

Cleveland, OHIO

Marcus & Millichap



Chandler Park Industrial Campus

THREE PROPERTY INDUSTRIAL/FLEX WAREHOUSE | +/- 765,000 SF | 19 ACRES

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MARKET OVERVIEW



01

SECTION 01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Marcus & Millichap is pleased to exclusively offer Chandler Park Industrial Campus, a 765,000-square-foot industrial and flex portfolio spanning three strategically located assets in Cleveland, Ohio. Situated on approximately 19 acres with direct access to major transportation infrastructure, the portfolio includes 17325 Euclid Avenue, 1700 London Road, and 1800 London Road.

The portfolio is anchored by 17325 Euclid Avenue, a 595,000-square-foot industrial facility featuring heavy power, multiple loading positions, freight elevators, and significant vacant space for lease-up or redevelopment. Complementing the asset are 1700 London Road, a 110,000-square-foot multi-tenant industrial/flex property with occupancy upside, and 1800 London Road, a fully leased 60,000-square-foot industrial building providing stable in-place cash flow.

Chandler Park presents a rare opportunity to acquire a large-scale industrial campus at a basis below replacement cost. The combination of diversified tenancy, existing cash flow, excess vacancy, heavy-power infrastructure, and redevelopment potential provides multiple avenues for value creation, making the offering attractive to value-add, opportunistic, and long-term industrial investors.

INVESTMENT OVERVIEW

- Value-Add Opportunity → Raise Rents, Redevelop, Lease-Up
- Within 2.5 Miles of I-90
- Located Near Active Railway
- Partial Former Data Center Space

OFFERING PRICE	
\$25,000,000	
PRICE / SF	TOTAL SF
\$32.68	±765,000
LAND AREA	PARCELS
±19 Acres	8



Norfolk Southern and CSX Transportation form the primary freight rail duopoly in Cleveland, Ohio, having jointly acquired and split Conrail operations in 1999. Both major railroads run extensive tracks, interchange points, and intermodal terminals through the greater Cleveland metropolitan area.

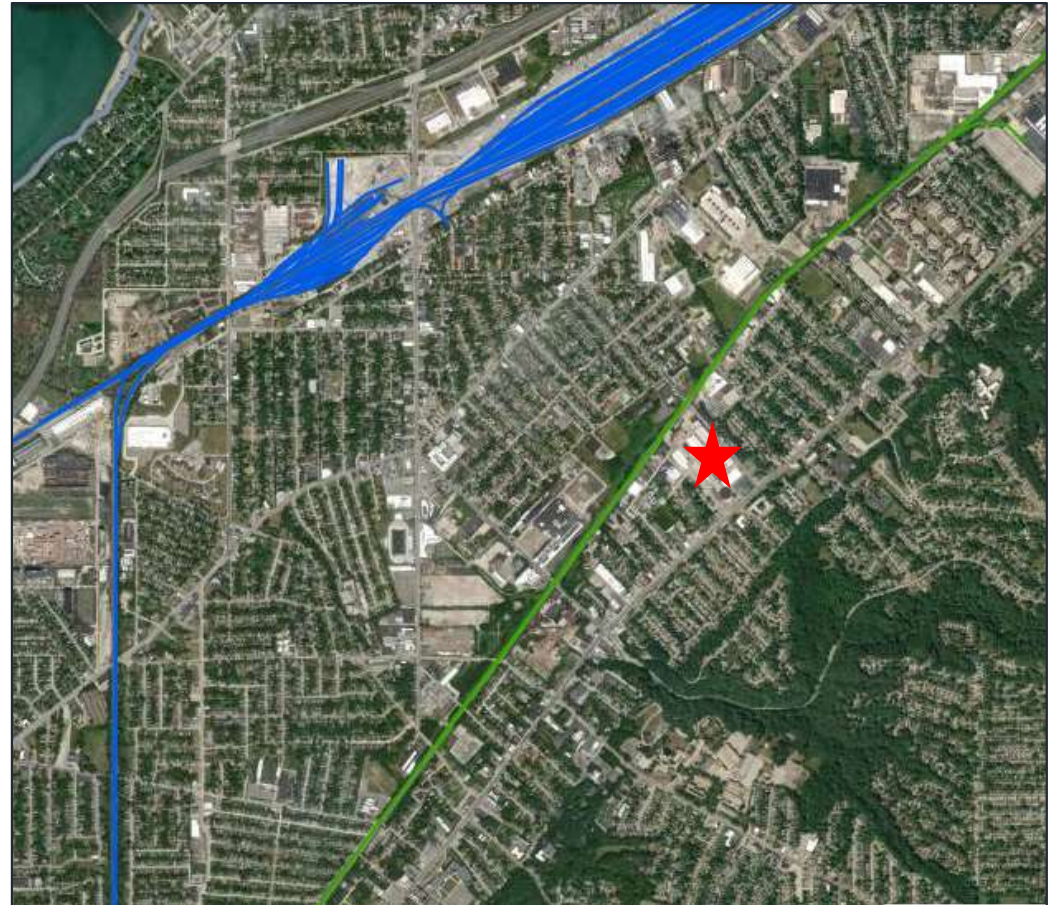
Norfolk Southern rail runs directly adjacent to Chandler Park Industrial Campus.

CSX Transportation

- Operates the major Collinwood Yard, serving as a key intermodal terminal off E. 152nd Street.
- Manages the Cleveland Terminal Subdivision and the Short Line Subdivision, which bypass part of downtown.
- Shares track corridors with Amtrak's Lake Shore Limited.

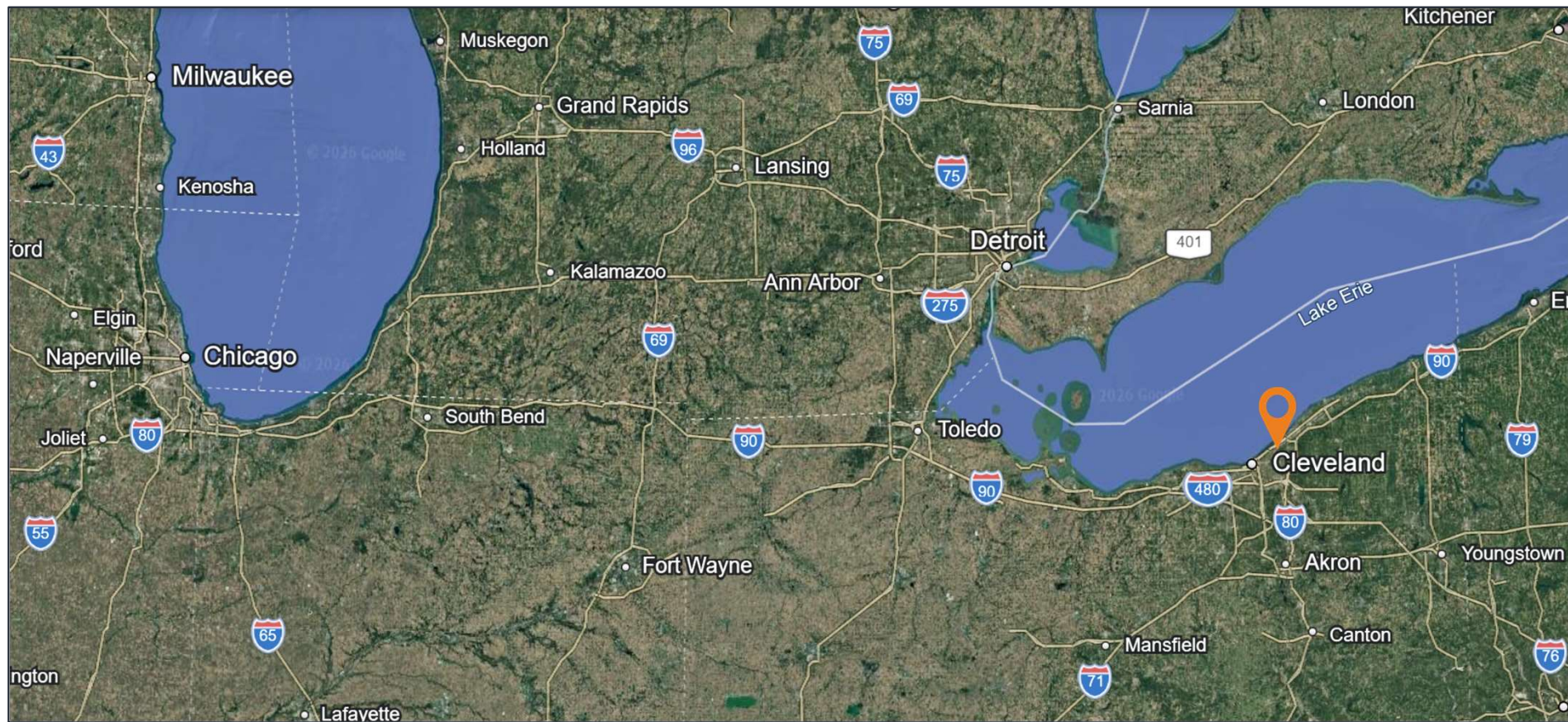
Norfolk Southern

- Operates major lines including the Cleveland Line and Chicago Line.
- Maintains regional intermodal operations nearby in Maple Heights, Ohio, which replaced older downtown freight hubs.
- Handles regional infrastructure updates, such as ongoing local bridge and track modernization projects.

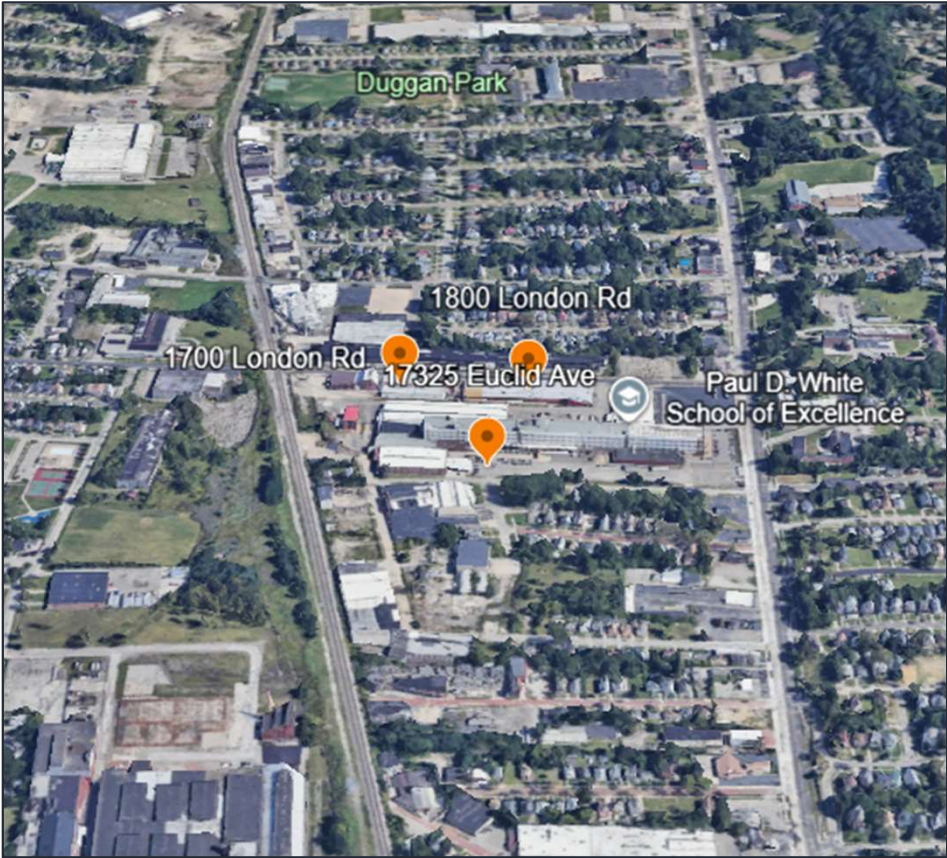


MAP OVERVIEW

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SITE OVERVIEW



CAMPUS OVERVIEW

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PARCEL MAP

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ZONING MAP

Zoning

- Downtown Residential
- General Industry
- General Retail Business
- Institutional-Research District
- Limited One Family
- One Family
- Limited Retail Business
- Local Retail Business
- Limited Multi-Family
- Multi-Family
- Midtown Mixed-Use District

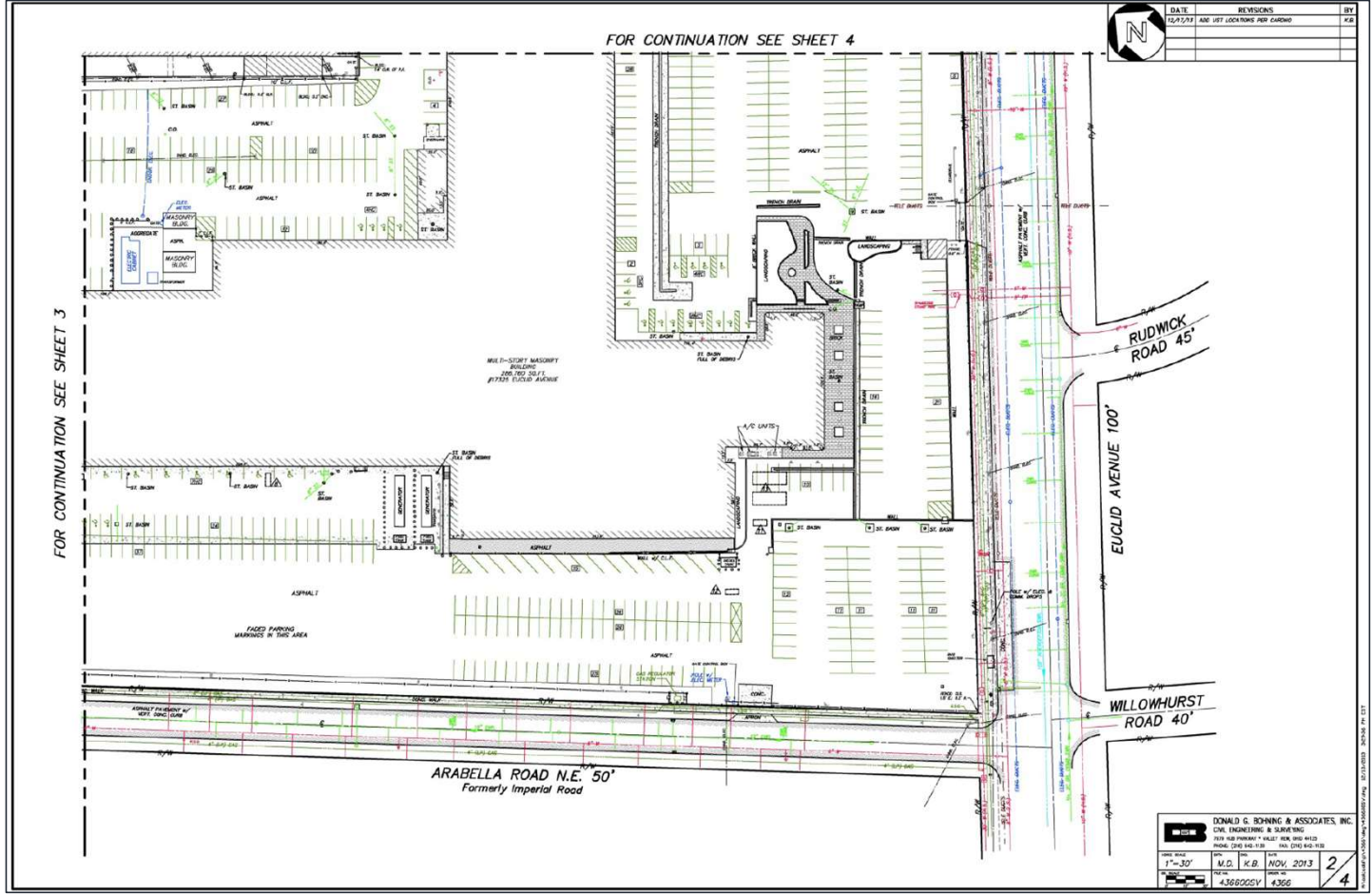
- Open Space Recreation
- Parking District
- Residence Office
- Residence-Industry
- Semi-Industry
- Shopping Center
- Townhouse
- Two Family
- University (College) Retail
- Unrestricted Industry
- Urban Garden District



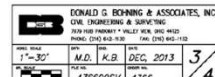
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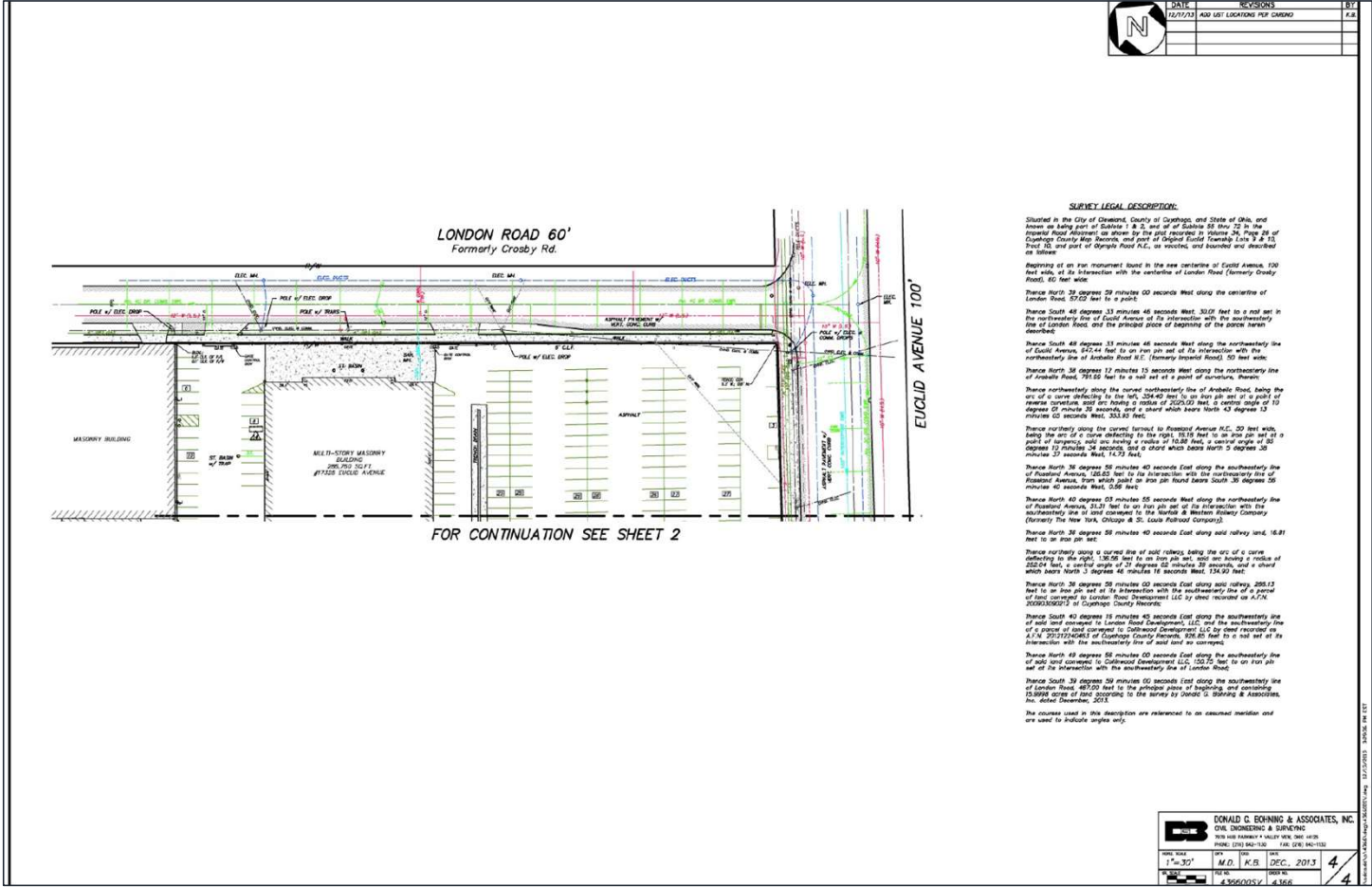
SITE PLAN- ALTA SURVEY (cont.)

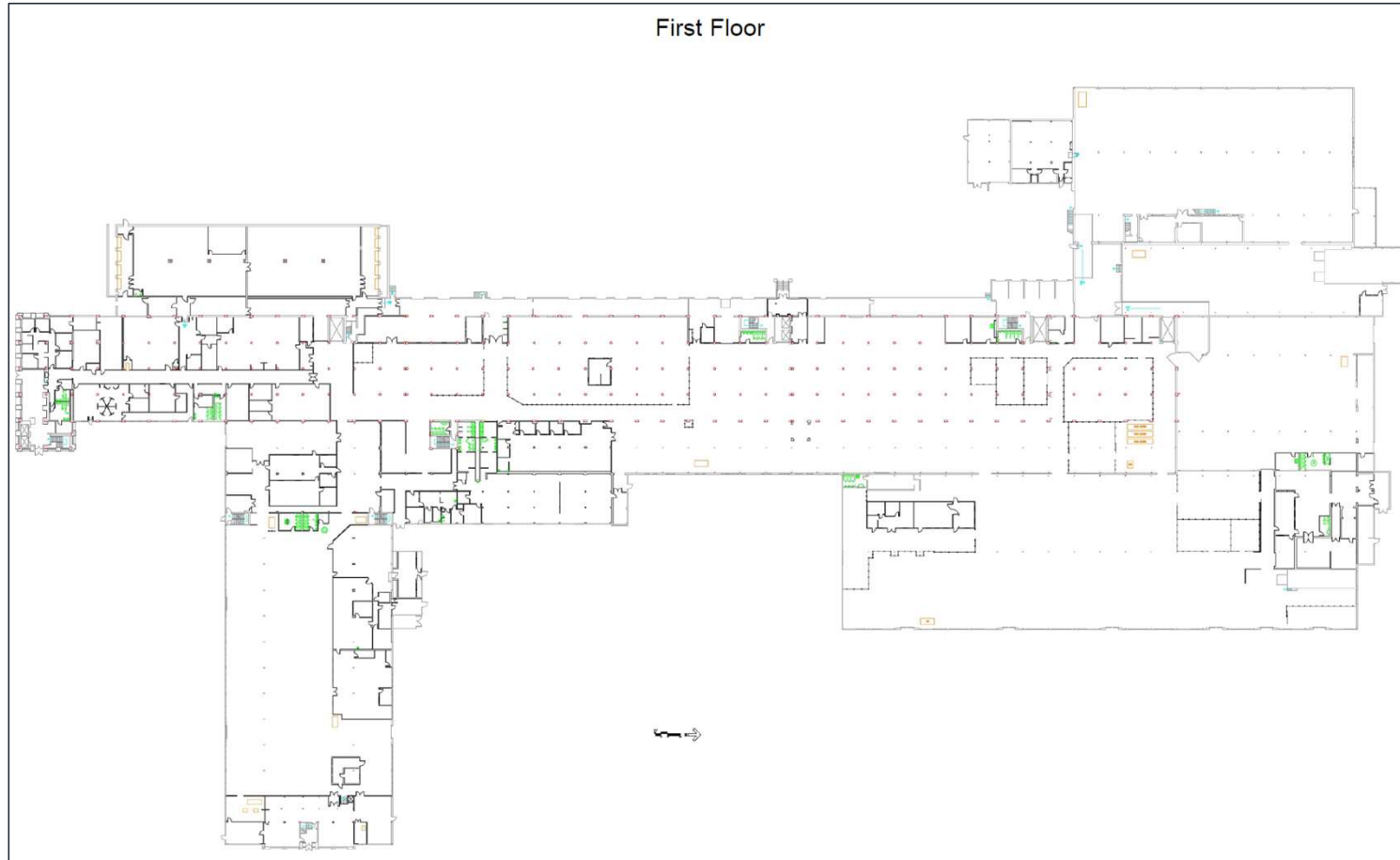


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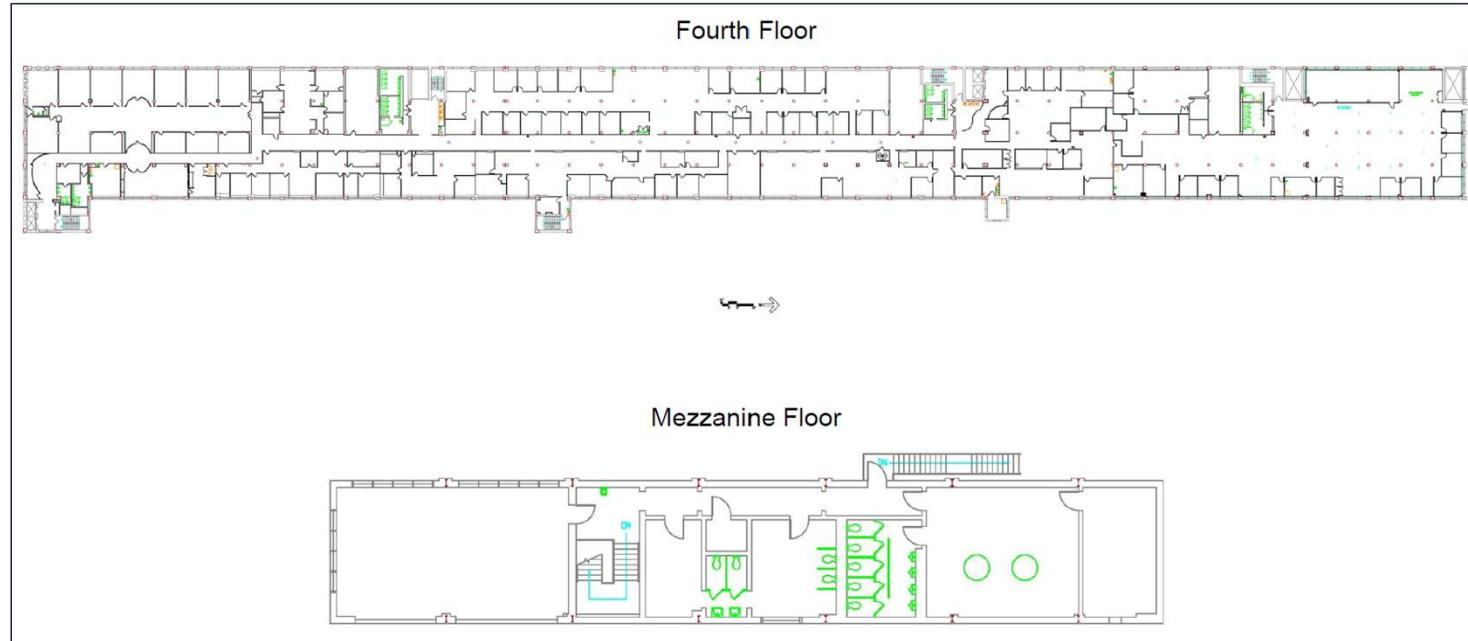
SITE PLAN- ALTA SURVEY (cont.)





FLOOR PLANS (cont.)





FINANCIAL ANALYSIS

INCOME

Building	Size	Monthly Rent	Annual Rent
1700 London Rd	110,000 SF	\$15,450	\$185,400
1800 London Rd	60,000 SF	\$12,350	\$148,200
17325 Euclid Ave	590,000 SF	\$161,000	\$1,932,000
Freestanding Warehouse	5,000 SF	\$1,000	\$12,000
Parking	50,000 SF*	\$5,000	\$60,000
Totals	765,000 SF	\$194,800	\$2,337,600

EXPENSES

Current Expenses	Annual
Taxes	\$45,000
Electric	\$144,000
Gas	\$120,000
Water	\$48,000
Sprinkler Contractors	\$15,000
Elevator Contractors	\$12,000
Night Shift Watch Guard	\$60,000
Bi-Weekly Payroll	\$806,000
Insurance (est.)	\$22,000
Total Expenses	\$1,272,000

2026 Projected Annual Net Operating Income

\$1,065,600

***Projected Annual Net Operating Income was based off



02

SECTION 02

17325 EUCLID AVE

17325 EUCLID AVE — PROPERTY DESCRIPTION

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PROPERTY SPECIFICATIONS

Total Square Feet	595,000 SF
Rentable Square Feet	545,000 SF
Year Built / Renovated	1920 / 2000
Tax Parcel	117-05-001/117-05-002/117-05-003/ 117-05-004/117-05-032/117-04-0321
Floors	4
Class	C
Zoning	IG (Industry General)
Docks / Drive-Ins	12 / 6
Building / Ceiling Height	48' / 14'-20'
Construction	Masonry
Elevators	7
Sprinklers	Yes
Cranes	Yes
Power	3P 4W Heavy
Parking (Surface)	1,000 Spaces



Originally constructed as the headquarters for Hannafin Co. (automotive parts manufacturer) and most recently partially used as Cleveland Clinic data center site. The property includes first-floor powered shell space with access to fiber, power, and remaining cooling infrastructure. Existing and nearby fiber providers include AT&T, First Communications, Uniti, and Zayo Long Haul, supporting potential data center, high-power industrial, or infrastructure-intensive reuse.

The following is a description of some of the data center infrastructure:

- Power comes from two (2) separate substations.
- 2 MW transformer (separate from building transformer)
- Four (4) UPS with switchgear (2 x 500 kW Liebert and 2 x 550 kW MGE).
Liebert's are about 8 years old and MGEs are about 10 years old. Batteries have been removed.
- 1.0 MW of critical power to the data room (about 100 W/SF)
- There were (15) AC units but (10) have been removed
- Liebert XD Top of Rack Fan Units
- Eight (8) PDUs (4 Liebert and 4 MGE)
- Fiber: AT&T
- To be removed by Seller: Two (2) 1750 kW CAT generators with parallel gear (recently rebuilt)



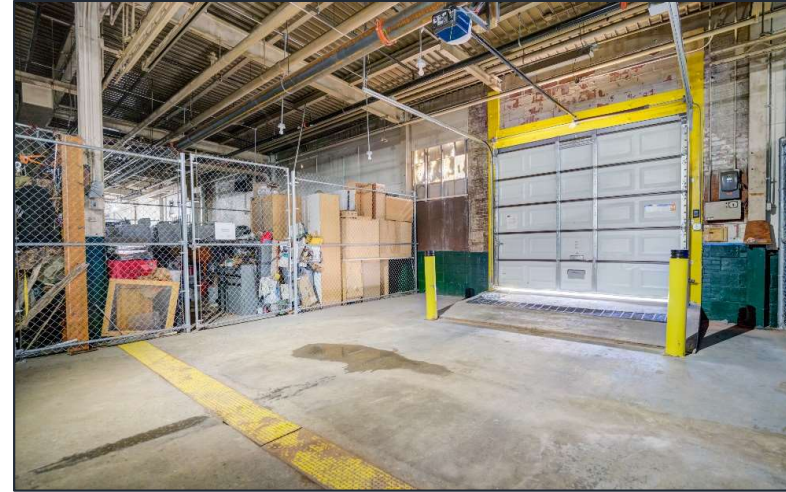
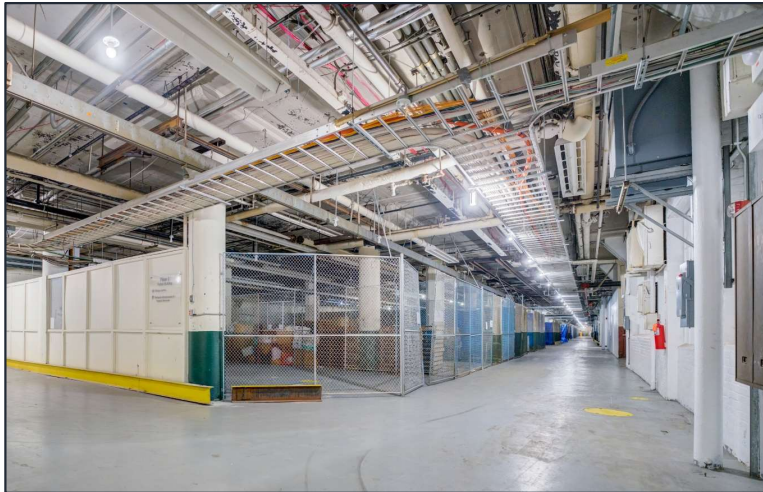
17325 EUCLID AVE — INTERIOR PHOTOS

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17325 EUCLID AVE — INTERIOR PHOTOS

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17325 EUCLID AVE — RENT OVERVIEW

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Tenant	Square Footage	Customers	Monthly Rent	Annual Rent
Cleveland Clinic	60,000 SF	1	\$25,000	\$300,000
Self-Storage	80,000 SF	48	\$25,000	\$300,000
Licensed-Out Offices	150,000 SF	225	\$90,000	\$1,080,000
Salons	20,000 SF	22	\$15,000	\$180,000
Available	230,000 SF	-	-	-
Freestanding Warehouse	5,000 SF	1	\$1,000	\$12,000
Parking	50,000 SF*	20	\$5,000	\$60,000
Common Areas	50,000 SF	-	-	-
Totals	595,000 SF		\$161,000	\$1,932,000



03

SECTION 03

1700 LONDON RD

1700 LONDON RD — PROPERTY DESCRIPTION

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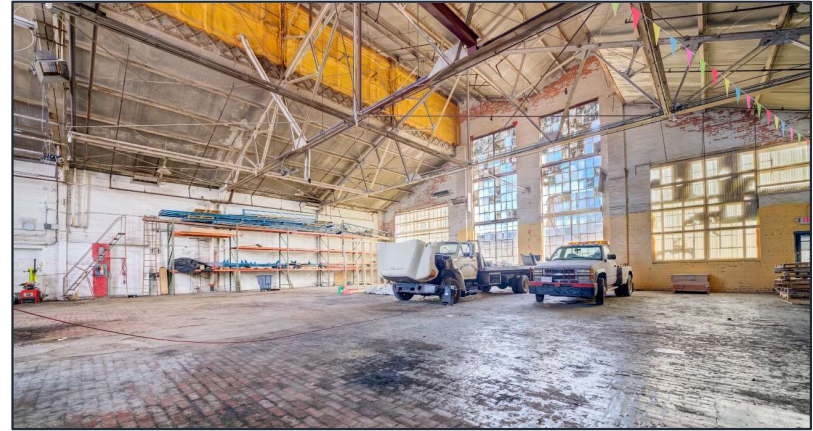
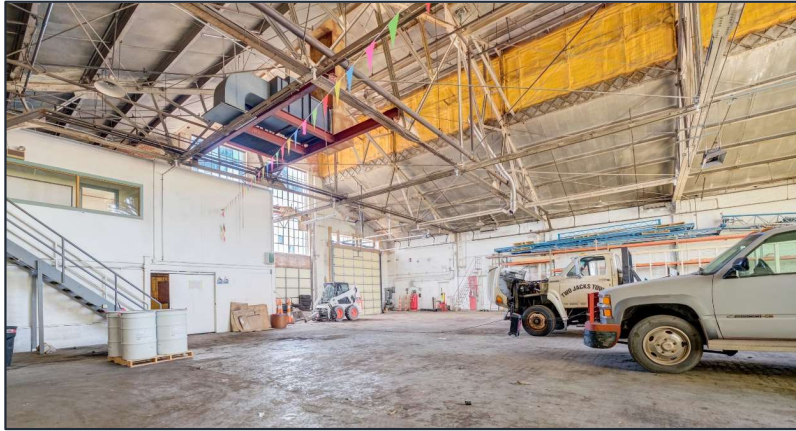
PROPERTY SPECIFICATIONS

Total Square Feet	110,000 SF
Rentable Square Feet	94,000 SF
Year Built	1976
Tax Parcel	117-004-001
Floors	Partial Three Story
Class	C
Zoning	IG (Industry General)
Docks / Drive-Ins	2 / 3
Building / Ceiling Height	24' / 16'
Construction	Masonry
Elevators	2 Freight
Sprinklers	Yes
Cranes	None
Power	3P Heavy



1700 LONDON RD — INTERIOR PHOTOS

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1700 LONDON RD — RENT OVERVIEW

Tenant	Leased SF	Lease Comm.	Lease Exp.	Monthly Rent	Annual Rent
G2 Materials	30,000 SF	2021	2023	\$8,000	\$96,000
Vacant (1st Floor)	20,000 SF	-	-	-	-
Union City (3rd Floor)	18,000 SF	2022	2025	\$2,000	\$24,000
Preferred	10,000 SF	-	MTM	\$2,750	\$33,000
Real Dealz	6,000 SF	-	MTM	\$1,700	\$20,400
Union City (Foundry)	6,000 SF	2022	2025	\$1,000	\$12,000
Vacant (2nd Floor)	2,000 SF	-	-	-	-
Vacant (3rd Floor)	2,000 SF	-	-	-	-
Common Areas	16,000 SF	-	-	-	-
Totals	110,000 SF			\$15,450	\$185,400



04

SECTION 04

1800 LONDON RD

1800 LONDON RD — PROPERTY DESCRIPTION

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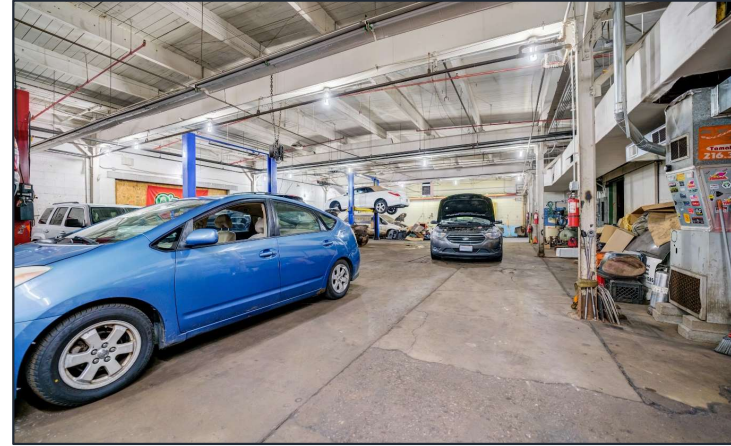
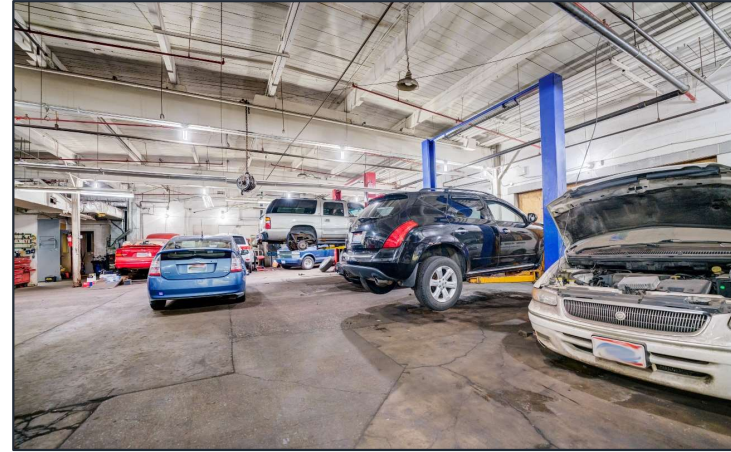
PROPERTY SPECIFICATIONS

Total Square Feet	60,000 SF
Rentable Square Feet	57,100 SF
Year Built	1971
Tax Parcel	117-004-002
Floors	1
Class	C
Zoning	IG (Industry General)
Docks / Drive-Ins	2 / 2
Building / Ceiling Height	14' -16'
Construction	Masonry
Elevators	None
Sprinklers	Yes
Cranes	None
Power	



1800 LONDON RD — INTERIOR PHOTOS

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1800 LONDON RD — RENT OVERVIEW

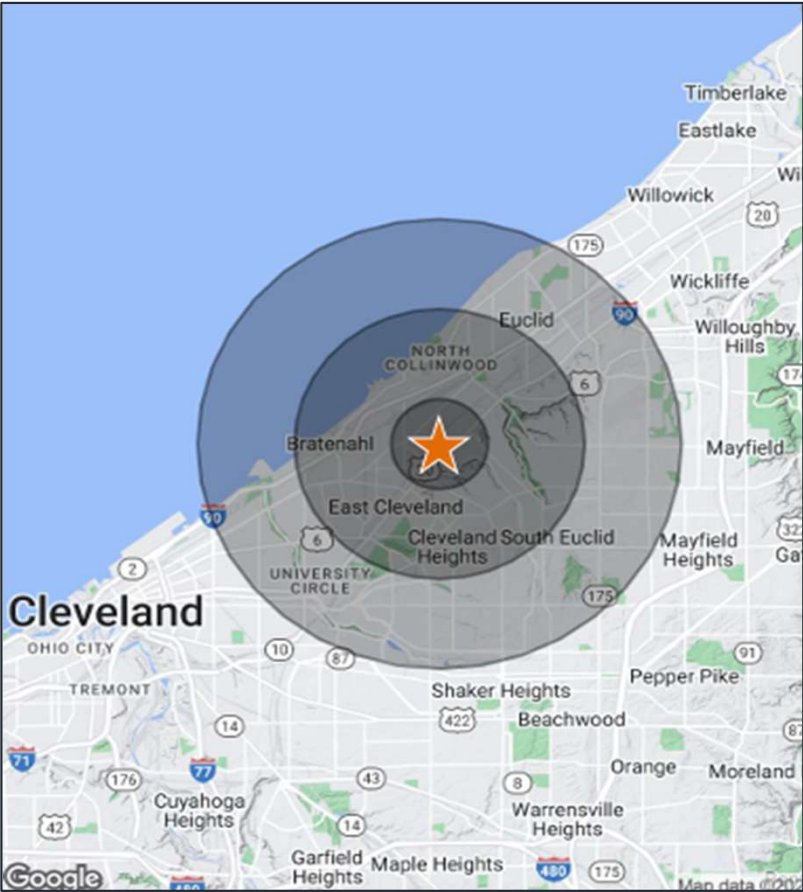
Tenant	Leased SF	Lease Comm.	Lease Exp.	Monthly Rent	Annual Rent
Klassic Kustom	18,000 SF	1995	MTM	\$4,000	\$48,000
Yeda	9,600 SF	1995	2023	\$2,500	\$30,000
Abraham	3,000 SF	1995	MTM	\$1,000	\$12,000
Vereen	5,000 SF	2020	MTM	\$1,100	\$13,200
Extreme	20,000 SF	1995	MTM	\$2,750	\$33,000
Engine House	1,500 SF	2020	2030	\$1,000	\$12,000
Common Area	2,900 SF	-	-	-	-
Totals	60,000 SF			\$12,350	\$148,200



05

SECTION 05

MARKET OVERVIEW



TRAFFIC COUNTS

Intersection	VPD
London Rd / Euclid Ave SE	6,246
Clarkstone Rd / Euclid Ave	20,672
Euclid Ave / Alcoy Rd NE	20,032
Ivanhoe Rd / Enoch Ave NW	9,274
Euclid Ave / Green Rd NE	17,093
Green Rd / Euclid Ave NW	4,180

DRIVE TIMES

Destination	Time
Airport	38 Min
Downtown Cleveland	16 Min
I-90	6 Min
I-271	16 Min
I-480	24 Min
I-490	16 Min

METRO HIGHLIGHTS

Favorable Location

Cleveland offers strong distribution appeal via access to several interstate highways and proximity to Akron and Toledo.

Port Activity

The Port of Cleveland is the 3rd-largest port in the Great Lakes and the only container port on the Great Lakes, with bi-weekly service between Cleveland and Antwerp.

Economy

Cleveland's total employment has trended upward since 2020, alongside a diverse economy spanning healthcare, manufacturing, banking, and technology.

DEMOGRAPHICS

2026 POPULATION

359K

2026 HOUSEHOLDS

170K

2026 MEDIAN AGE

36.3

AVG HH INCOME

\$40,801





CHANDLER PARK

CLEVELAND, OHIO

MICHAEL GLASS

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