

Blanket Mills Loft Office Space Available

FOR LEASE | 3466 ST. ROCCO'S COURT, CLEVELAND, OHIO 44109



Blanket Mills

The historic Northern Ohio Blanket Mills building is 112,000 SF on 2.2-acres, and recently underwent a \$35M mix-use renovation in Cleveland's Clark-Fulton neighborhood. The original 19th-century factory was once the country's largest manufacturer of woolen horse blankets and carriage robes.

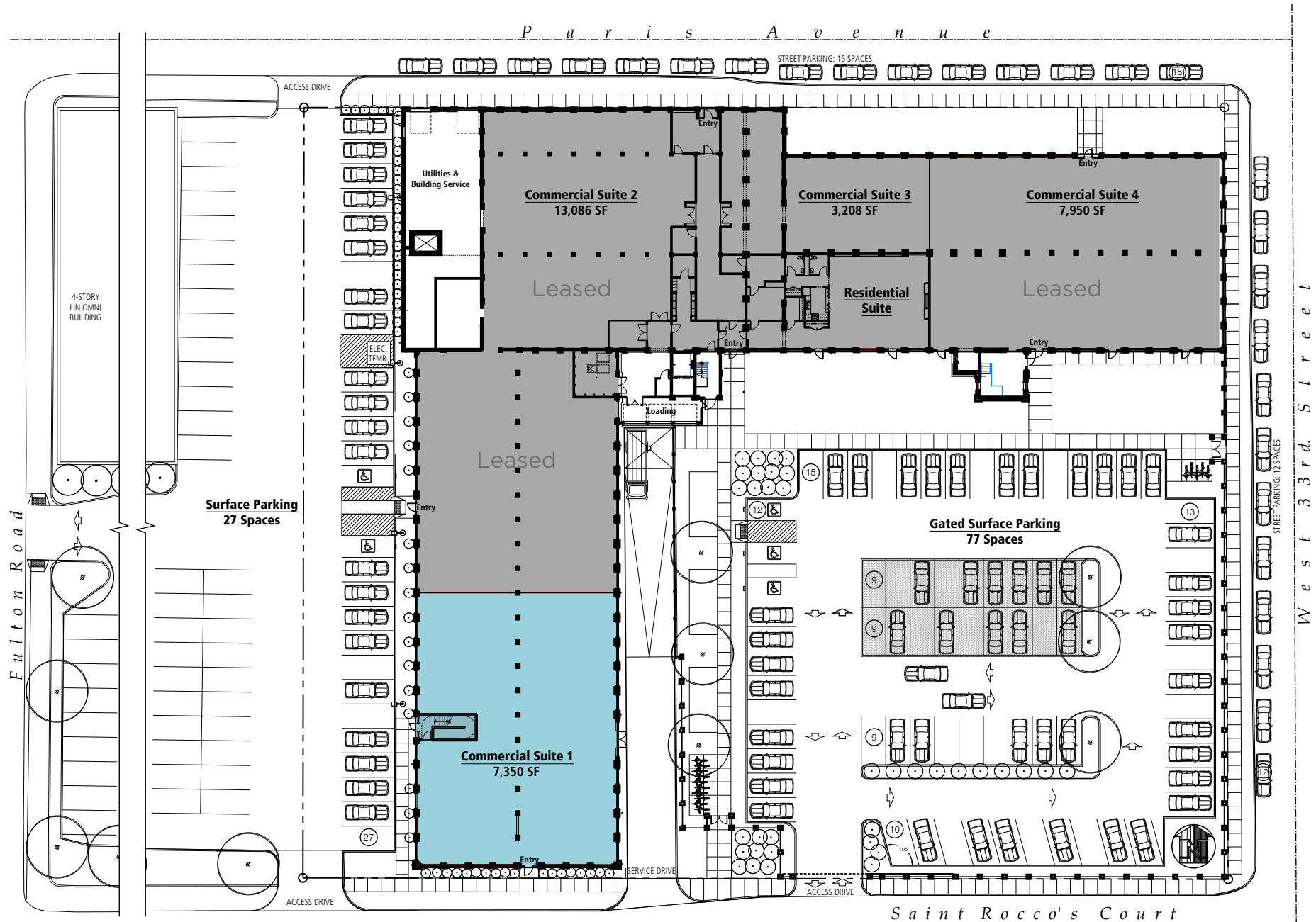
- Constructed in 1896 and is listed on the Federal Registry of Historic Places
- 7,300 SF of loft style, brick-and-beam, high-ceiling office or retail available
- Free parking in adjacent surface lots controlled by landlord
- Excellent highway proximity
- Adjacent to St. Rocco's Church; new Metro Health campus; Johnny's on Fulton; Tremont & Ohio City
- Ample Tenant Improvement Allowance (TIA) or Turn-Key opportunities
- Dedicated entranceways from parking lots
- Ground floor building signage opportunities

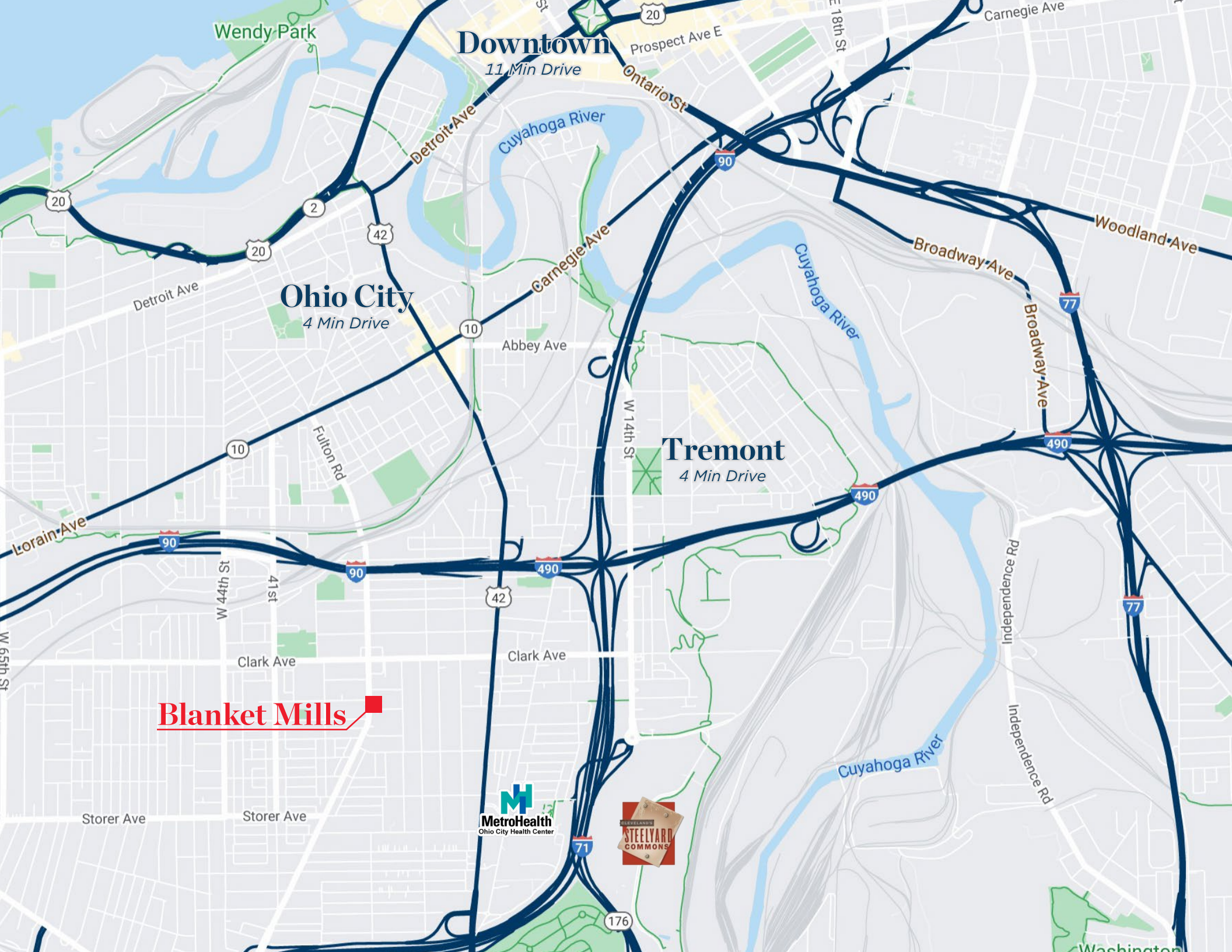
Quick Stats

Available Space	7,357 SF
Year Built (Renovated)	1896 (2023)
Distance from I-90	0.4 Miles
Distance to Downtown Cleveland	3.0 Miles
Lease Rate	\$16.00/SF



Blanket Mills





Downtown

11 Min Drive

Ohio City

4 Min Drive

Tremont

4 Min Drive

Blanket Mills



MetroHealth
Ohio City Health Center

STEELYARD
COMMONS
DEVELOPER



BLANKET MILL
3466 ST. ROCCO'S COURT
CLEVELAND, OHIO 44109

CONOR COAKLEY
Senior Vice President
ccoakley@crescorealestate.com
+1 216 232 4102

Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.