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CONFIDENTIALITY AGREEMENT

6200 HARVARD AVENUE
Cleveland, OH 44105



INVESTMENT / INDUSTRIAL
OFFERING MEMORANDUM TEASER
TWO-BUILDING INDUSTRIAL COMPLEX TOTALING 124,123 SF

**CUSHMAN &
WAKEFIELD**

CRESO
Real Estate

EXECUTIVE SUMMARY

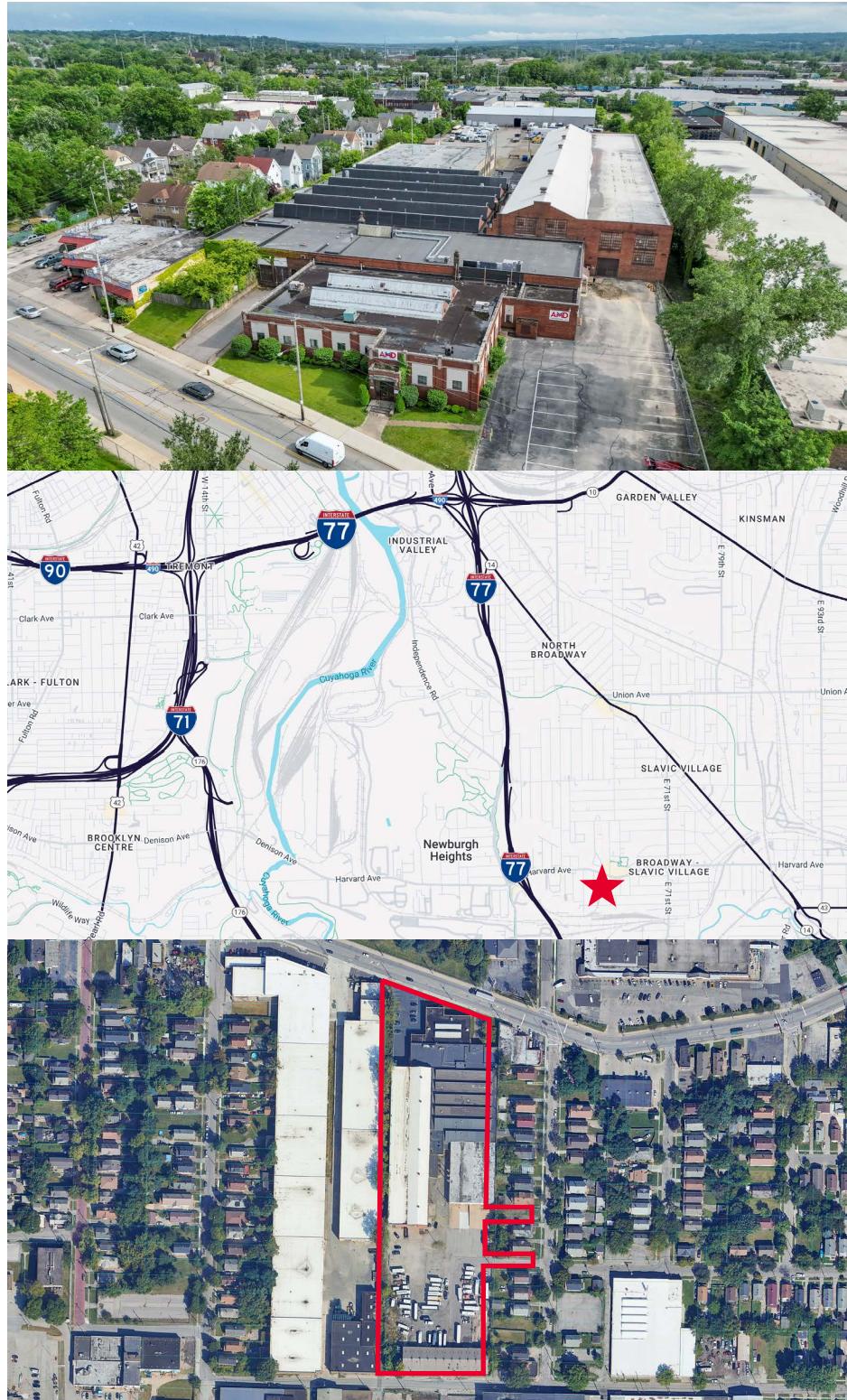
Cushman & Wakefield | CRESCO Real Estate has been retained by ownership as its exclusive advisor in the sale of 6200 Harvard Avenue, Cleveland, Ohio. The two building industrial asset is 90.3% leased and totals 124,123 SF on 5.91 acres. The offering is centrally located in a well-established industrial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

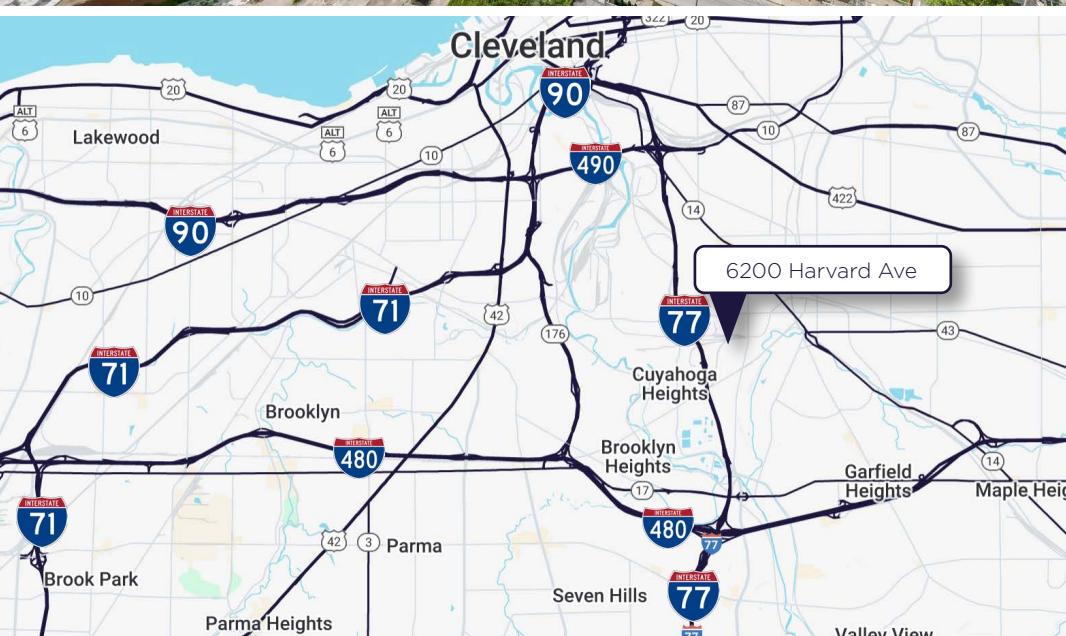
- 90.3% leased
- Below market rates - long term upside potential
- High-demand location with manufacturing amenities
- 3.4% industrial vacancy rate in Northeast Ohio
- Northeast Ohio ranks in the Top 10 largest industrial markets in the United States

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/SF NNN \$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) - • 3 (10' x 10') • 2 (8' x 10')	Four (4) - • 3 (8' x 7'6") • 1 (8' x 10')
Drive-In Doors:	Four (4) - • 1 (12' x 12') • 1 (12' x 14") • 2 (15' x 14')	Two (2) - • 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.	



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