



FOR LEASE OR SALE

16625 **Granite Road**
Maple Heights, OH 44137

349,000 SF

Cold Storage and Food
Distribution Campus

Colliers

349,000 SF Cold Storage and Food Distribution Campus

Address: 16625 Granite Road, Maple Heights, OH

County: Cuyahoga

Total Site: 345,009 SF

Lot Size: 25.29 AC

Available Space: 30,000 - 349,000

Building 1: 23,181 SF

Building 2: 27,828 SF

Building 3: 297,991 SF

Docks: Ninety-six (96)

Drive-Ins: Eight (8)

Trailer Parking: 75+

Zoning: O-I: Office-Industrial

Utilities: Electric: First Energy
Gas: Enbridge
Water: City of Cleveland
Sewer: City of Cleveland

Site Power:

Property has two (2) electrical services with two (2) transformers, one owned and, one owned by First Energy. Two emergency generators also serve buildings 1 and 3, providing power to critical systems and emergency lighting.

Amenities:

- Rail Access
- Service Shop & Cross Dock Building On-site
- Secured facility with guardhouse
- Interior roof access
- New access points for WMS installed 2024
- Hotsy pressure washer systems with distribution throughout the facility



The site served by a 36kV sub-transmission line with 3-phase, 1500 kVA transformer, and a nearby substation. Existing infrastructure can support light-medium industrial loads with minimal upgrades.

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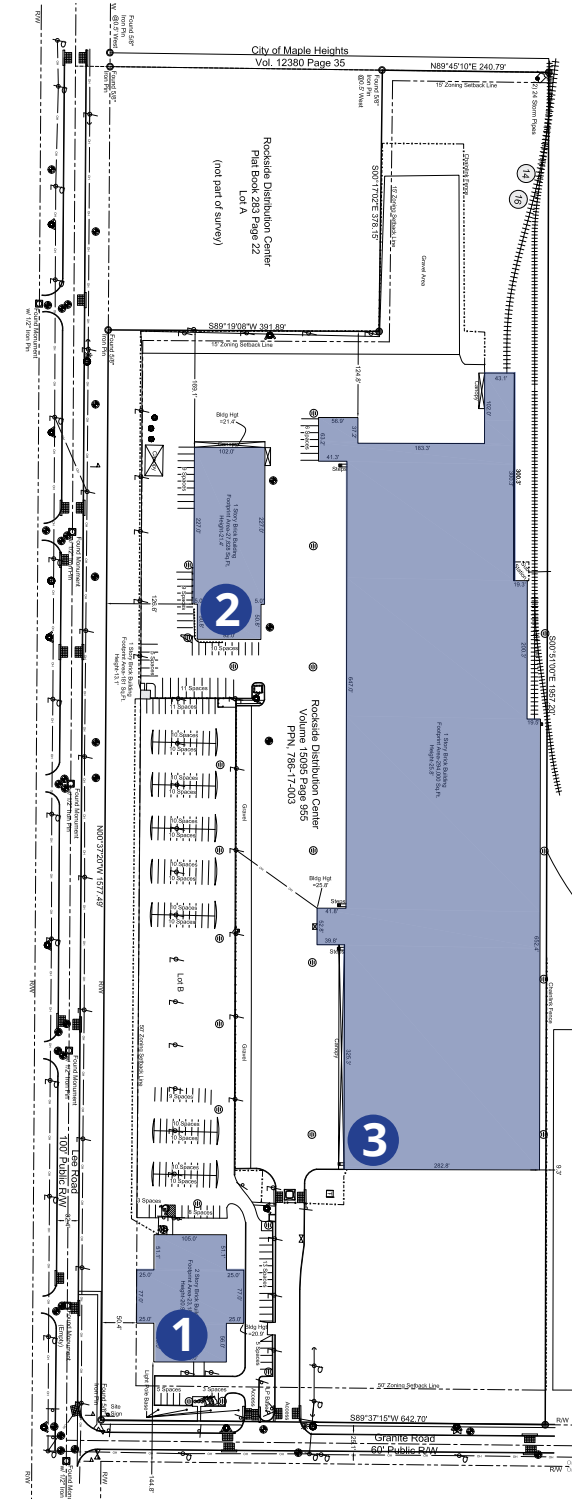
Building One

| | |
|---------------|-----------------|
| Type: | Office |
| Total SF: | 23,181 |
| Stories: | 1 |
| Office SF: | 23,181 |
| Available SF: | 10,000 - 23,181 |
| Year Built: | 1979 |
| HVAC: | Yes |
| Clear Height: | 12' - 16' |



Building Two

| | | | |
|------------------|----------------------|-----------------|---|
| Type: | Maintenance | Office HVAC: | Office & Repair Bay |
| Total SF: | 27,828 | Warehouse Heat: | Gas-fired radiant tube & gas-fired forced air units |
| Stories: | 1 | Sprinklers: | Wet |
| Office SF: | 5,000 | Roof: | TPO (Installed 2019) |
| Warehouse SF: | 22,828 | | |
| Available SF: | 27,828 | | |
| Year Built: | 1987 | | |
| Clear Height: | 14' - 18' | | |
| Docks: | Nine (9) 8'x8' docks | | |
| Drive-Ins: | Six (6) 16'x16' | | |
| Office HVAC: | Yes | | |
| Trailer Parking: | 25+ | | |



Site Plan

Building Three

Type: Refrigerated Warehouse

Total SF: 297,991

Stories: 1 -2

Office SF: 9,991

Warehouse SF: 288,000

Freezer SF: 89,000

Cooler SF: 80,000

Ambient SF: 119,000

Available SF: 30,000 - 297,991

Year Built: 1967

Clear Height: 15'-21'

Docks: Eighty (80) 8'x8' doors with seals, lights and edge-of-dock levelers.
Seven (7) 8'x8' doors with seals, lights and pit levelers.
Additional positions can be reactivated.

Drive-Ins: 2

Column Spacing: 40' x 25'

Office HVAC: Yes

HVAC: Office Only

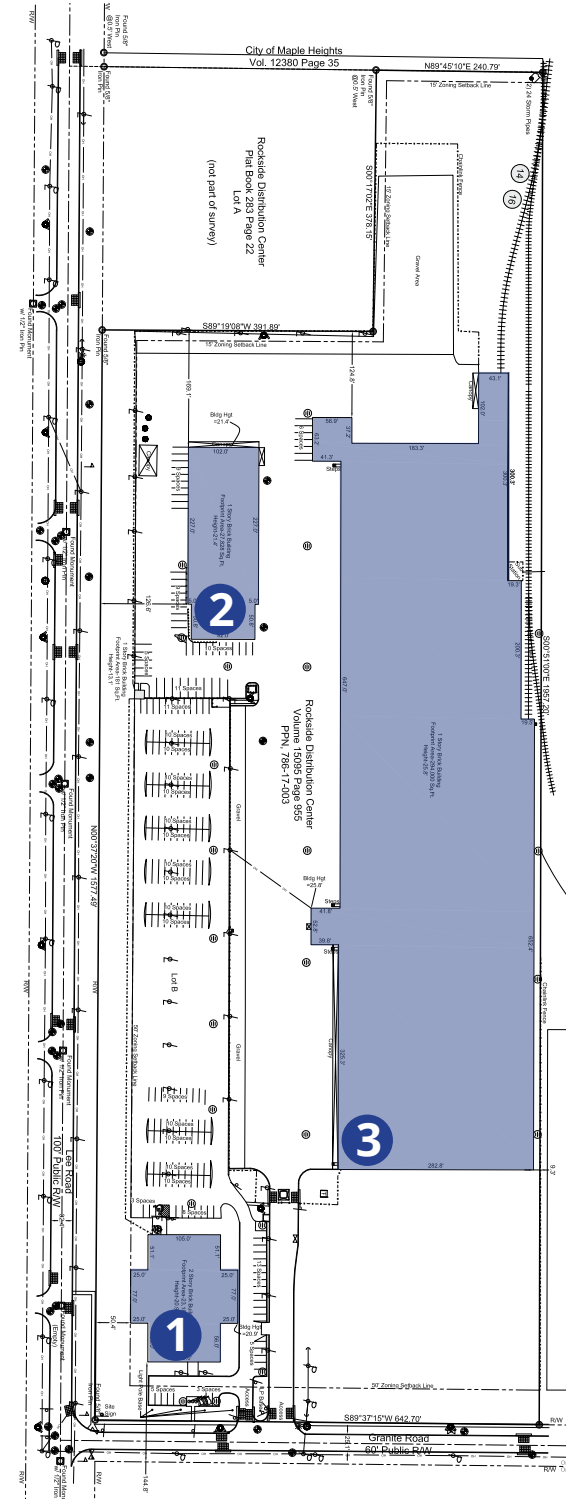
Warehouse Heat: Gas-fired radiant tube & gas-fired forced air units

Compressors/Climate Systems: Forty-three (43) compressors serving ceiling-mounted condensers. All systems employ freon, no ammonia systems on site. Glycol heating system installed in new freezer floors.

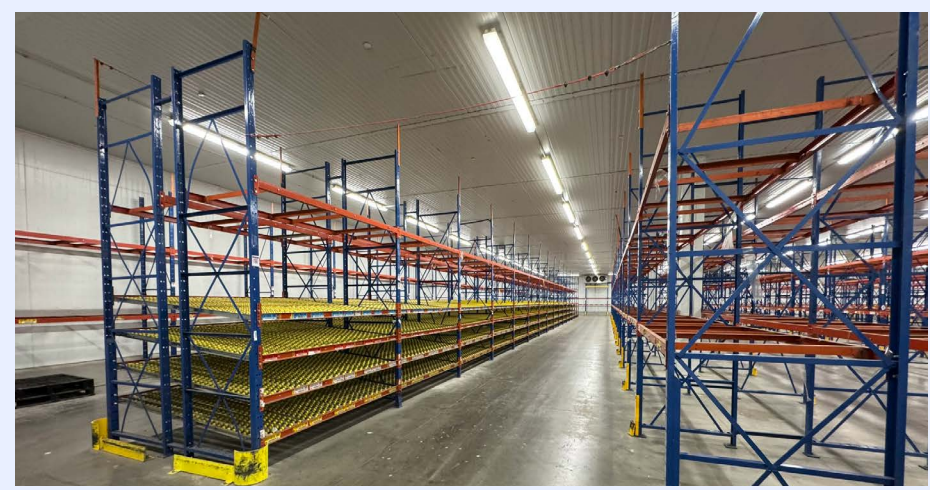
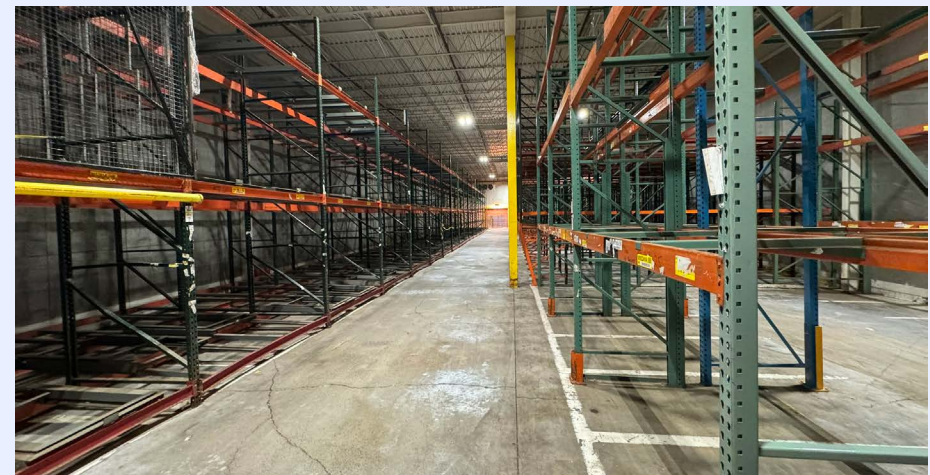
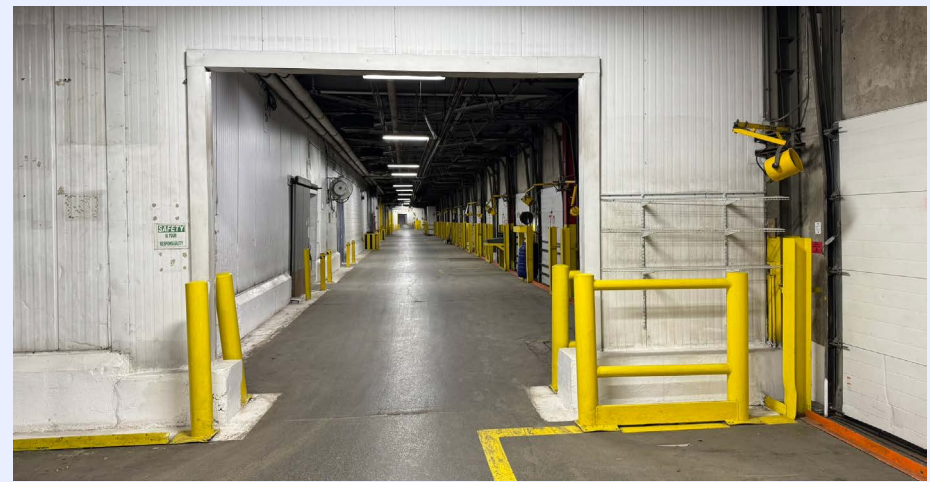
Sprinklers: Wet

Roof: TPO (Installed 2019)

Trailer Parking: 50+



16625 Granite Road



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View the Property



16625 Granite Road



Demographics

Population

322k

within a 7-mile radius

Households

140k

within a 7-mile radius



Average HH Income

\$96k

within a 7-mile radius

Daytime Employees

194k

within a 7-mile radius



Median Age

42.7

within a 7-mile radius

Labor Force

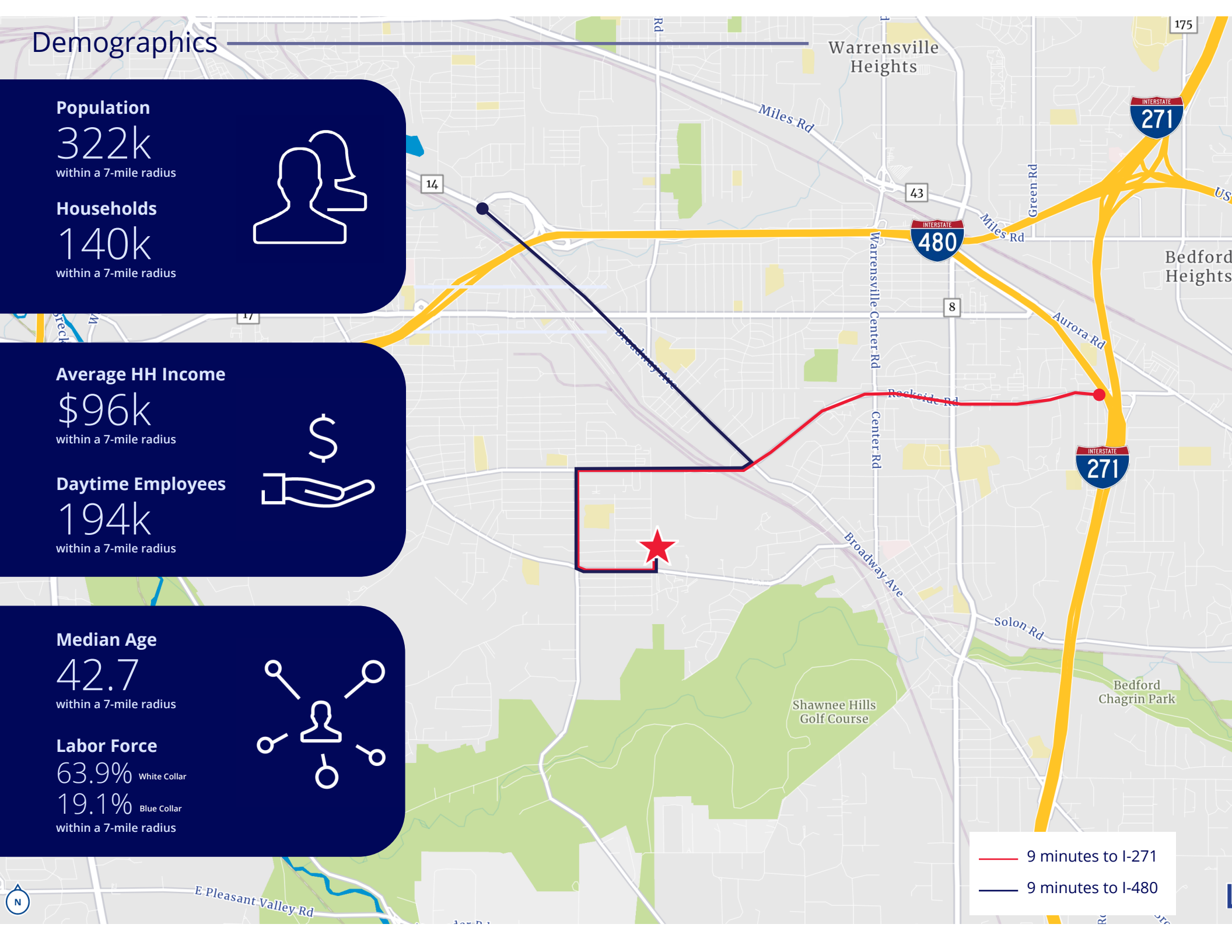
63.9% White Collar

19.1% Blue Collar

within a 7-mile radius



— 9 minutes to I-271
— 9 minutes to I-480





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