

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



Terry Coyne
Executive Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker



Connor McCoy
Director
216.453.3085
Connor.McCoy@nmrk.com
Licensed Real Estate Salesperson

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Terry **COYNE**.com

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Building Square Feet



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



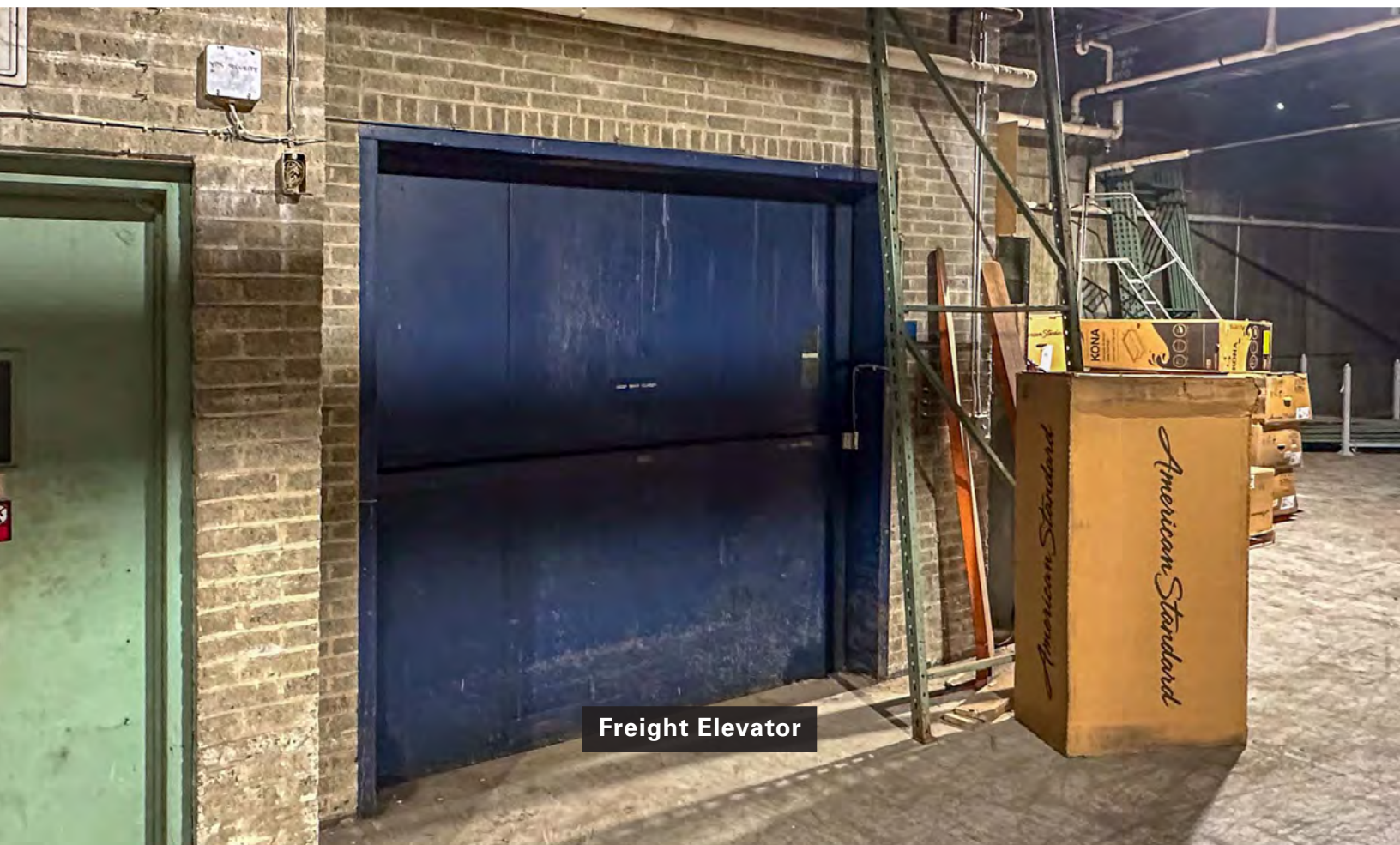
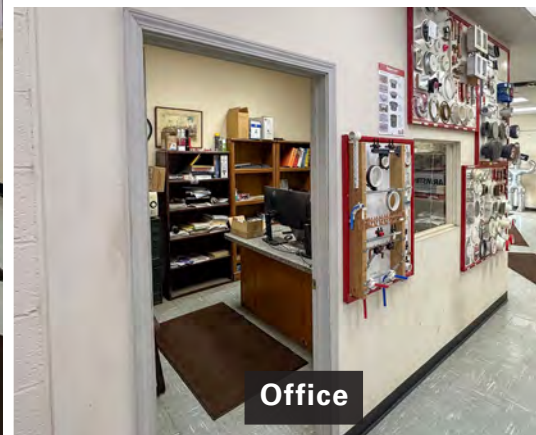
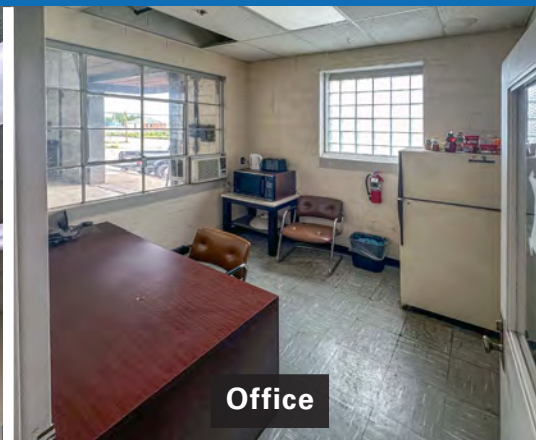
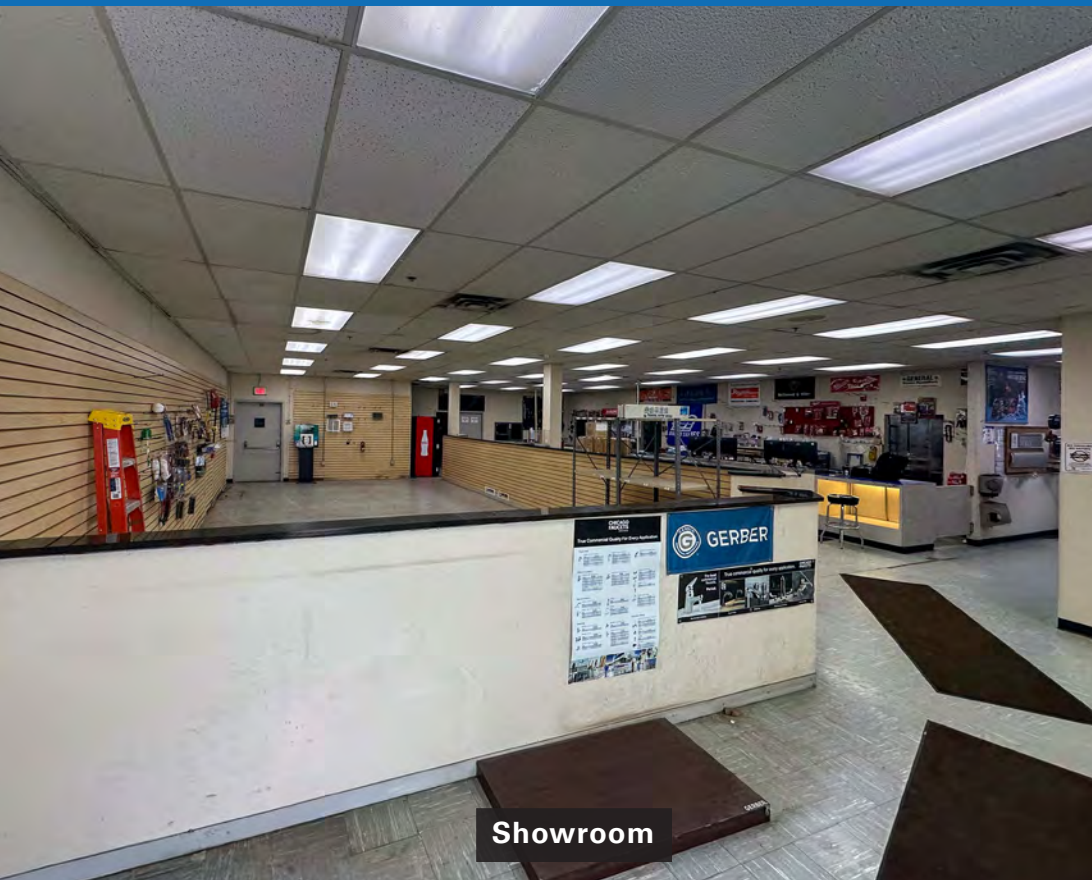
Parking
Abundant parking available for employees and visitors, ensuring convenience and ease of access



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

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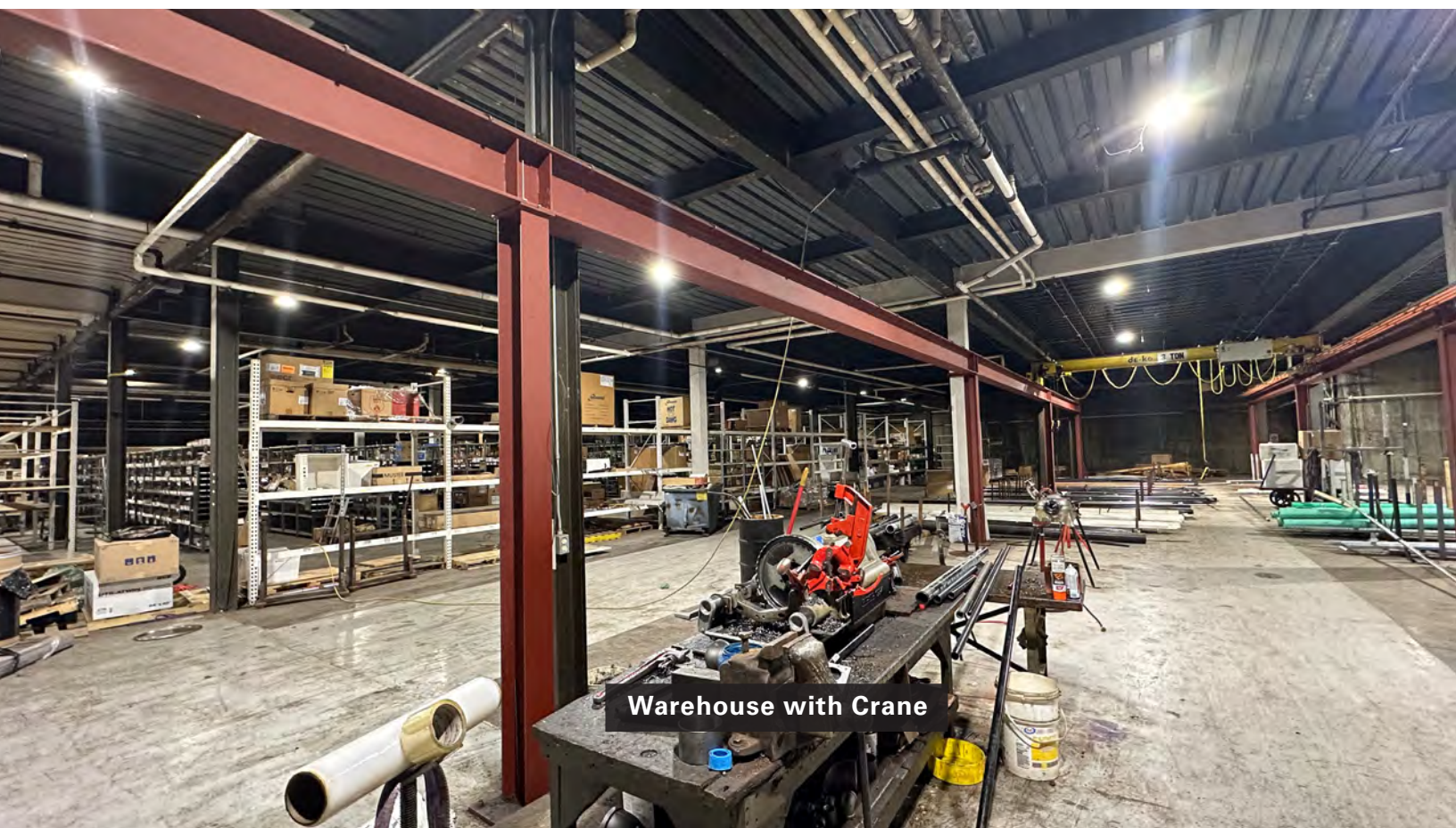
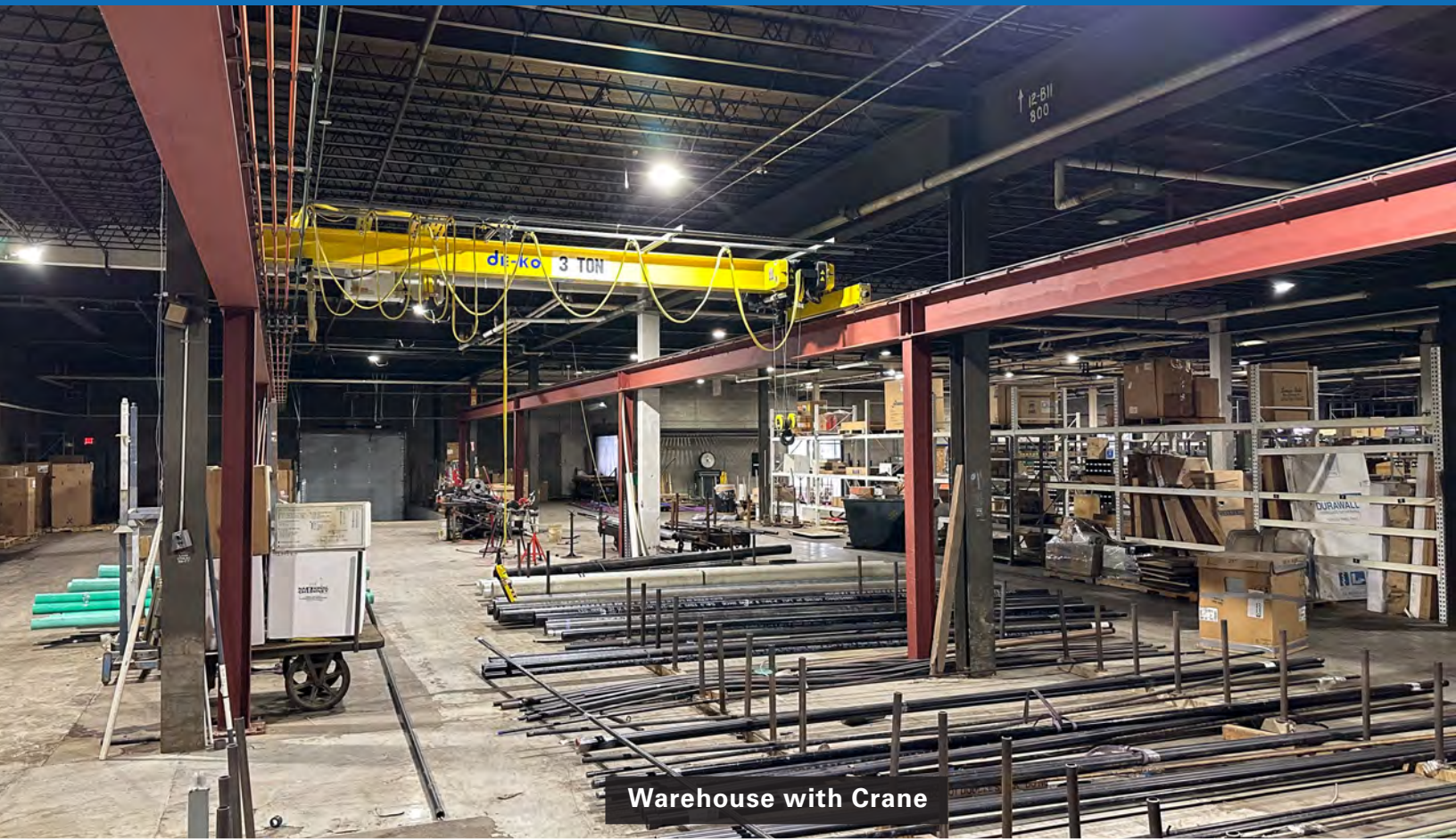
1st Floor Showroom, Office and
Freight Elevator to 2nd Floor Photos

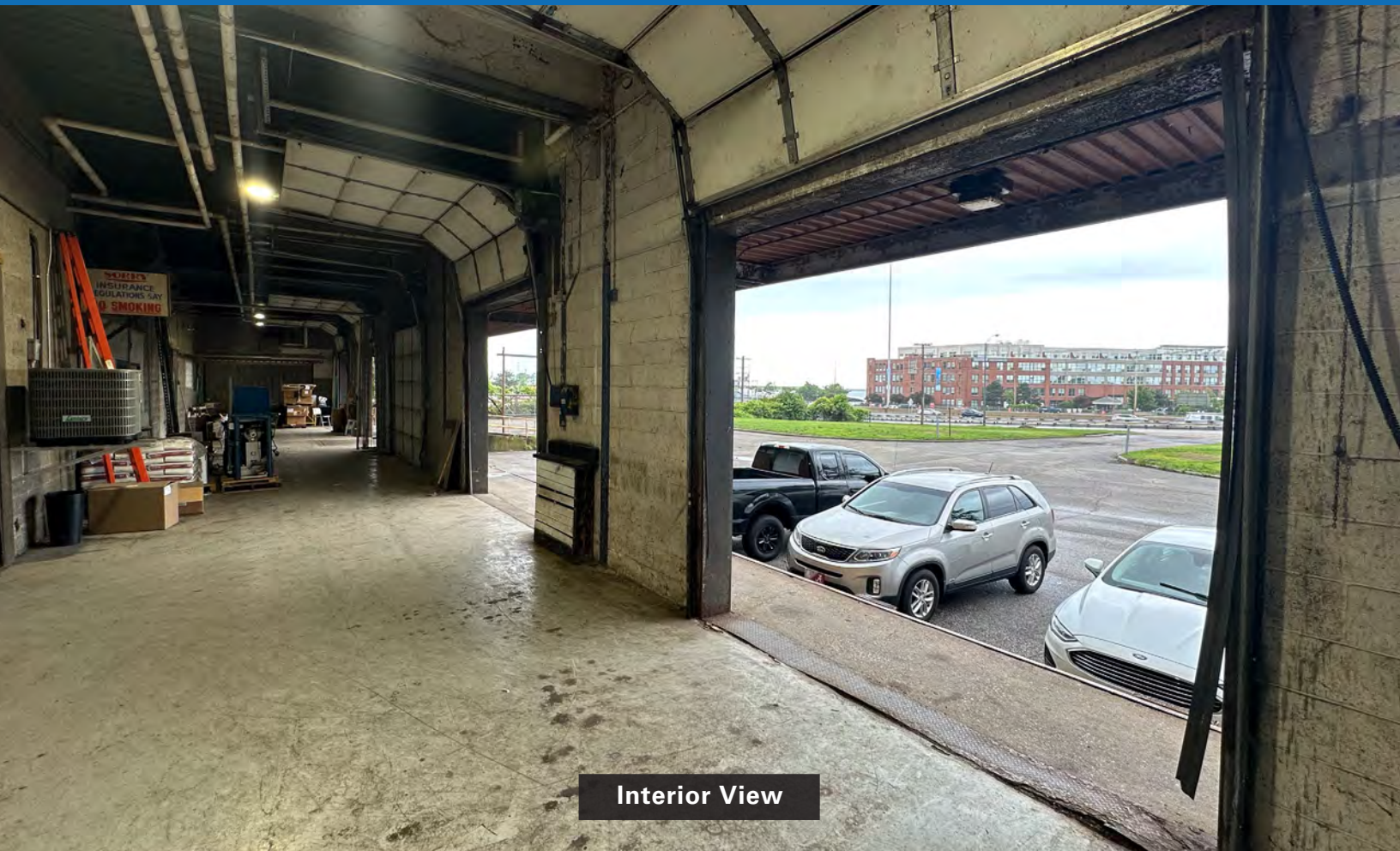


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1st Floor Warehouse Photos







Interior View

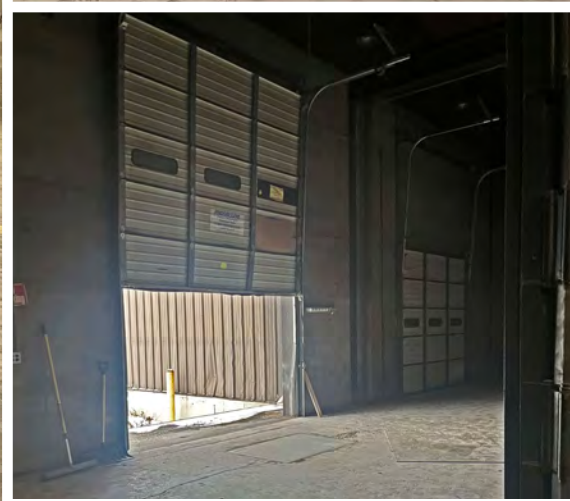
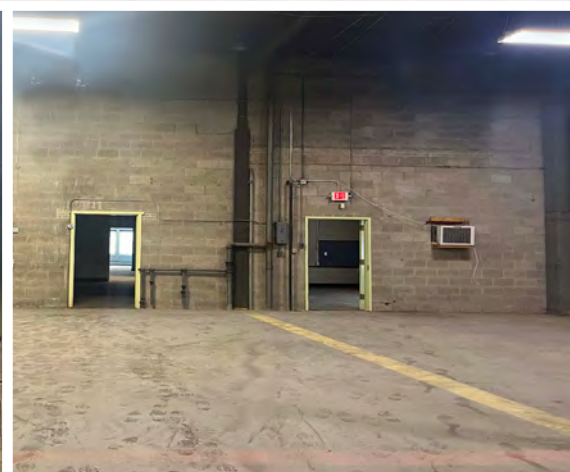
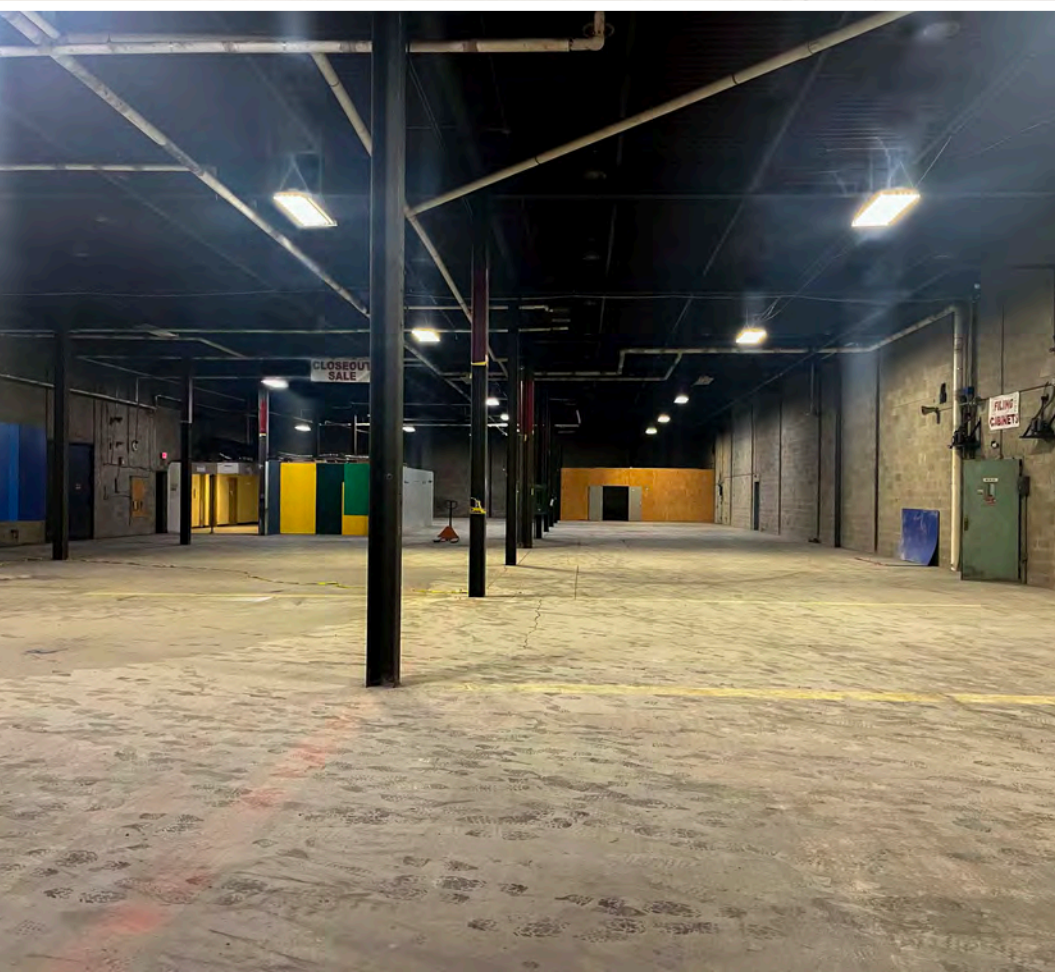


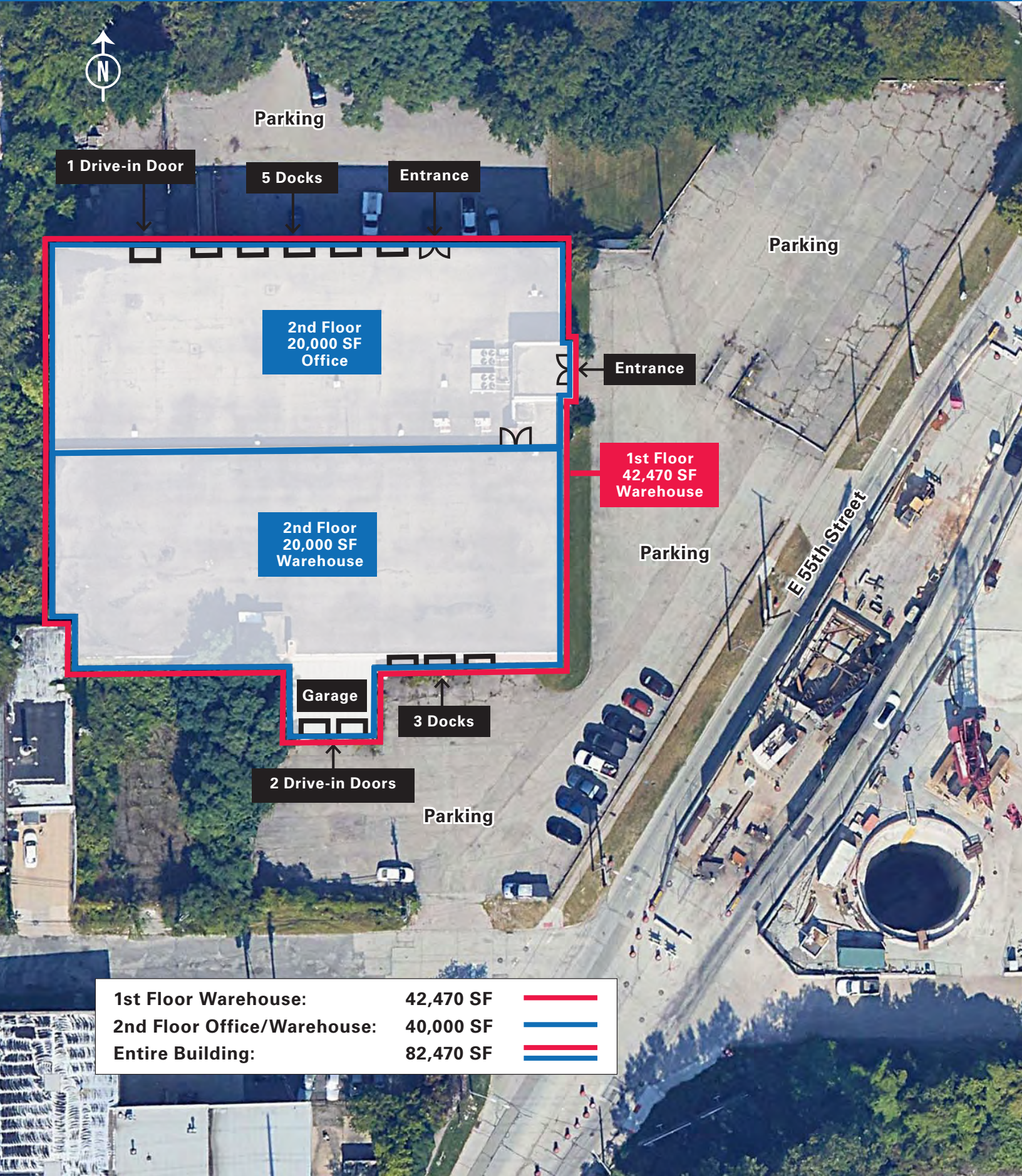
Exterior View



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2nd Floor Warehouse Photos





1st Floor Warehouse:	42,470 SF	<div></div>
2nd Floor Office/Warehouse:	40,000 SF	<div></div>
Entire Building:	82,470 SF	<div></div>



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

