

FOR SALE

2636 Brecksville Road

Richfield, Ohio 44286



**38,644 SF FOR SALE CENTRALLY LOCATED
BETWEEN CLEVELAND AND AKRON**

PROPERTY FEATURES



38,644 SF

TOTAL BUILDING SF

7,283 SF

TOTAL OFFICE SF

31,361 SF

TOTAL WAREHOUSE SF

10.15 AC

TOTAL LAND SIZE

\$2,800,000

SALE PRICE

\$67.28/SF

SALE PRICE/SF

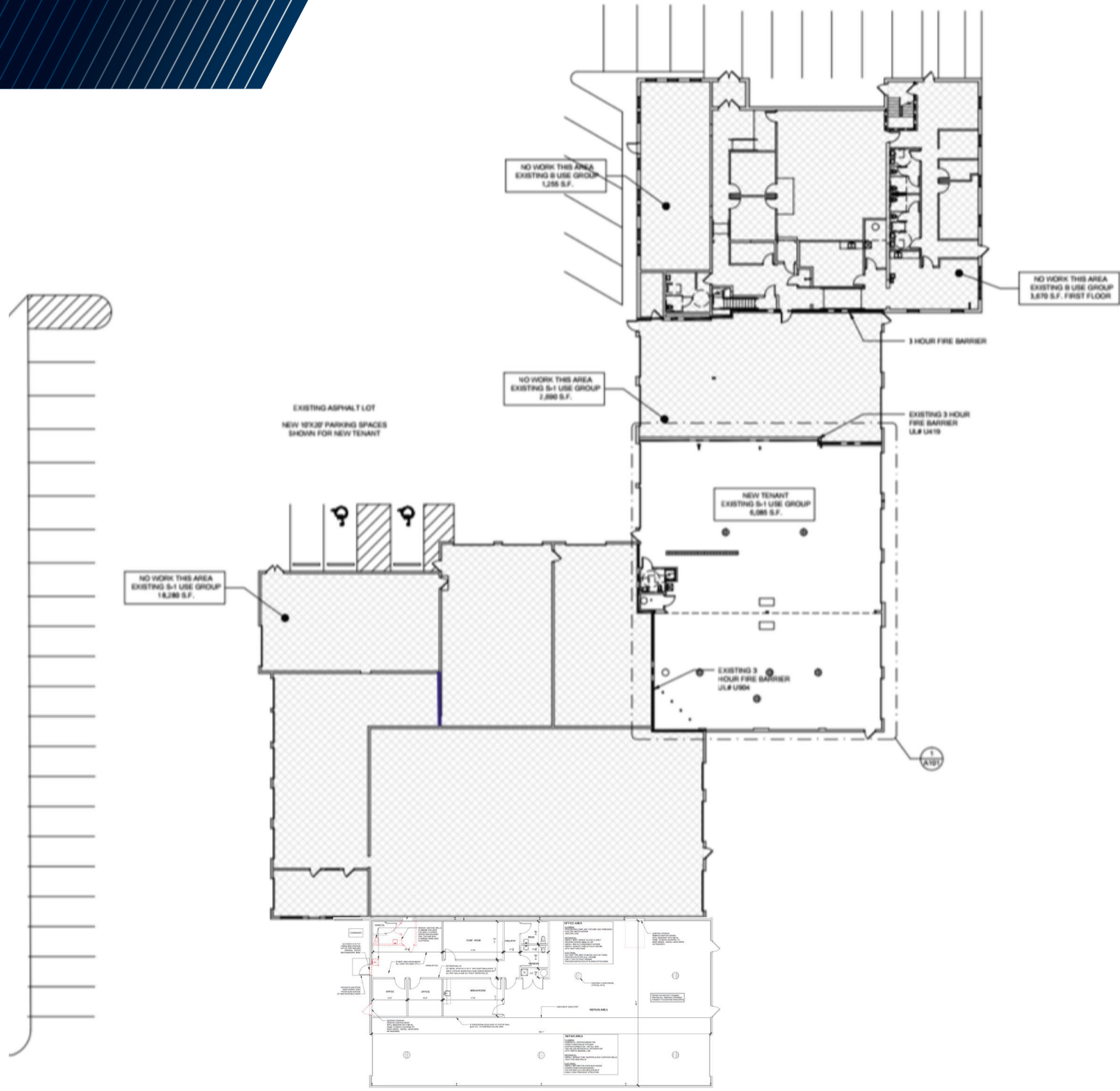
PROPERTY SPECIFICATIONS

CONSTRUCTED:	1965
RENOVATED:	2024
CONSTRUCTION:	Block
ROOF:	Flat
HEAT:	Overhead Gas / Radiant Tube
AIR CONDITIONED:	HVAC-Office
LIGHTING:	T-5 / LED
CEILING HEIGHT:	9'-24'
DRIVE-IN DOORS:	22 - 8'x8', 8'x9', & 12'x14'
SPRINKLER:	Partial

COMMENTS

- Income producing opportunity
- Newly added LED lighting and paint throughout
- Easy access to I-77 and I-271
- Outside storage space/parking available
- Centrally located between Akron and Cleveland

SITE PLAN



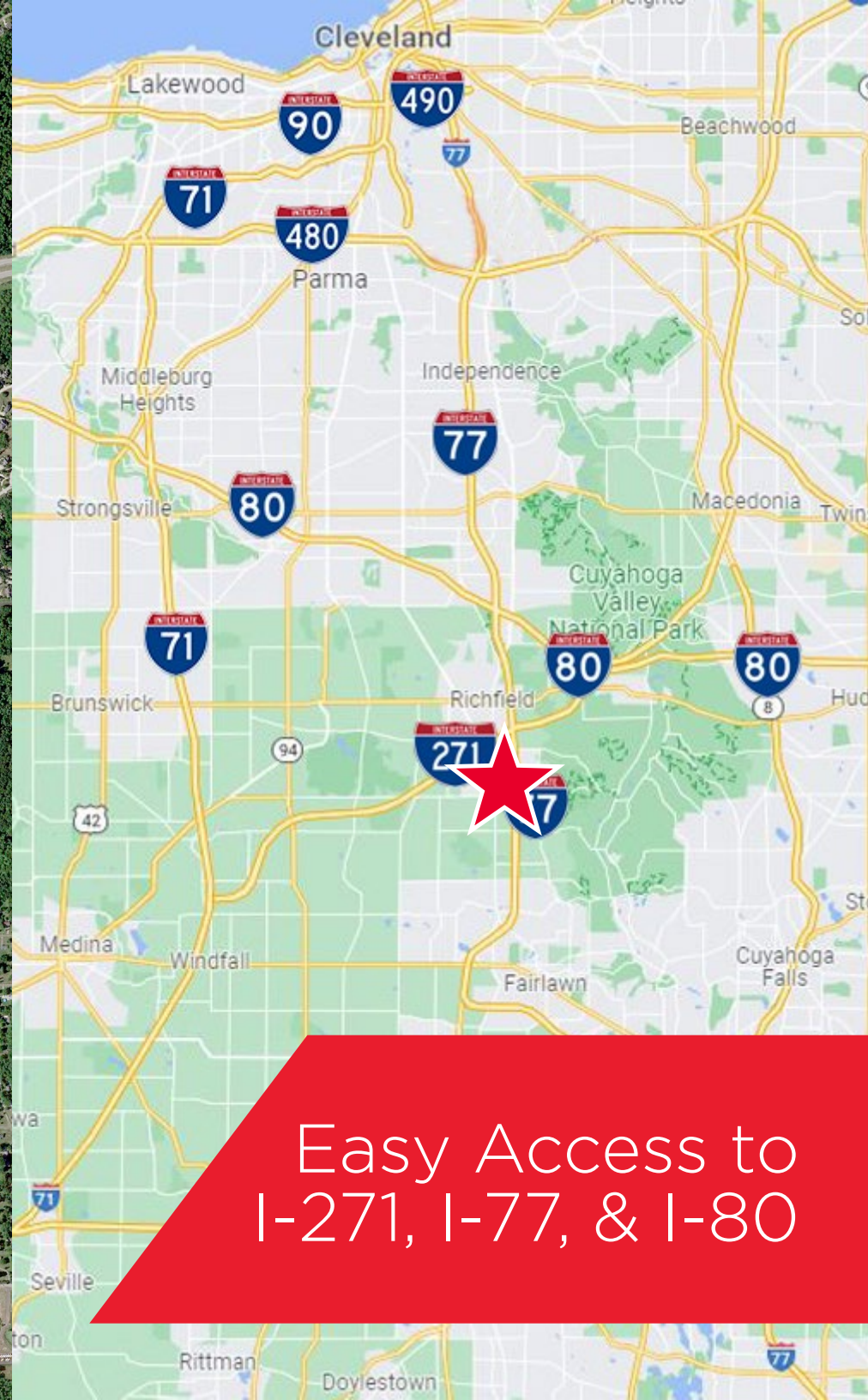
WAREHOUSE PHOTOS



OFFICE PHOTOS



PROPERTY AERIAL MAP



Easy Access to
I-271, I-77, & I-80



JIM KRIVANEK

Vice President

+1 216 525 1498

jkrivanek@crescorealestate.com

COLE SORENSON

Associate

+1 216 525 1470

csorenson@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.

6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com