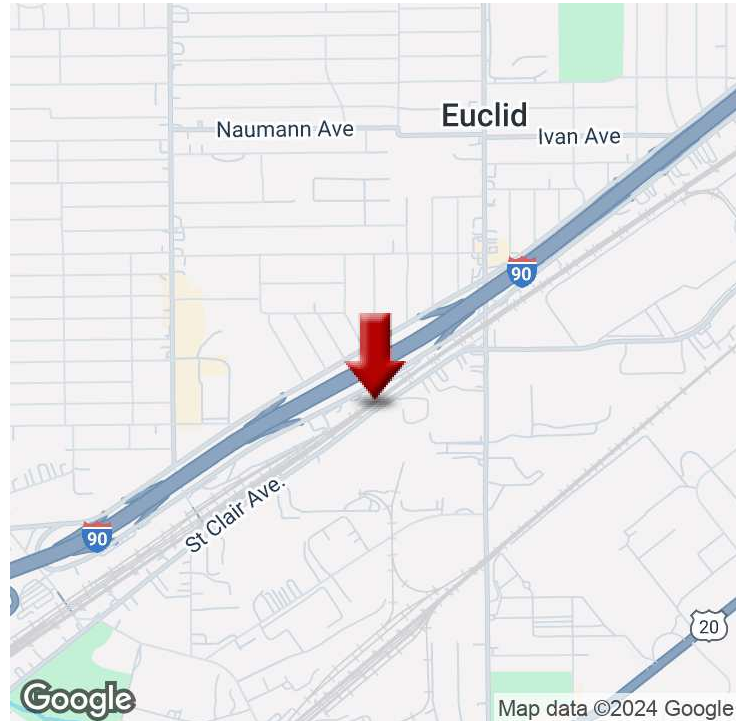
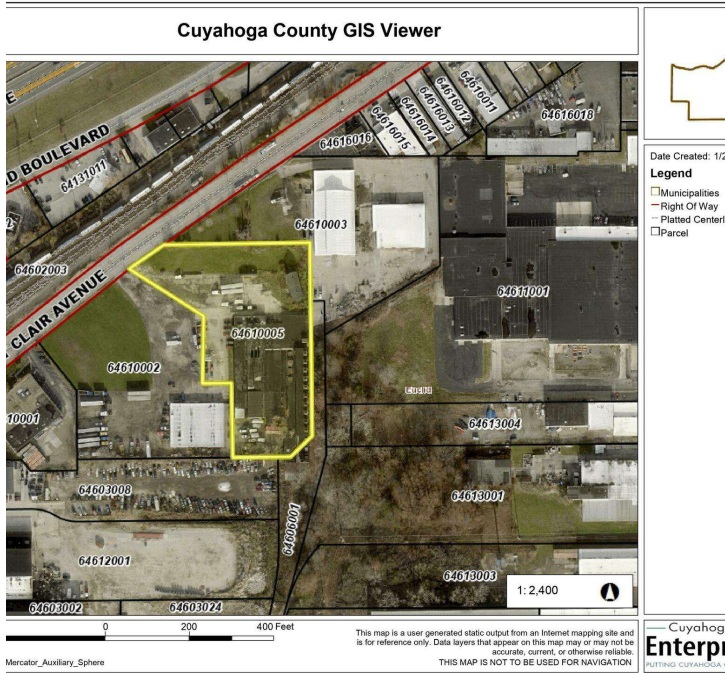


INDUSTRIAL FOR SALE

INDUSTRIAL PROPERTY FOR SALE IN EUCLID, OHIO

21500 St. Clair Avenue, Euclid, OH 44117



OFFERING SUMMARY

SALE PRICE:	\$175,000
AVAILABLE SF:	
LOT SIZE:	3.06 Acres
YEAR BUILT:	1918
BUILDING SIZE:	52,278 SF
ZONING:	Heavy Industrial
MARKET:	Cleveland
SUBMARKET:	Euclid
PRICE / SF:	\$3.35

PROPERTY OVERVIEW

Motivated Seller--One story 52,278 SF of industrial building in Euclid, OH. Old historical industrial property on 3.1 acres of land. Building is gutted. Extensive work has been completed for industrial redevelopment opportunity. Seller has performed asbestos survey on structures and have received abatement cost to have asbestos prior to demolition. Seller will provide all quotes as part of sale and Buyer can work directly with Vendors. Due to the nature of the past industrial use, Restrictive Covenants have been filed on property allowing ONLY industrial uses. Seller has included Ohio EPA Closure Reports and survey in supplements.

PROPERTY HIGHLIGHTS

- Development Opportunity
- Rail Access and Highway Access
- All Utilities present along St. Clair
- City of Euclid Incentives Available

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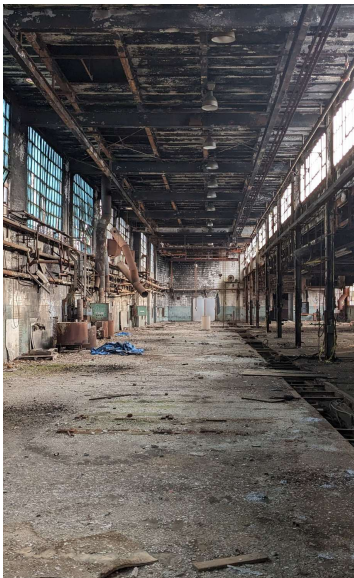
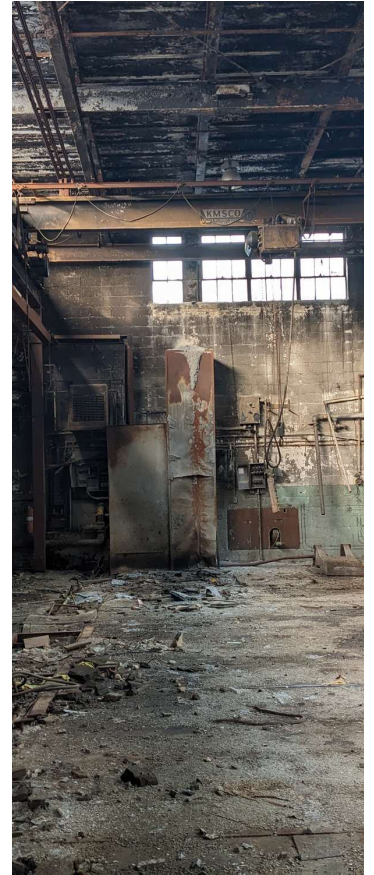
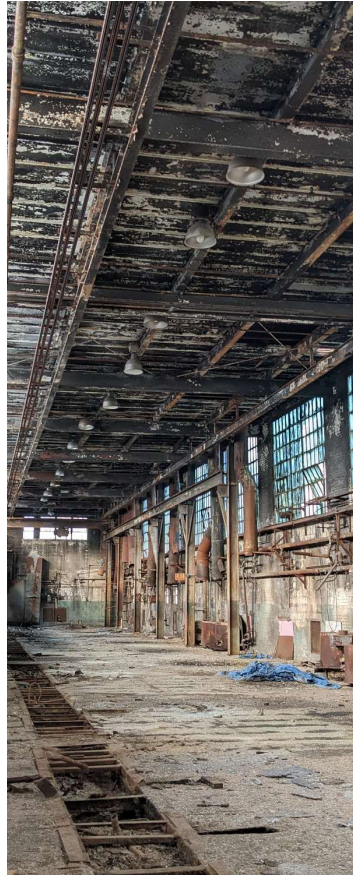
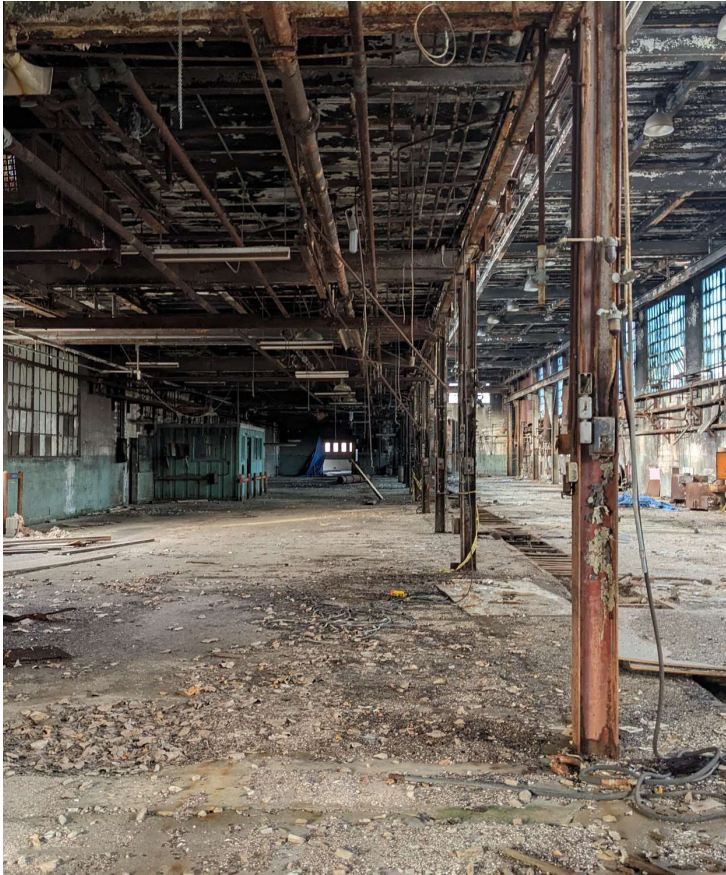
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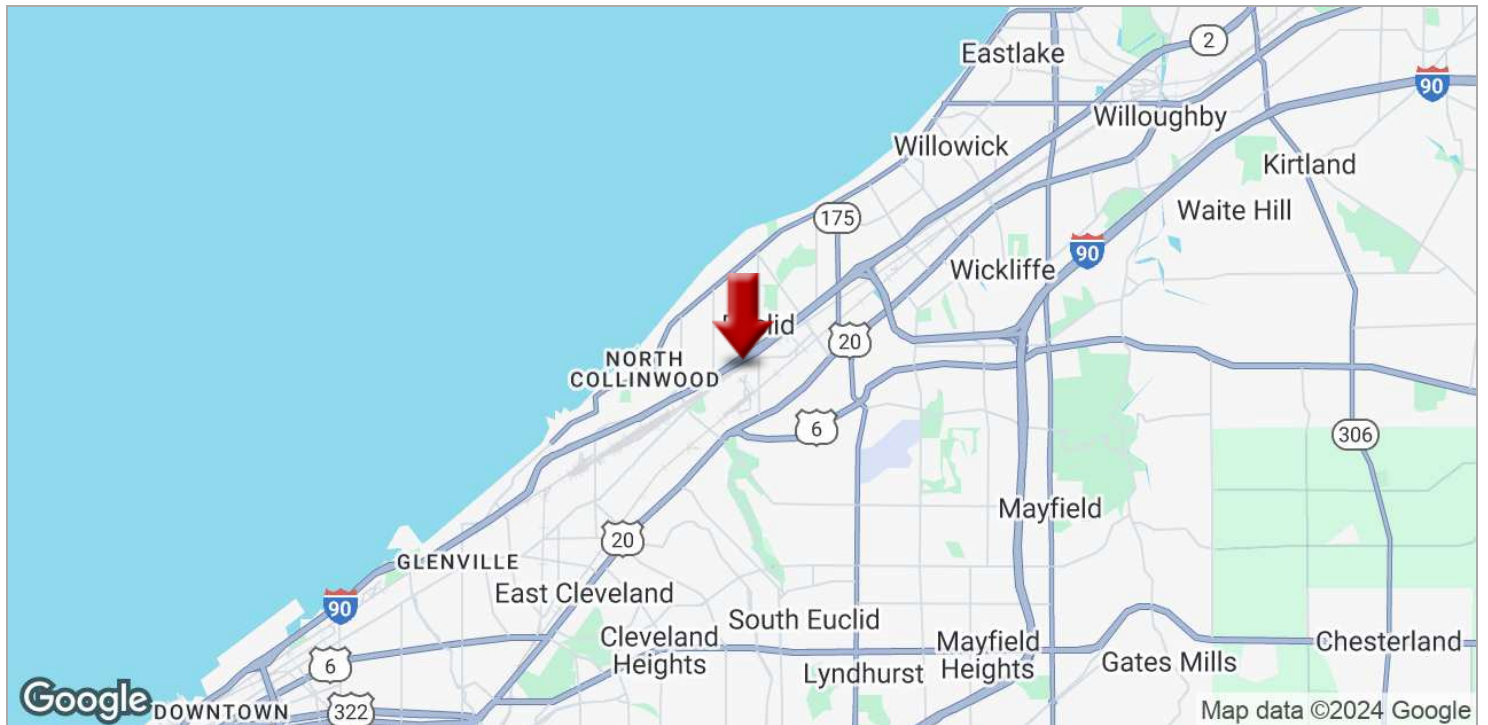
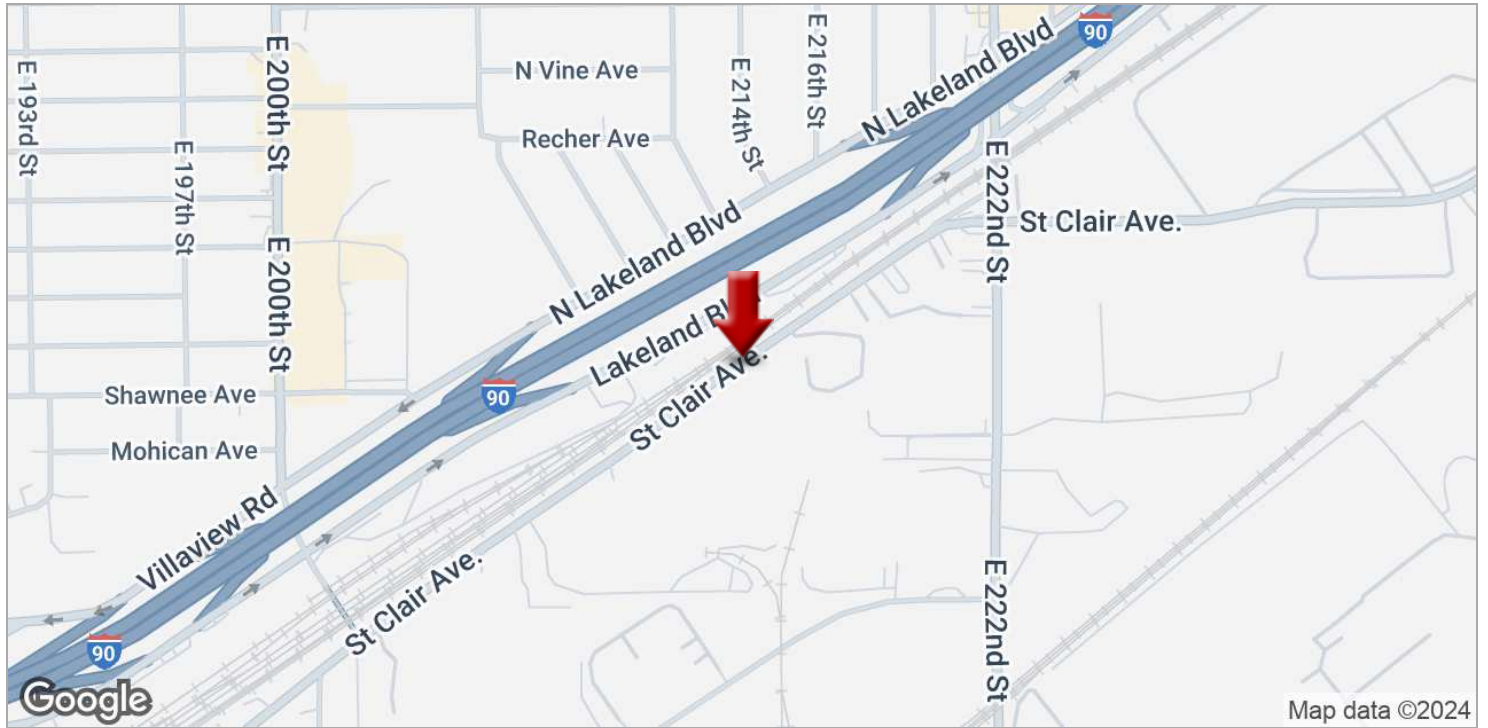
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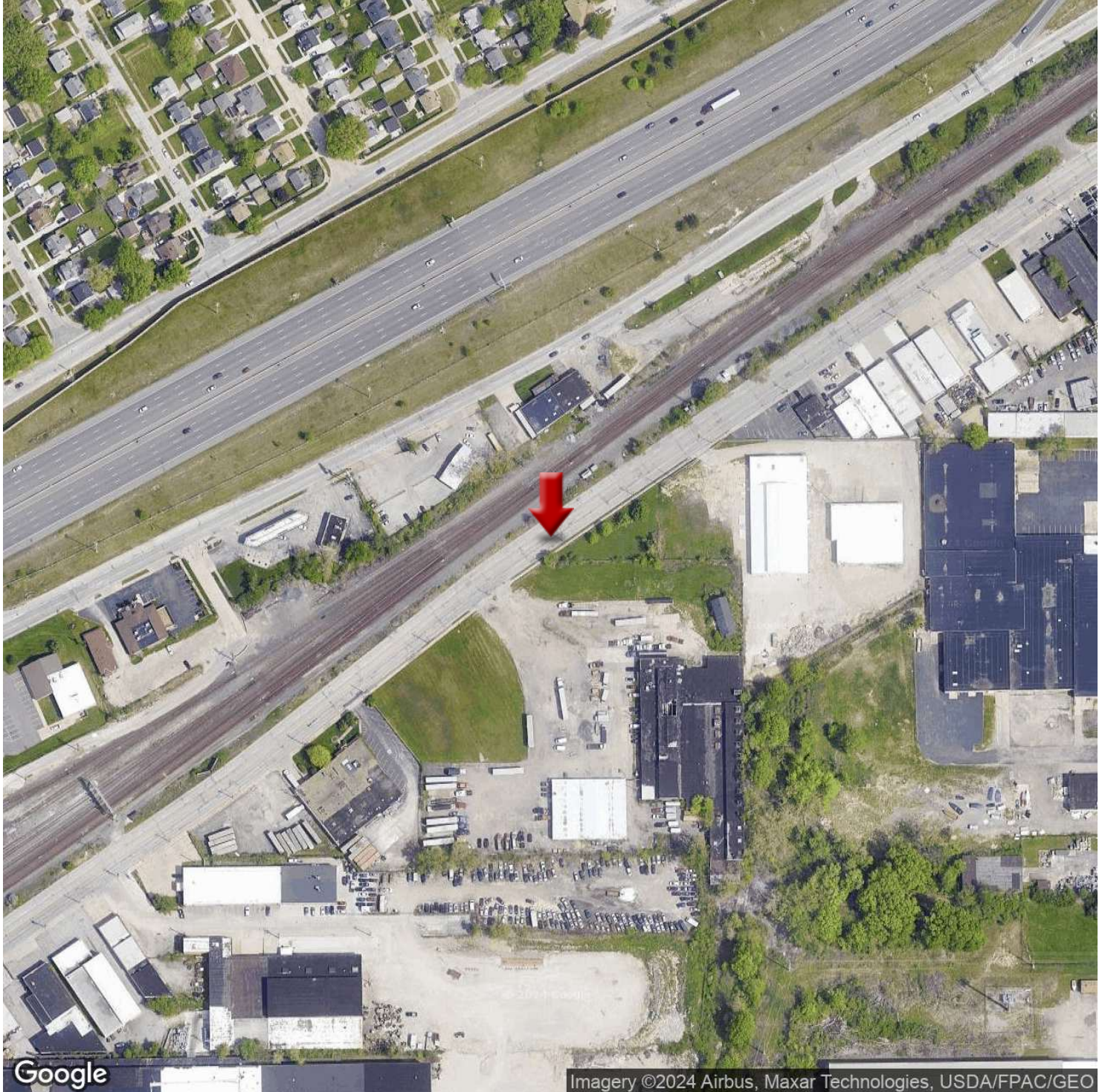
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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

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