

# For Sale – Owner/User Opportunity

## Two-Story 82,470 SF Commercial Building

### Retail, Office, Warehouse

1100 E. 55th Street | Cleveland, OH



**Sale Price: \$4,123,500 (\$50/SF)**

## CONTACT



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**Building Square Feet**  SF

1st Floor: 42,470 SF Warehouse  
2nd Floor: 20,000 SF Office  
2nd Floor: 20,000 SF Warehouse

**Entire Building: 82,470 SF Total**

**Docks/Drive-in Doors**

Eight (8) docks  
Three (3) drive-in doors

**Crane**

One (1) 3-ton crane

**Office/Showroom**

Office and showroom area

**Freight Elevator**

One (1) elevator

**Ceiling Height**

16' clear height, offering ample vertical space.

**Warehouse Weight Capacity**

Designed to handle up to 125 lb/SF, ensuring robust support for heavy equipment and storage

**Entrance**

Property has separate entrances

**Renovations**

New roof planned for 2025

**Parking**

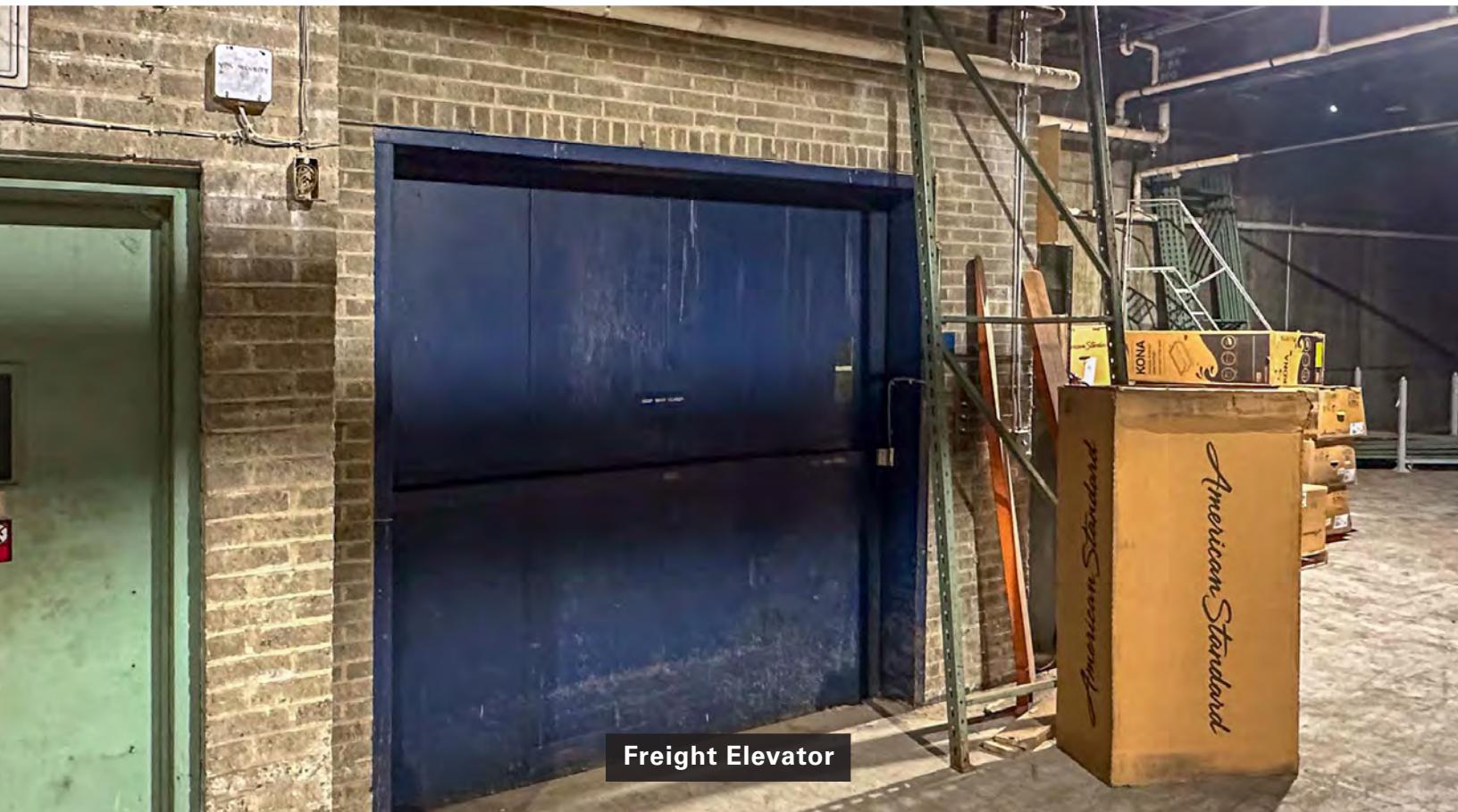
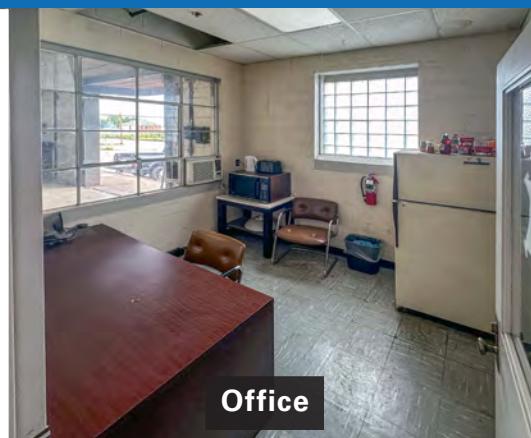
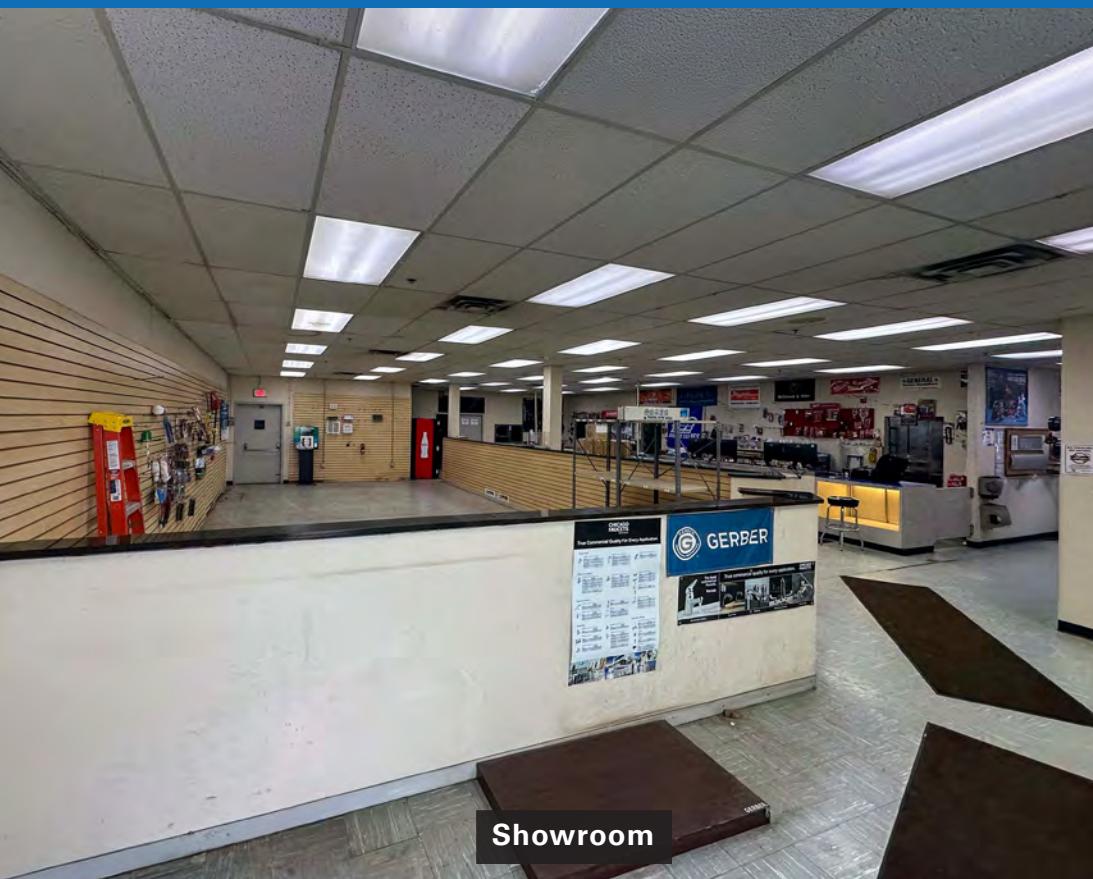
Abundant parking available for employees and visitors, ensuring convenience and ease of access

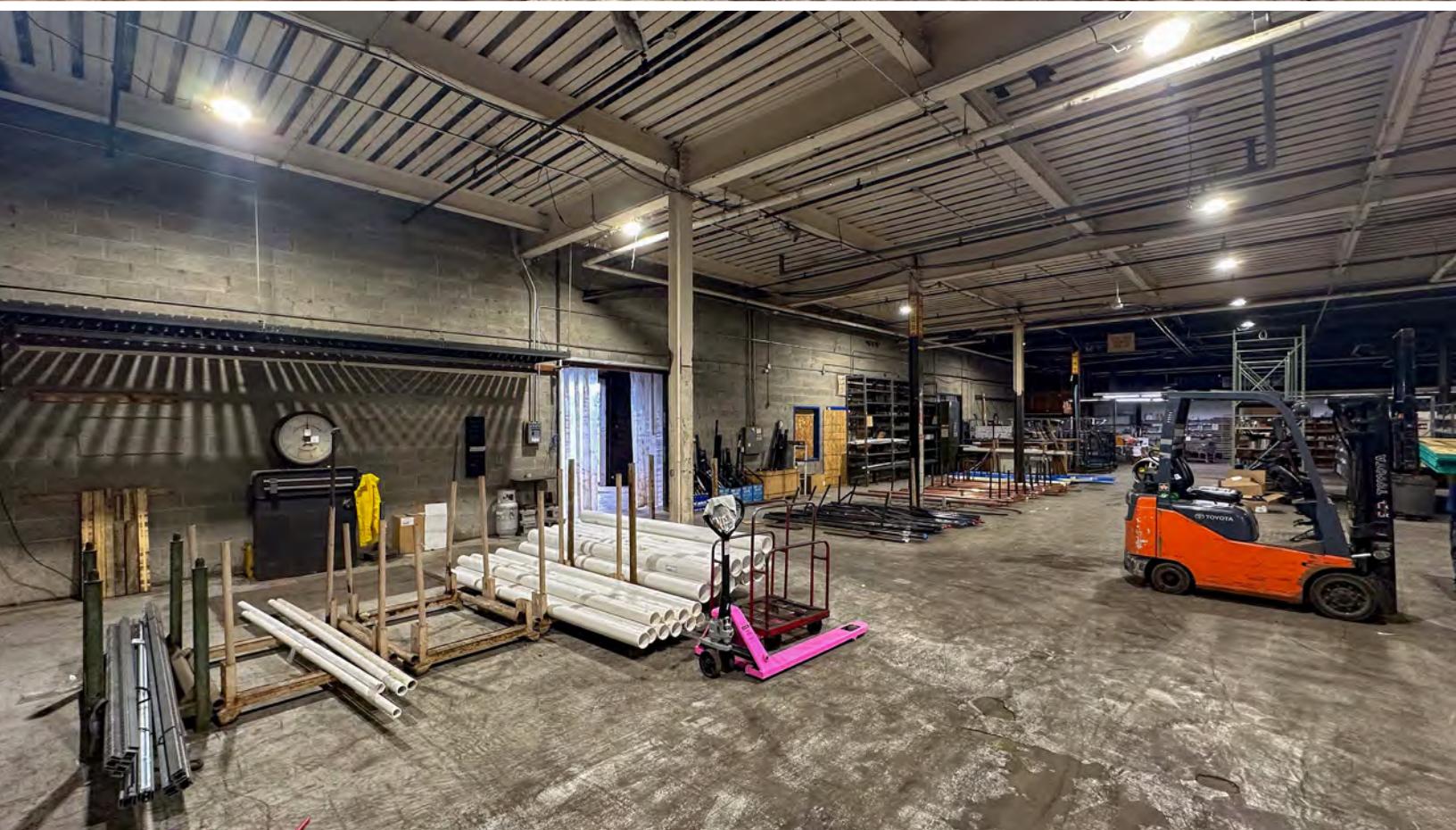
**Freeway Proximity**

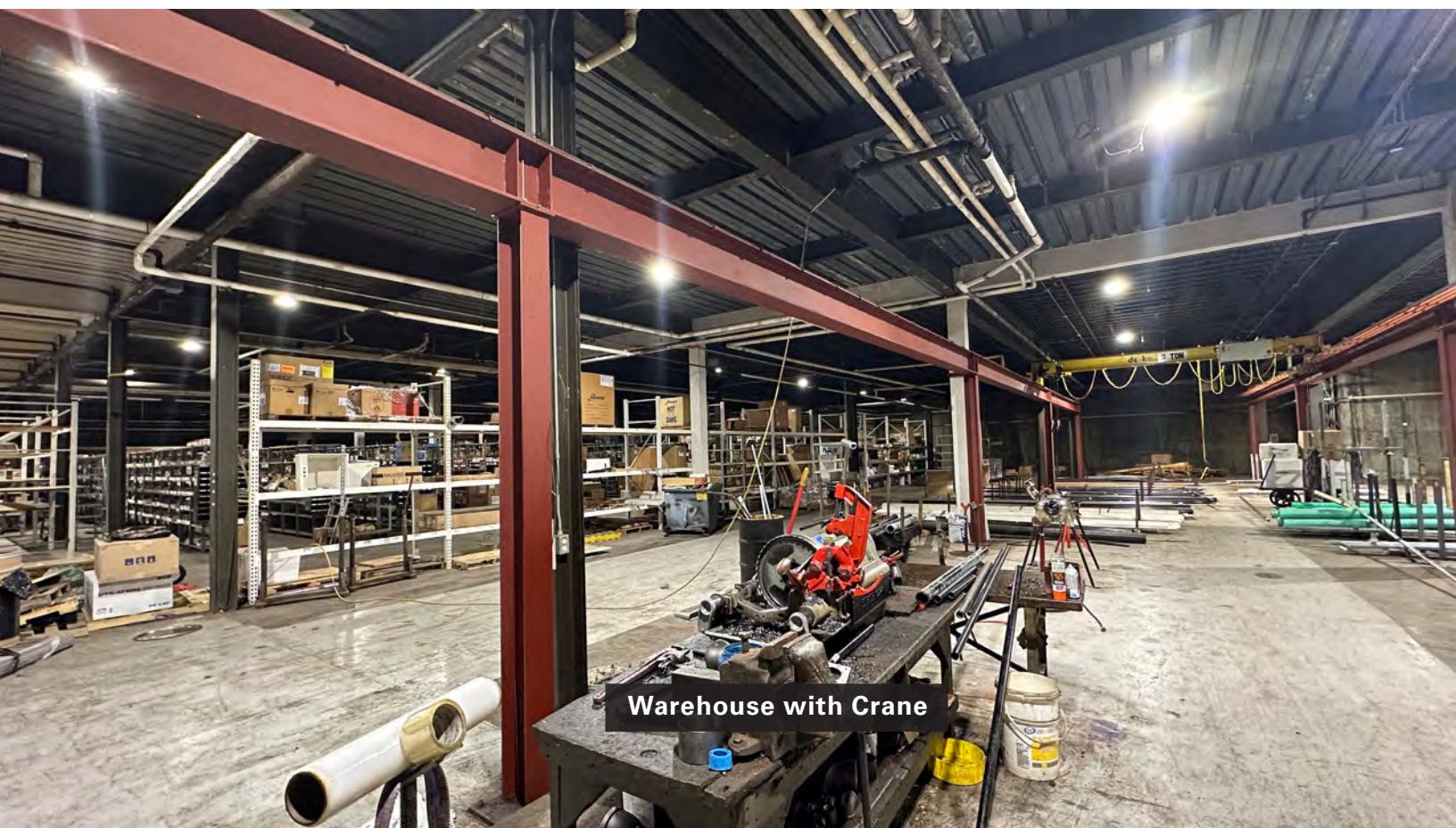
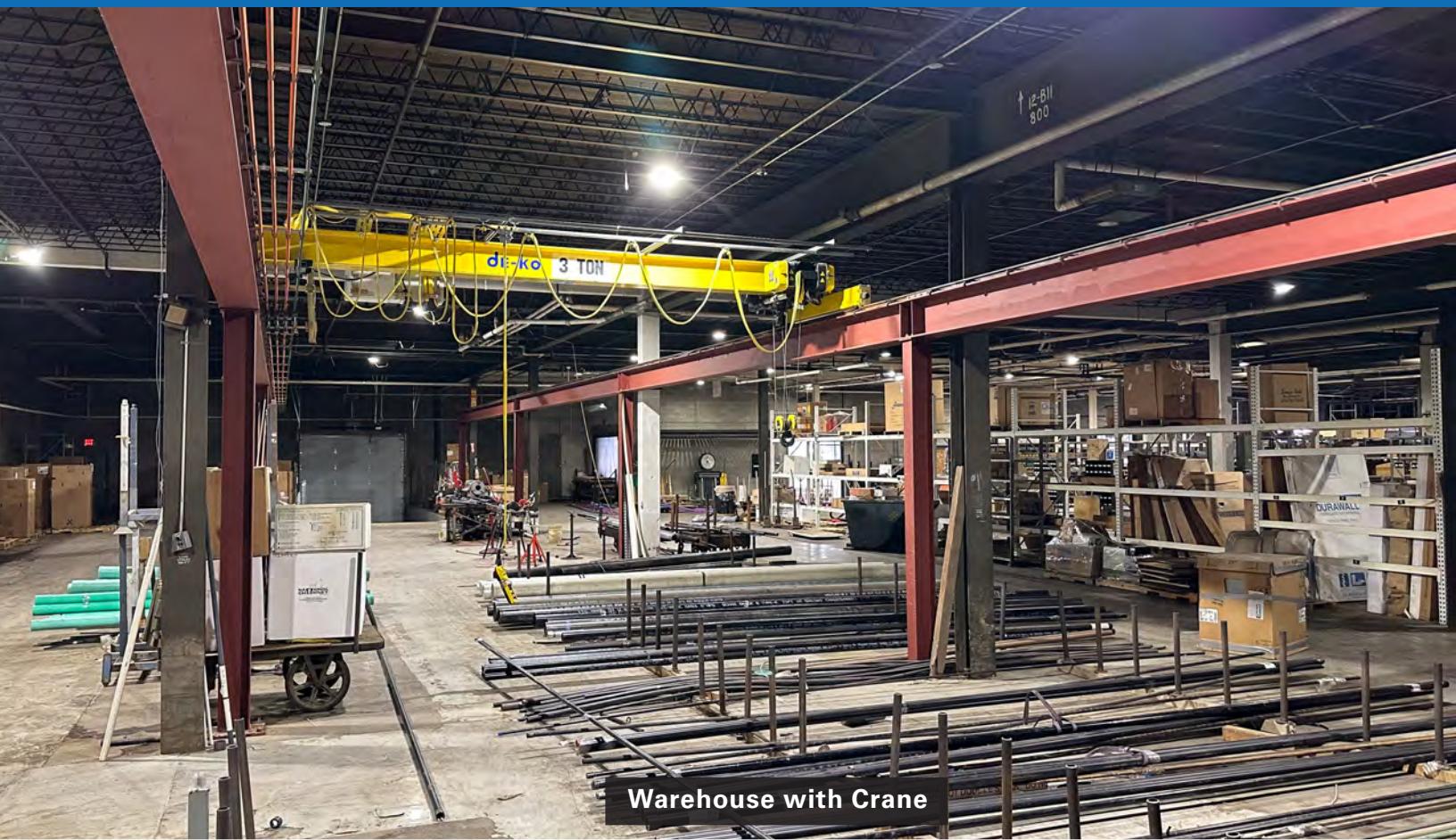
The property offers excellent freeway visibility and immediate access to I-90 and State Route 2

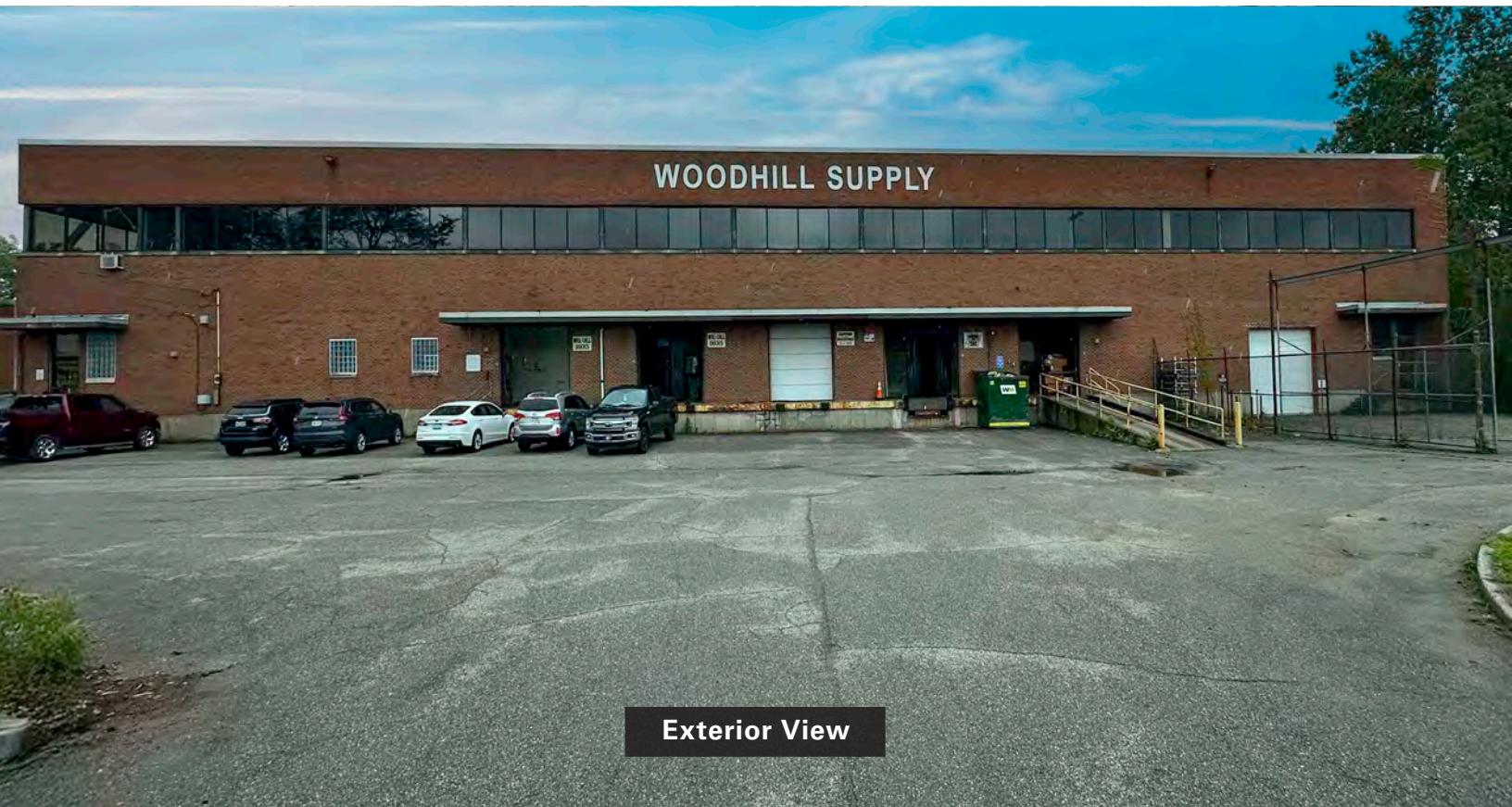
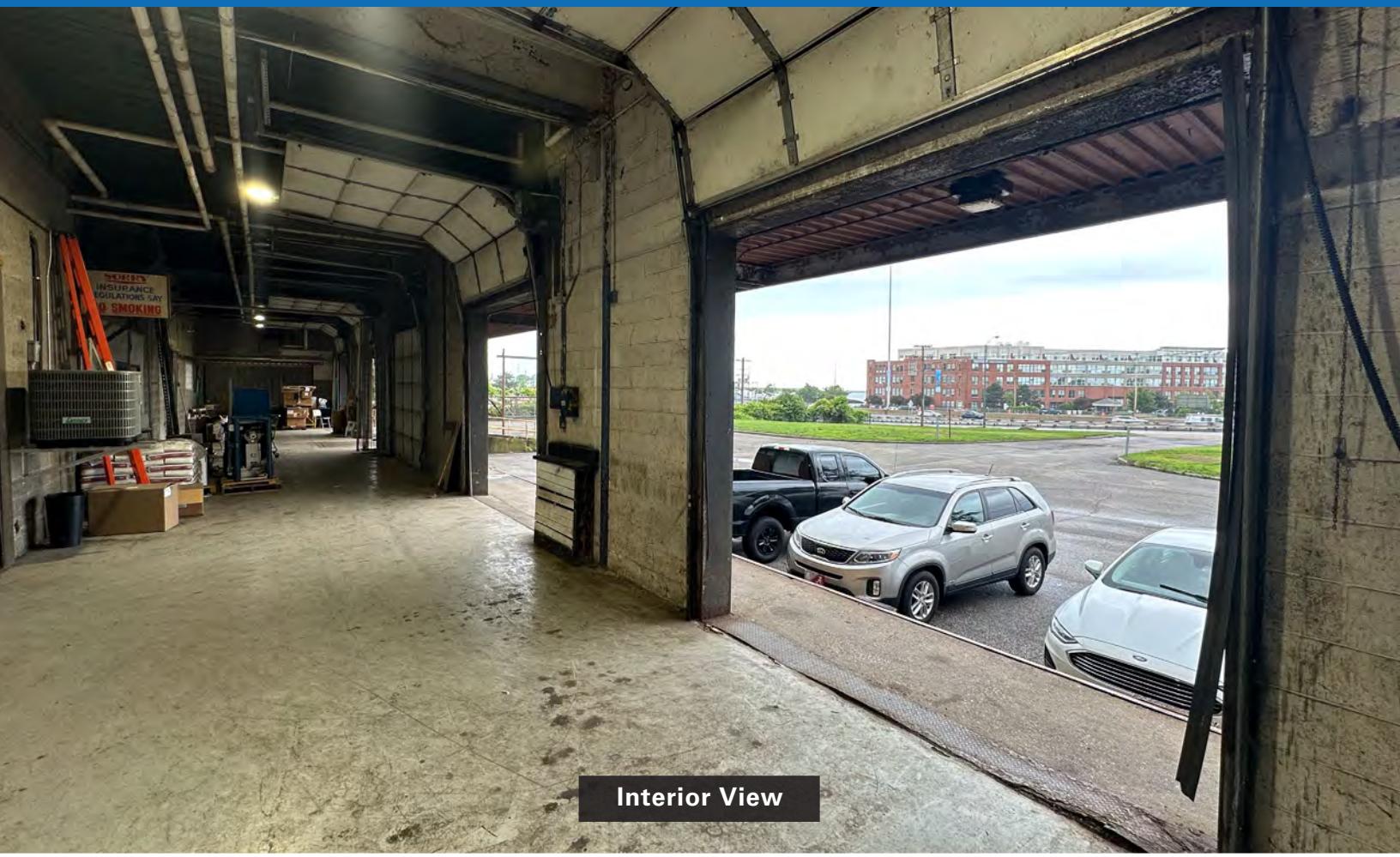
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## 1st Floor Showroom, Office and Freight Elevator to 2nd Floor Photos





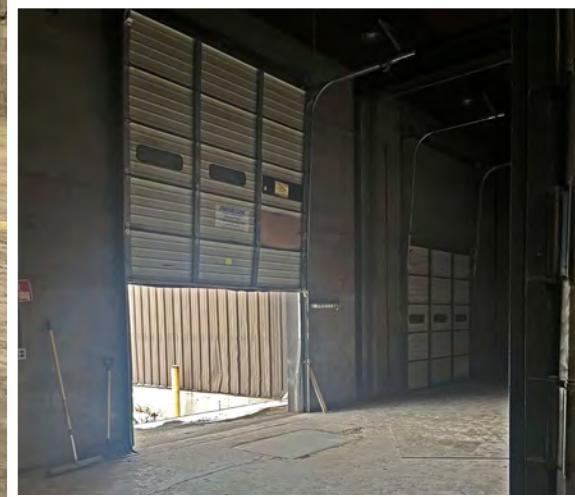
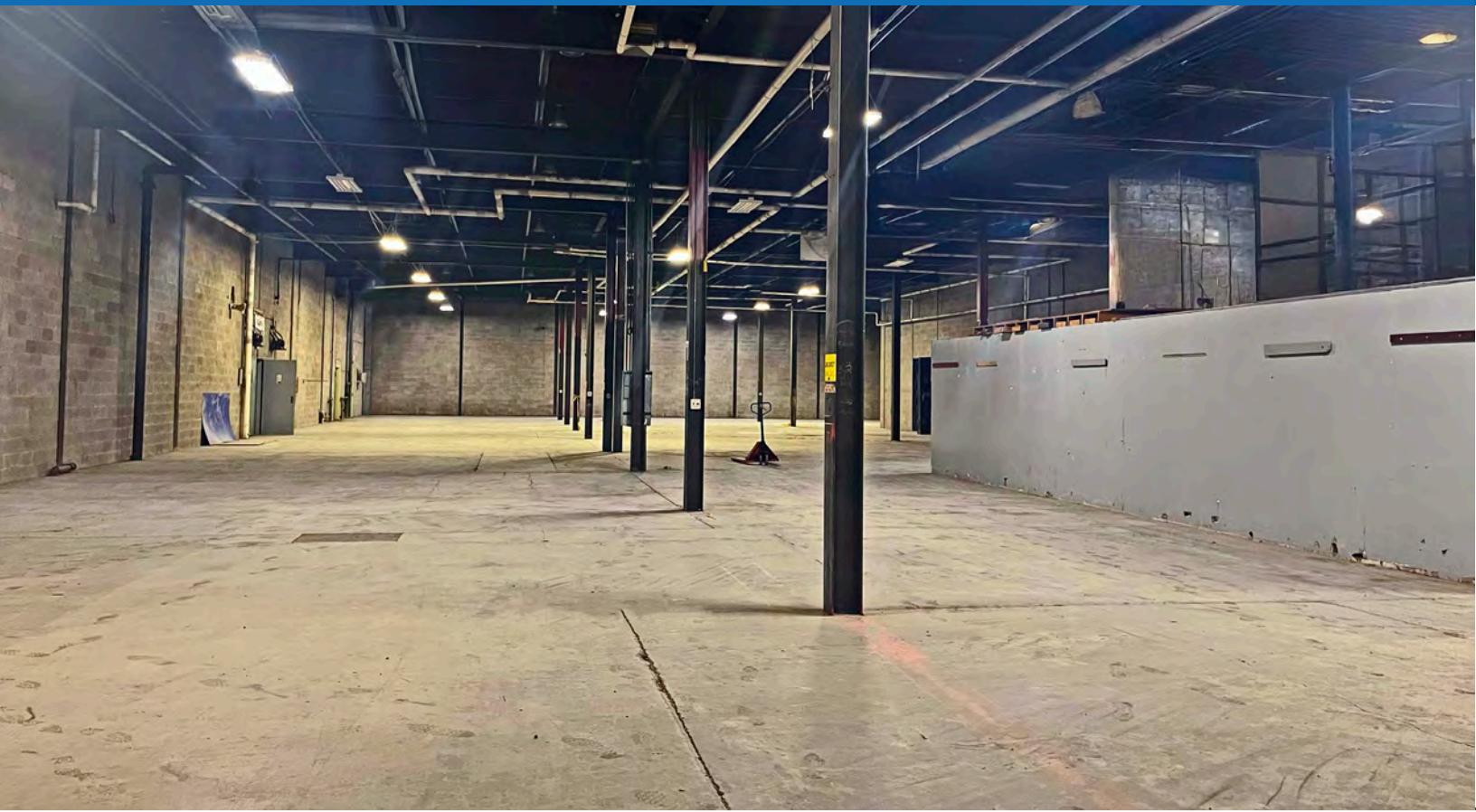


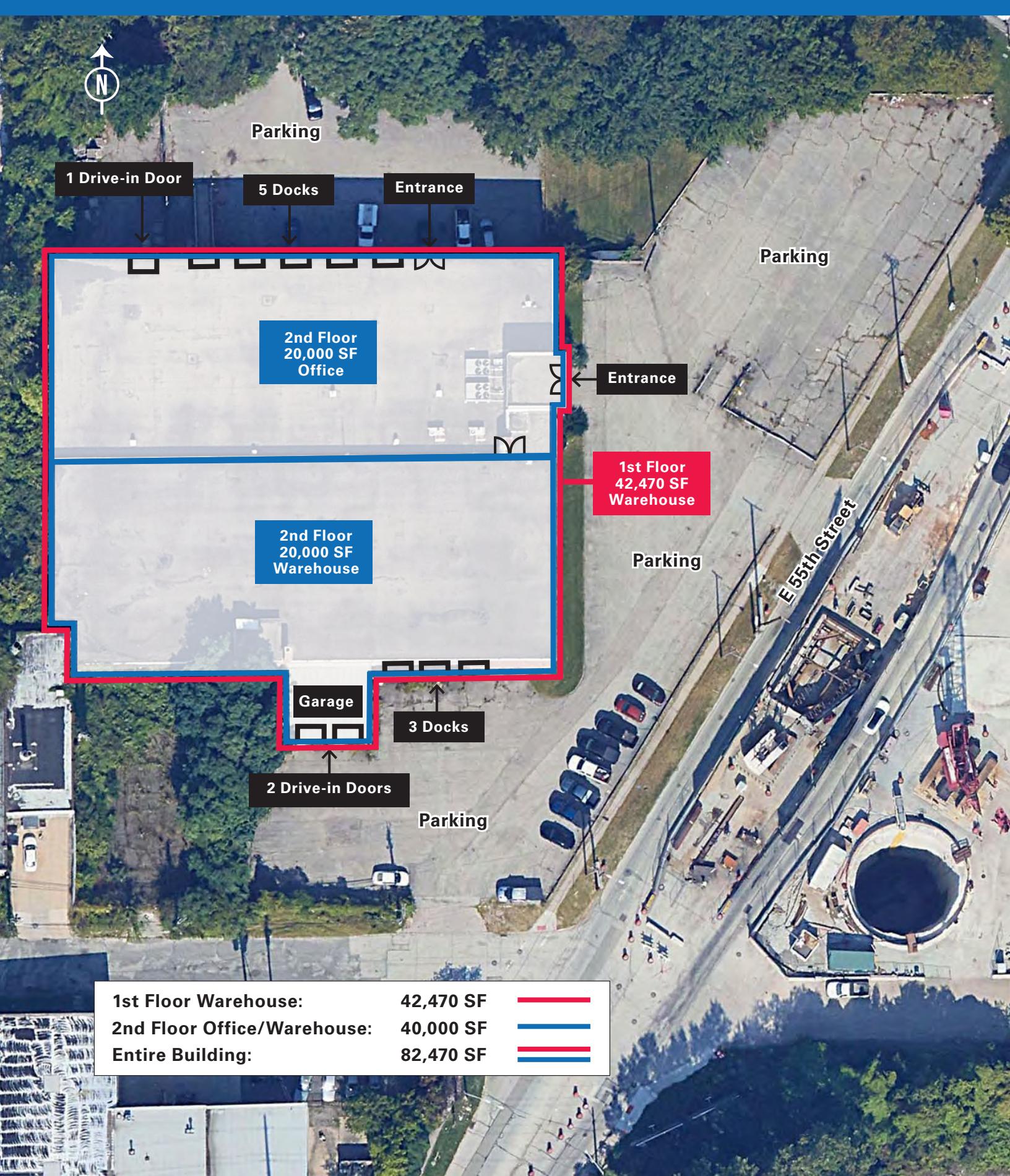


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2nd Floor Office Photos









#### **1st Floor Warehouse Space**



42,740 SF featuring (5) five total docks (4 normal/1 with ramp), (1) one drive-in door (10' 6" clearance), one (1) freight elevator to 2nd floor, showroom area with 2 small offices, one (1) 3-ton crane, ideal for heavy industrial and other uses

#### **2nd Floor Office Space**



20,000 SF with stunning views of Lake Erie, perfect for creating a productive and inspiring workplace



#### **2nd Floor Warehouse Space**

20,000 SF featuring (3) three docks and (1) one garage with (2) two drive-in doors, ideal for various industrial

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>1,142,227</b> Population	 <b>24.3%</b> High School Diploma	 <b>\$59,093</b> Median Household Income	 <b>63.7%</b> White Collar	 <b>17.2%</b> Services
 <b>40.6</b> Median Age	 <b>27.4%</b> Some College	 <b>\$40,297</b> Per Capita Income	 <b>19.2%</b> Blue Collar	 <b>5.0%</b> Unemployment Rate
 <b>515,800</b> Households	 <b>36.0%</b> Bachelors/ Graduate/ Professional Degree	<b>COMMUTERS</b>		<b>BUSINESS</b>
 <b>\$50,918</b> Median Disposable Income		 <b>15.2%</b> Spend 7+ hours commuting to and from work per week	 <b>47,727</b> Total Businesses	 <b>887,436</b> Total Employees

