

DOWNLOAD
CONFIDENTIALITY AGREEMENT

6200 HARVARD AVENUE
Cleveland, OH 44105



INVESTMENT / INDUSTRIAL
OFFERING MEMORANDUM TEASER

TWO-BUILDING INDUSTRIAL COMPLEX TOTALING 124,123 SF



EXECUTIVE SUMMARY

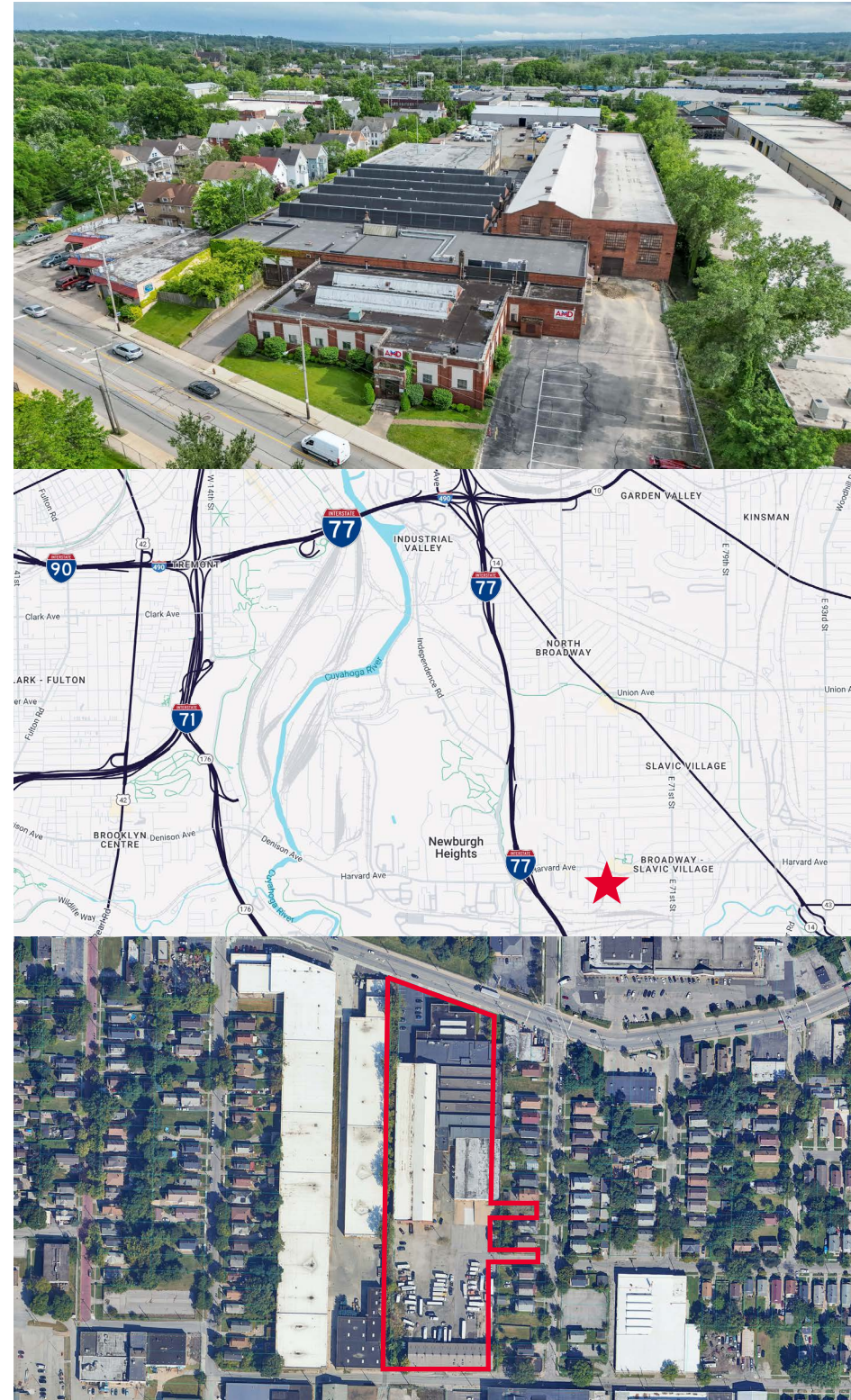
Cushman & Wakefield | CRESCO Real Estate has been retained by ownership as its exclusive advisor in the sale of 6200 Harvard Avenue, Cleveland, Ohio. The two building industrial asset is 90.3% leased and totals 124,123 SF on 5.91 acres. The offering is centrally located in a well-established industrial sector bordering the first-ring suburbs of Downtown Cleveland.

This location provides excellent connectivity to major interstates, public transportation and a skilled workforce. The primary physical structure consist of masonry construction, is well maintained and feature above standard manufacturing amenities. Additionally, the existing tenant has and is continuing to make, significant infrastructure investments unique to their individual process.

KEY HIGHLIGHTS

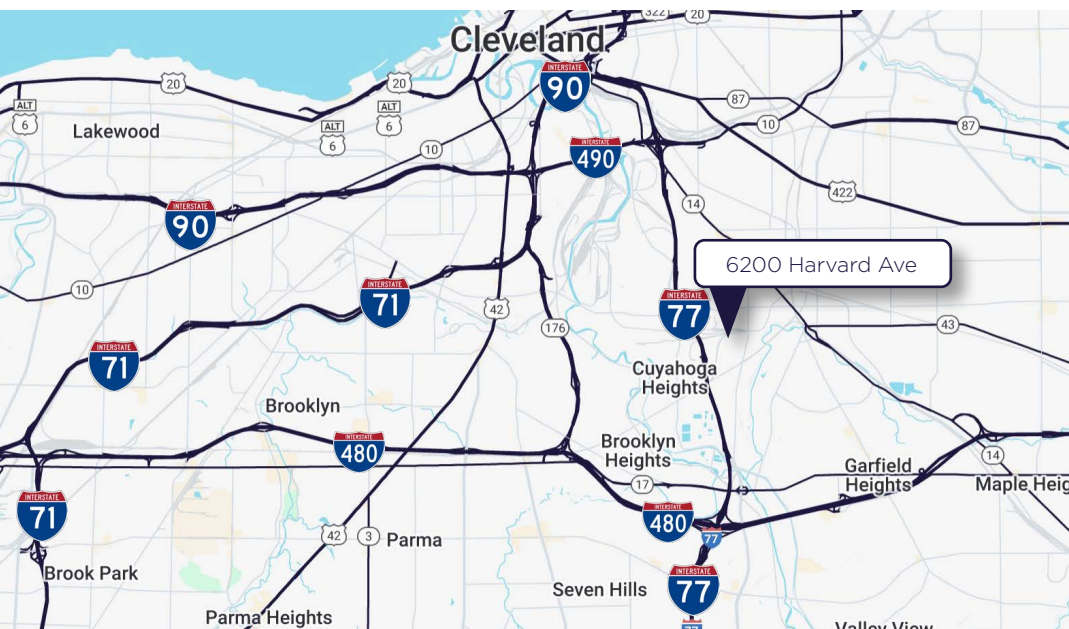
- 90.3% leased
- Below market rates - long term upside potential
- High-demand location with manufacturing amenities
- 3.4% industrial vacancy rate in Northeast Ohio
- Northeast Ohio ranks in the Top 10 largest industrial markets in the United States

SUB-MARKET	SF	% LEASED	AGE
South	124,123 (111,283+12,840)	90.3%	1924 Renovated 2021 - Ongoing
CLEAR HEIGHT	# OF TENANTS	IN PLACE RENT	MARKET NET RENT
16' - 31'	American Mine Door VIP Ride	\$1.72/SF NNN \$2.82/SF NNN	\$2.85/SFNNN \$3.75/SF NNN



PROPERTY OVERVIEW

6200 HARVARD AVENUE
CLEVELAND, OHIO 44105



	Building 1	Building 2
Building Size:	111,283 SF	12,840 SF
Construction:	Masonry	Metal/Pre-engineered
Year Built:	1924 (with expansions)	1953
Roof:	EPDM	Metal
Clear Height:	16' - 31'	19'
Column Spacing:	28' x 30'; 50' x 20'	Clear Span
Docks:	Five (5) - <ul style="list-style-type: none"> • 3 (10' x 10') • 2 (8' x 10') 	Four (4) - <ul style="list-style-type: none"> • 3 (8' x 7'6") • 1 (8' x 10')
Drive-In Doors:	Four (4) - <ul style="list-style-type: none"> • 1 (12' x 12') • 1 (12' x 14") • 2 (15' x 14') 	Two (2) - <ul style="list-style-type: none"> • 1 (12' x 14') • 1 (8' x 8')
Sprinkler:	Office and approximately 55% of warehouse	None
Lighting:	Fluorescent LED	Fluorescent
Heat:	Radiant Gas	Radiant Gas
A/C:	Office Only	Office Only
Power:	4000A / 480V / 3P	200A / 480V / 3P
Land Size:		5.91 Acres
Outdoor Storage:	N/A	Approximately 1.15 Acres
Zoning:		Residence - Industry (RI-B1)
RE Taxes:		\$43,680.48/yr
PP #s:		132-23-005/006/007/020/023
Cranes:	7 Total Two (2) 5-ton Two (2) 2-ton One (1) 4-ton One (1) 10-ton One (1) 25-ton	N/A
Comments:	12,053 SF of non-functioning office space in front of building.	



6200 HARVARD AVENUE CLEVELAND, OH 44105

ELIOT KIJEWski, SIOR

Principal

+1 216 525 1487

ekijewski@crescorealestate.com

GEORGE J. POFOK, CCIM, SIOR

Principal

+1 216 525 1469

gpofok@crescorealestate.com

JOSEPH V. BARNa, SIOR

Principal

+1 216 525 1464

jbarna@crescorealestate.com

RYAN CURTIN

Associate

+1 216 232 4105

rcurtin@crescorealestate.com



Cushman & Wakefield | CRESCO Real Estate
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS 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). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.