

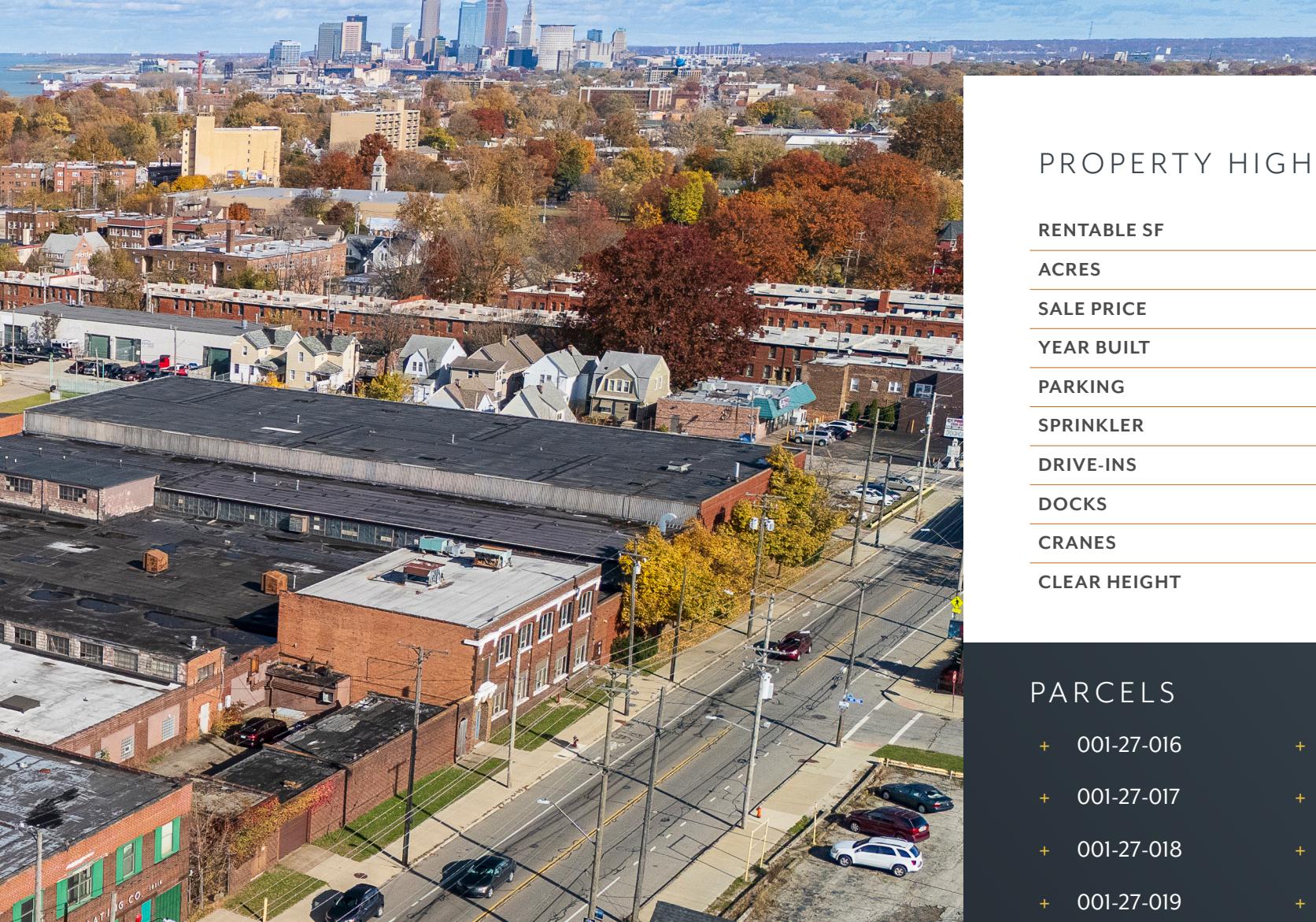
FOR SALE

CBRE



10302
MADISON AVE

CLEVELAND, OH



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

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

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

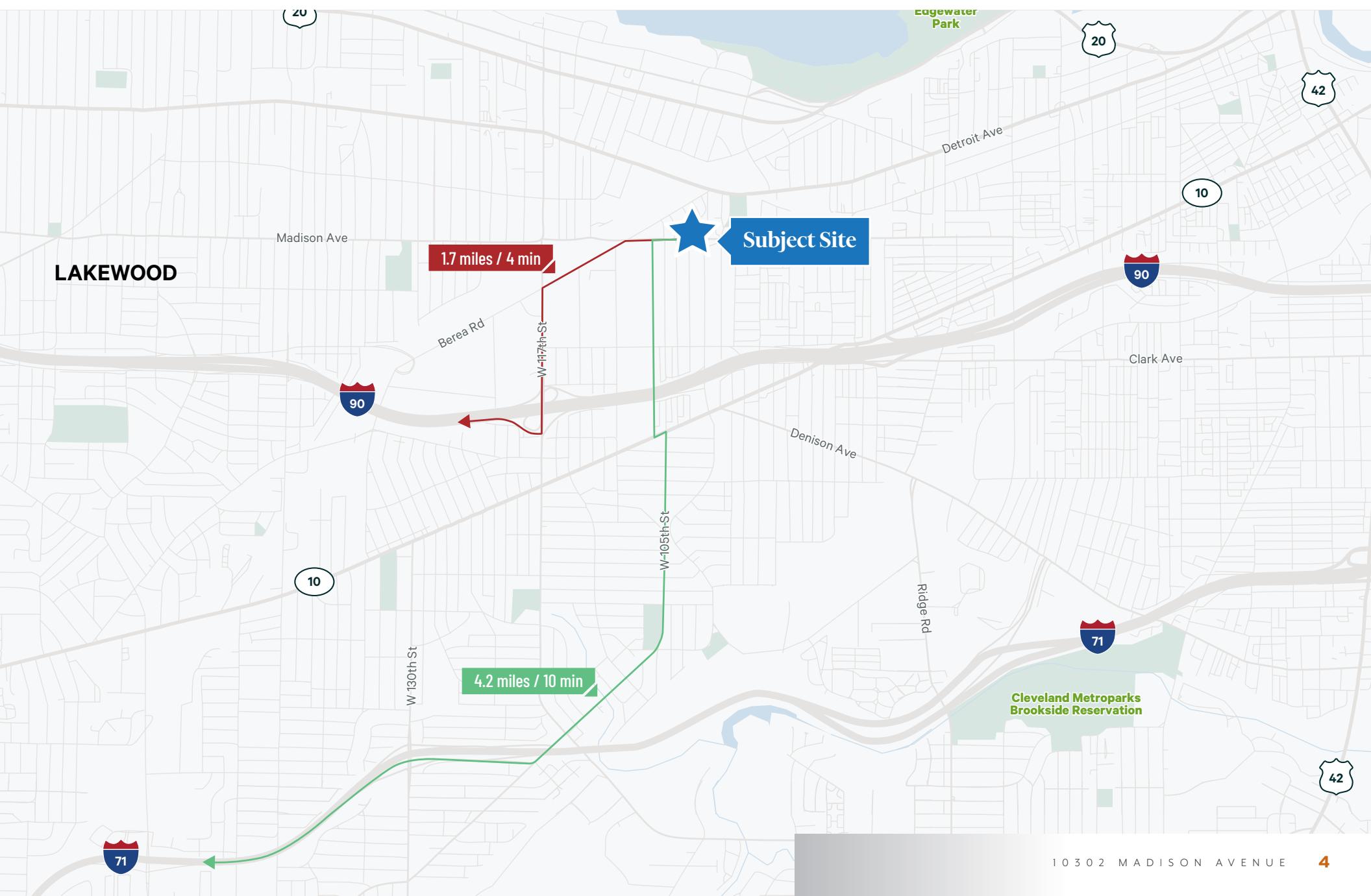


#3 FOR PROJECTS PER CAPITA

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



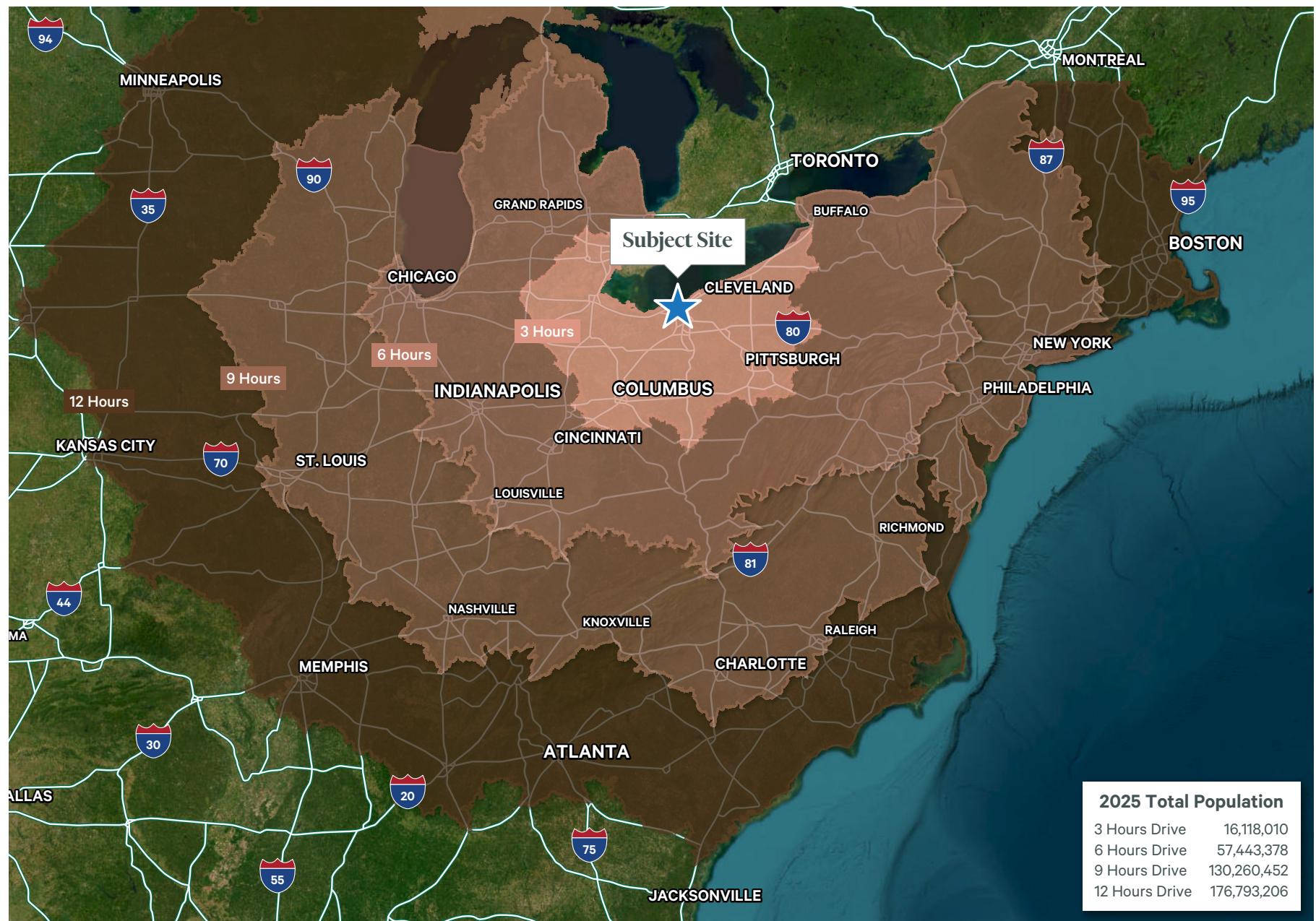
HIGHWAY CONNECTIVITY MAP



DRIVE TIME-COMMUTER MAP



SAME DAY ACCESS MAP



THE KIRBY SERVICE CENTER
AND HEADQUARTERS

NPA COATINGS INC

FAMOUS SUPPLY

MKH LIQUIDATION
SURPLUS

KOZ SUPPLY & CO

AMAZON

10302
MADISON AVE



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