

INDUSTRIAL PORTFOLIO

1405 & 1457 E. 39TH STREET

Cleveland, Ohio 44114 // Midtown Industrial — Sold as a Portfolio

TOTAL SF

26,418 SF

LAND AREA

1.70 Acres

ZONING

SI / Industrial

ASKING PRICE

\$1,400,000

Presented by

Kas Filippova // eXp Commercial

Executive Summary

eXp Commercial is pleased to present the opportunity to acquire two industrial properties at 1405 and 1457 E. 39th Street in Cleveland, Ohio. The buildings are offered together as a single portfolio representing a rare chance to acquire contiguous industrial assets in Cleveland's established Midtown industrial corridor.

The portfolio totals approximately 26,418 SF across two masonry buildings on a combined 1.70-acre site, located in the Midtown industrial submarket. The properties have been used as an established elevator fabrication operation for many years, and the existing fabrication setup — including in-place cranes, multi-voltage power, and shop infrastructure — remains in place. Ownership has invested over \$160,000 in recent capital improvements. The current operating business, Architectural Products Development, Inc. (APD), is sold separately from the real estate.

Portfolio Pricing

\$1.4M / \$55 PSF
blended — sold together

Midtown Location

~1 mile to I-90;
close to downtown core

SI / Industrial Zoning

Manufacturing,
fabrication, light industrial

Owner-User or Investor

Occupy on-site or
lease to industrial tenants

In-Place Cranes

2-ton, 5-ton, and
2,500 lb. cranes on-site

Recent Capital Improvements

Over \$160K in
recent capital upgrades

LOCATION

Location Overview

The properties are located on E. 39th Street in the Midtown industrial submarket of Cleveland, Ohio — a well-established and transit-accessible industrial corridor positioned between Downtown Cleveland and the University Circle / Glenville neighborhoods.

PROXIMITY TO KEY DESTINATIONS

DOWNTOWN CLEVELAND

Approximately 1 mile to the I-90 on-ramp via E. 30th Street; accessible to I-77 via the Innerbelt.

LOGISTICS & URBAN INFILL

Centrally positioned for servicing Greater Cleveland with reduced delivery times — ideal for last-mile distribution, light manufacturing, or service-based operations.

TRAFFIC & VISIBILITY

~9,400 VPD on E. 39th Street; nearby E. 43rd Street sees over 14,000 VPD — strong commercial and freight visibility.

HOPKINS INTERNATIONAL AIRPORT

Cleveland-Hopkins International Airport is approximately 24–25 minutes away by car.

SUSTAINED INDUSTRIAL DEMAND

Driven by proximity to the urban core, competitive land pricing relative to suburban submarkets, and a diverse mix of manufacturing, metal fabrication, automotive, and service businesses consistent with SI zoning.

WALK 73-84 // BIKE 60-63 // TRANSIT 44

Very Walkable rating reflects connectivity to Cleveland's urban infrastructure — an advantage for attracting and retaining a workforce.

1457 E. 39th Street

17,018 SF Industrial Building // 0.60 Acres // Parcel 102-21-029

PROPERTY DESCRIPTION

1457 E. 39th Street is a 17,018 SF masonry/concrete-block industrial building built in 1962 on approximately 0.60 acres (26,136 SF) in Cleveland's Midtown industrial submarket. Zoned Industrial, the property features 20' clear height, two 14' W x 14' H drive-in doors, one 12' x 10' exterior dock door with leveler, and a fenced lot with outdoor storage yard.

The building has been used as an elevator fabrication operation for many years; the existing fabrication setup is in place, including the 2,500 lb. crane, multi-voltage / multi-amperage electrical service, gas service, and a heated shop with heated & air-conditioned office. Recent capital improvements include a new TPO roof system (2025), replaced dock doors, two new shop heaters (2025), and serviced office HVAC (2025).



1457 E. 39th Street — Property Summary

Property Address	1457 E. 39th Street, Cleveland, OH 44114
Parcel Number	102-21-029
Building Size	17,018 SF
Land Area	Approx. 26,136 SF (0.60 Acres)
Year Built	1962
Construction	Masonry / Concrete Block
Zoning	SI / Industrial
Crane	2,500 lb. crane
Clear Height	20'
Parking	12 Surface Spaces
Drive-In Doors	Two (2) — 14' W x 14' H
Dock Door	One (1) Exterior — 12' W x 10' H with leveler
Roof	New TPO roof system (2025) — manufacturer warranty
HVAC	2 shop heaters replaced (2025); office HVAC serviced (2025)
Sprinklers	None
Electrical	Multi-voltage / multi-amperage; gas service
Site Features	Fenced lot with outdoor storage yard; concrete slab

1457 E. 39th Street — Floor Plan

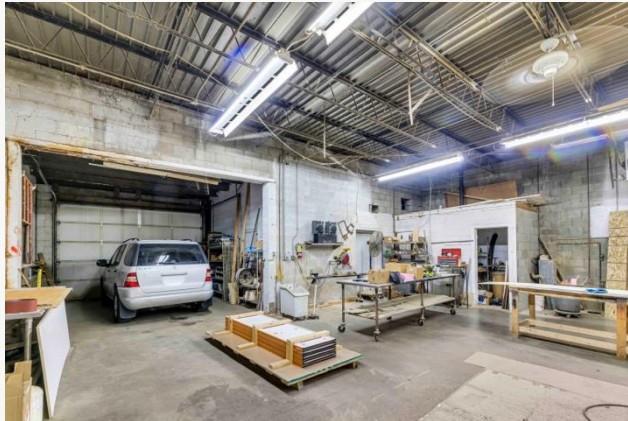
17,018 SF on 0.60 acres // 20' clear height // 2 drive-in doors + 1 dock door



FLOOR PLAN

1457 E. 39th Street — Photo Gallery

17,018 SF on 0.60 acres // 20' clear height // 2 drive-in doors + 1 dock door // 2,500 lb. crane



1405 E. 39th Street

9,400 SF Industrial Building // 1.10 Acres // Parcel 102-21-037

PROPERTY DESCRIPTION

1405 E. 39th Street is a 9,400 SF masonry/concrete-block industrial building constructed approximately 1931 on 1.10 acres (47,916 SF) in Cleveland's Midtown industrial submarket. Zoned SI (Special Industrial), the property features 18' clear height, two 14' W x 14' H drive-in doors, a sealed concrete slab floor, and a fenced lot with outdoor storage yard.

The building has been used as an elevator fabrication operation for many years; the fabrication setup is in place, including two in-place cranes — a 2-ton and a 5-ton — supporting heavy-load fabrication and manufacturing use. Recent capital improvements include a new TPO roof and insulation system (2025, approx. 3,400 SF), a replaced shop heater (2025), exterior painting (2023), and electrical upgrades completed prior to current ownership.

With 1.10 acres of land — nearly twice the lot of 1457 — the site offers significant outdoor storage capacity and yard flexibility for an owner-user requiring laydown, equipment staging, or fleet parking. Multi-voltage / multi-amperage electrical service, gas service, and a heated shop with heated & air-conditioned office round out the building.

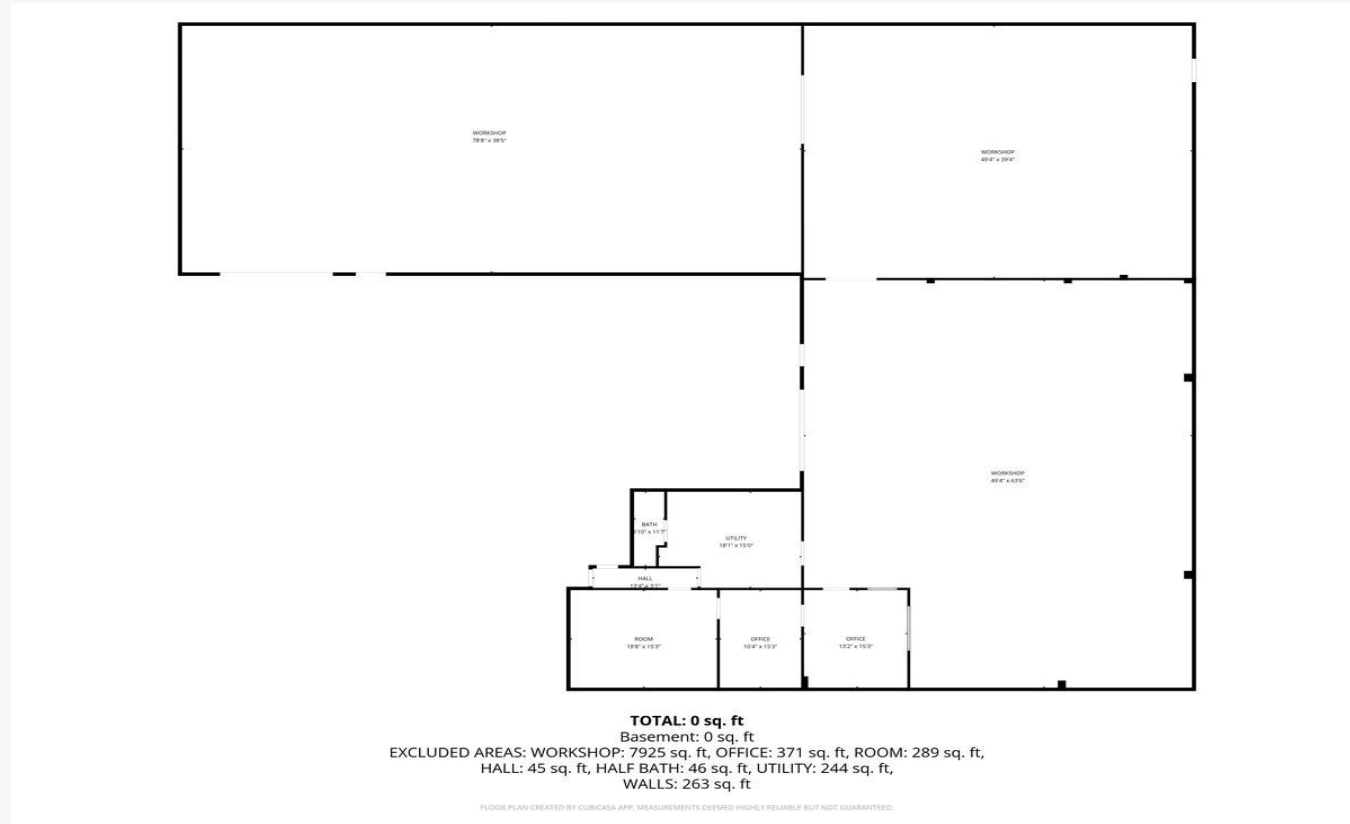


1405 E. 39th Street — Property Summary

Property Address	1405 E. 39th Street, Cleveland, OH 44114
Parcel Number	102-21-037
Building Size	9,400 SF
Land Area	Approx. 47,916 SF (1.10 Acres) — Fenced
Year Built	Approx. 1931
Construction	Masonry / Concrete Block
Zoning	SI / Special Industrial
Cranes	2-ton crane and 5-ton crane (in-place)
Clear Height	18'
Floor	Sealed Concrete Slab
Parking	10 Surface Spaces
Office	Heated & Air Conditioned; updates in progress
Drive-In Doors	Two (2) — 14' W x 14' H
Dock Doors	None
Electrical	Multi-voltage / multi-amperage; gas service
Sprinklers	None
HVAC	Shop heater replaced (2025); office heated & A/C
Roof	New TPO roof and insulation system (2025) — manufacturer warranty
Recent Improvements	Roof, shop heater (2025); exterior painted (2023); office updates in progress
Site Features	Fenced lot with outdoor storage yard; 1.10-acre site

1405 E. 39th Street — Floor Plan

9,400 SF on 1.10 acres // 18' clear height // 2 drive-in doors // 2-ton + 5-ton cranes

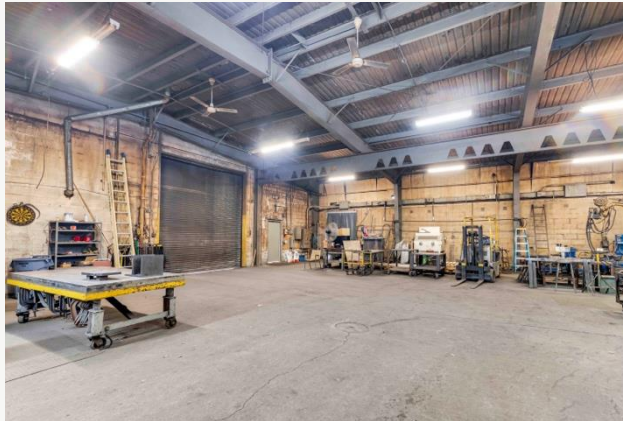


FLOOR PLAN

PROPERTY 2

1405 E. 39th Street — Photo Gallery

9,400 SF on 1.10 acres // 18' clear height // 2 drive-in doors // 2-ton + 5-ton cranes



Portfolio Summary

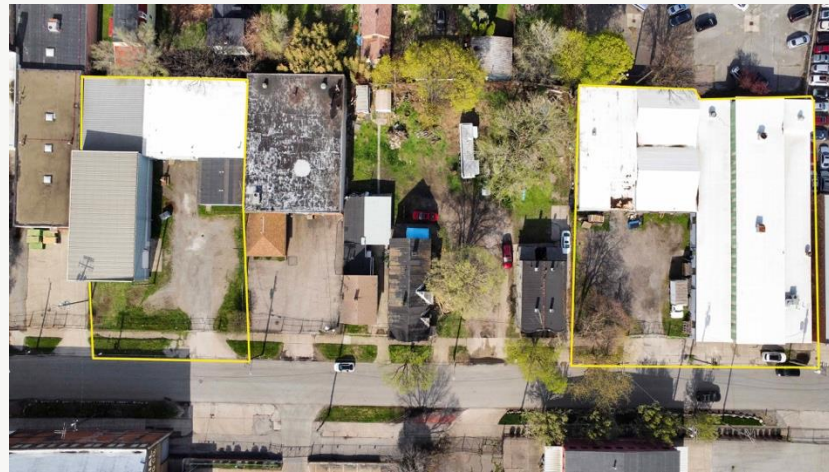
The two properties are sold together as a single industrial portfolio, offering a buyer approximately 26,418 SF of building area on approximately 1.70 combined acres in Cleveland's established Midtown industrial corridor. Buildings are not available individually.

	1457 E. 39th St.	1405 E. 39th St.
Building SF	17,018 SF	9,400 SF
Land Area	0.60 Acres	1.10 Acres
Year Built	1962	Approx. 1931
Zoning	Industrial	SI / Special Industrial
Cranes	2,500 lb.	2-ton + 5-ton
Construction	Masonry / Concrete Block	Masonry / Concrete Block
Drive-In Doors	2 (14' x 14')	2 (14' x 14')
Dock Doors	1 (12' x 10')	None
Clear Height	20'	18'
Parking	12 spaces	10 spaces
Sprinklers	None	None
Fenced Site	Yes	Yes
Roof	New TPO (2025)	New TPO + insulation (2025)

BOTH PROPERTIES

1405 & 1457 E. 39th Street

Cleveland, Ohio 44114 // Midtown Industrial // 26,418 SF on 1.70 Acres



NEXT STEPS

Let's Talk.



Schedule a private tour or learn more about the separate APD business sale opportunity.

LISTING BROKER

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eXp Commercial

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