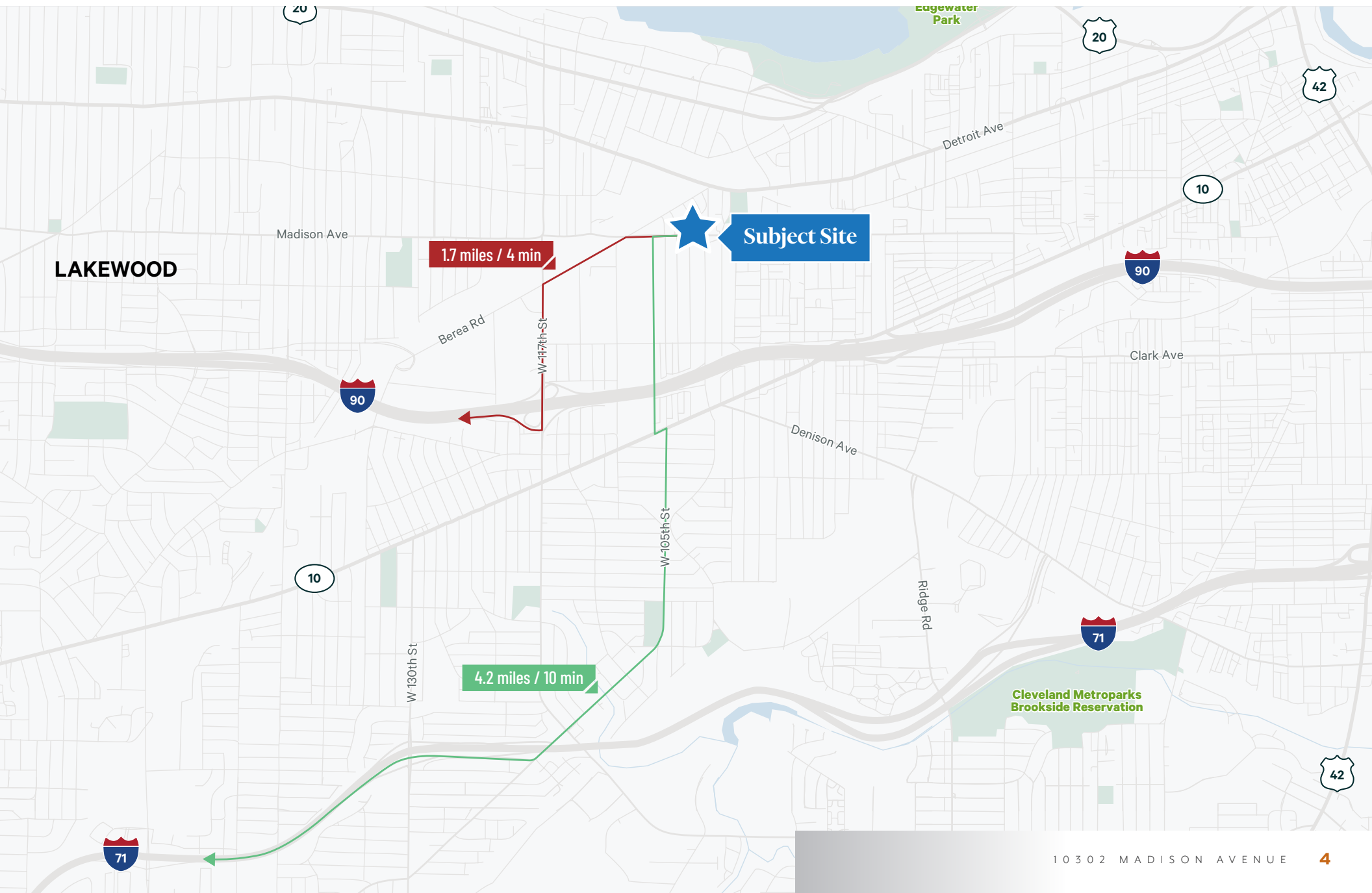
#3 FOR PROJECTS  
PER CAPITA

in Site Selection's **2025  
GOVERNOR'S CUP  
RANKINGS** - Only State  
in the Top 5 for 7 Years in  
a Row





HIGHWAY CONNECTIVITY MAP



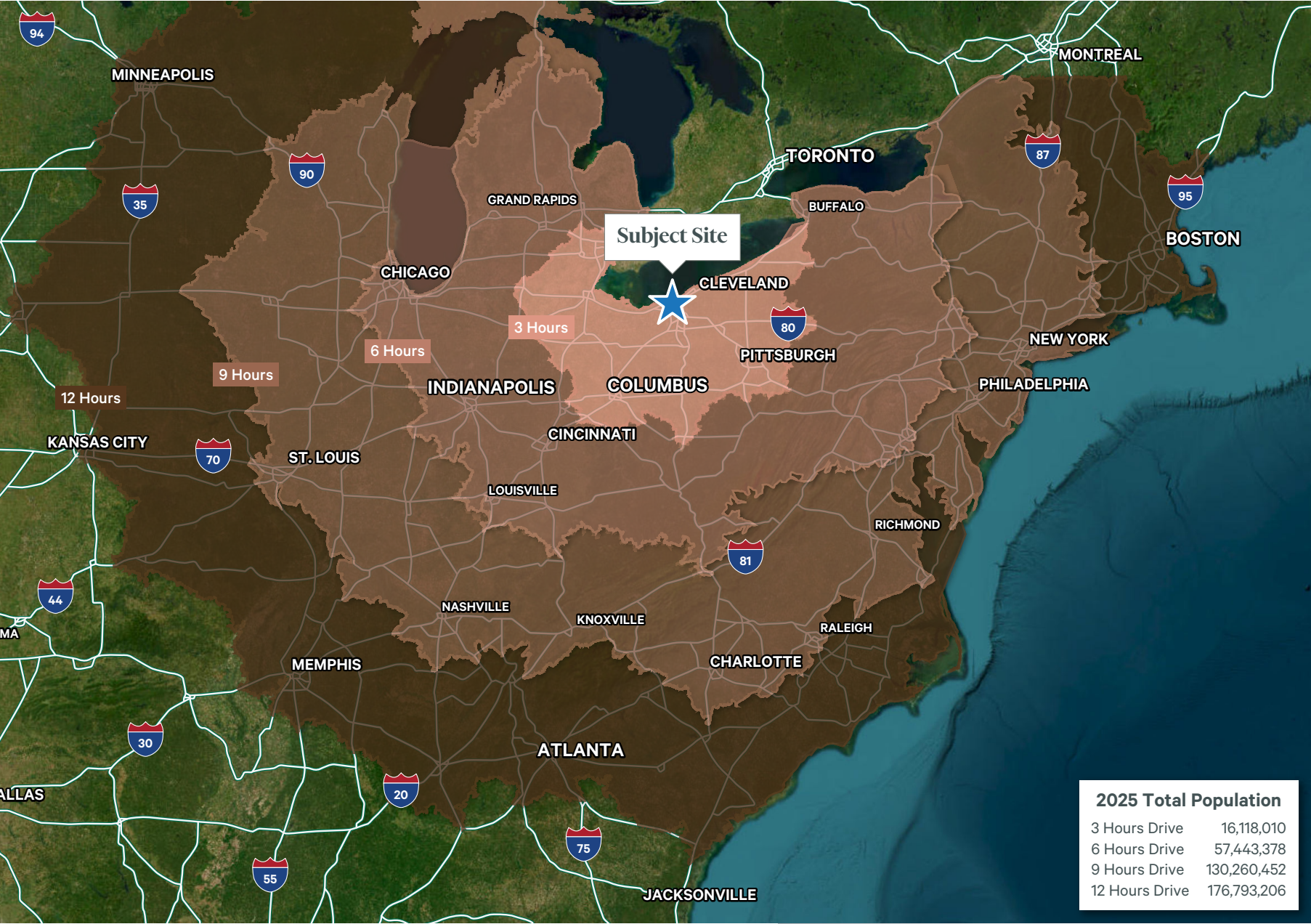


DRIVE TIME-COMMUTER MAP





SAME DAY ACCESS MAP







NPA COATINGS INC

THE KIRBY SERVICE CENTER  
AND HEADQUARTERS

MKH LIQUIDATION  
SURPLUS

FAMOUS SUPPLY

KOZ SUPPLY & CO

AMAZON

**10302**  
MADISON AVE



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