

FOR SALE OR LEASE

29201 ANDERSON ROAD

Wickliffe, Ohio 44092



**CUSHMAN &
WAKEFIELD**



67,000 SF of warehouse / manufacturing space on 3.02 acres. Seven (7) drive-in doors (12'x12' and 12'x14') and one interior and one exterior truck dock. Manufacturing amenities including locker rooms, air compressor and air lines, 3-ton and 5-ton cranes, 800A / 240V / 3P power with buss duct distribution throughout.

PROPERTY FEATURES



67,000 SF

TOTAL BUILDING SF

1,134 SF

TOTAL OFFICE SF

\$5.50/SF NNN

LEASE RATE

3.02 AC

TOTAL SITE SIZE

65,866 SF

TOTAL WAREHOUSE SF

\$4,350,000

SALE PRICE

COMMENTS

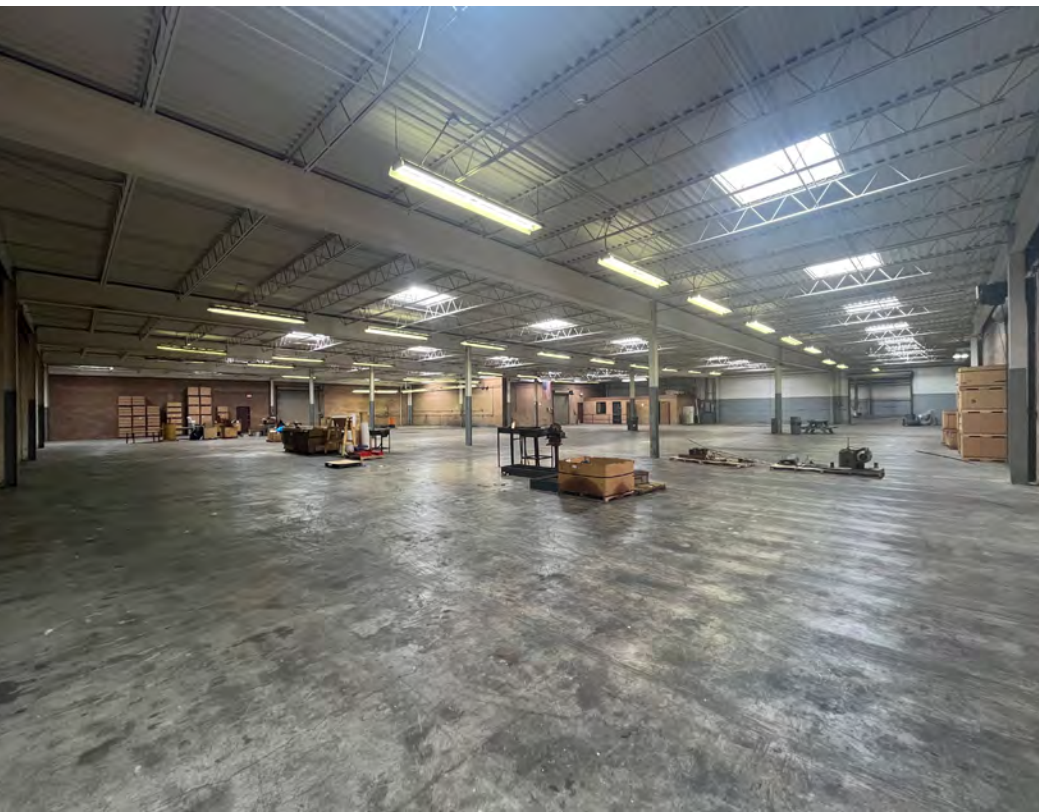
- Warehouse / manufacturing space on 3.02 acres with room outside storage
- Seven (7) drive-in doors (12'x12' and 12'x14') and one interior and one exterior truck dock
- Manufacturing amenities including locker rooms, air compressor and air lines, 3-ton and 5-ton cranes
- 800A / 240V / 3P power with buss duct distribution throughout
- New roof
- 2,805 SF of covered dock space

PROPERTY HIGHLIGHTS

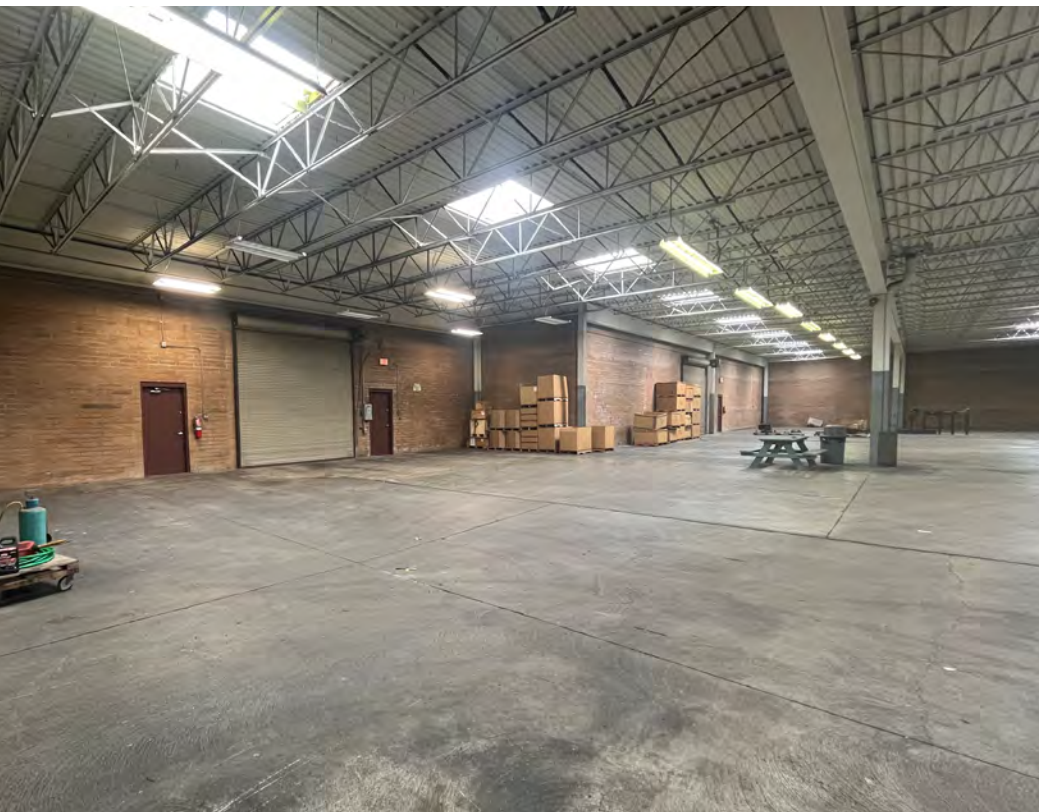
CONSTRUCTED:	1987; 1992; 1995
CONSTRUCTION:	Masonry
ROOF:	EPDM (November 2023)
HEAT:	Air Rotation
AIR CONDITIONED:	Office
LIGHTING:	Fluorescent (T-12)
CEILING HEIGHT:	13'6" - 17'6"
COLUMN SPACING:	30'x55'; 30'x50'; 30'x40'
DRIVE-IN DOORS:	Seven (7) - 4 - 12'x14' and 3 - 12'x12'
DOCKS:	Two (2) - 8'x10'; 12'x14'
POWER:	800A/240V/3P
SPRINKLER:	No
CRANES:	Two (2) - 3-ton and 5-ton w/ 9' hook

VIEW PROPERTY VIDEO

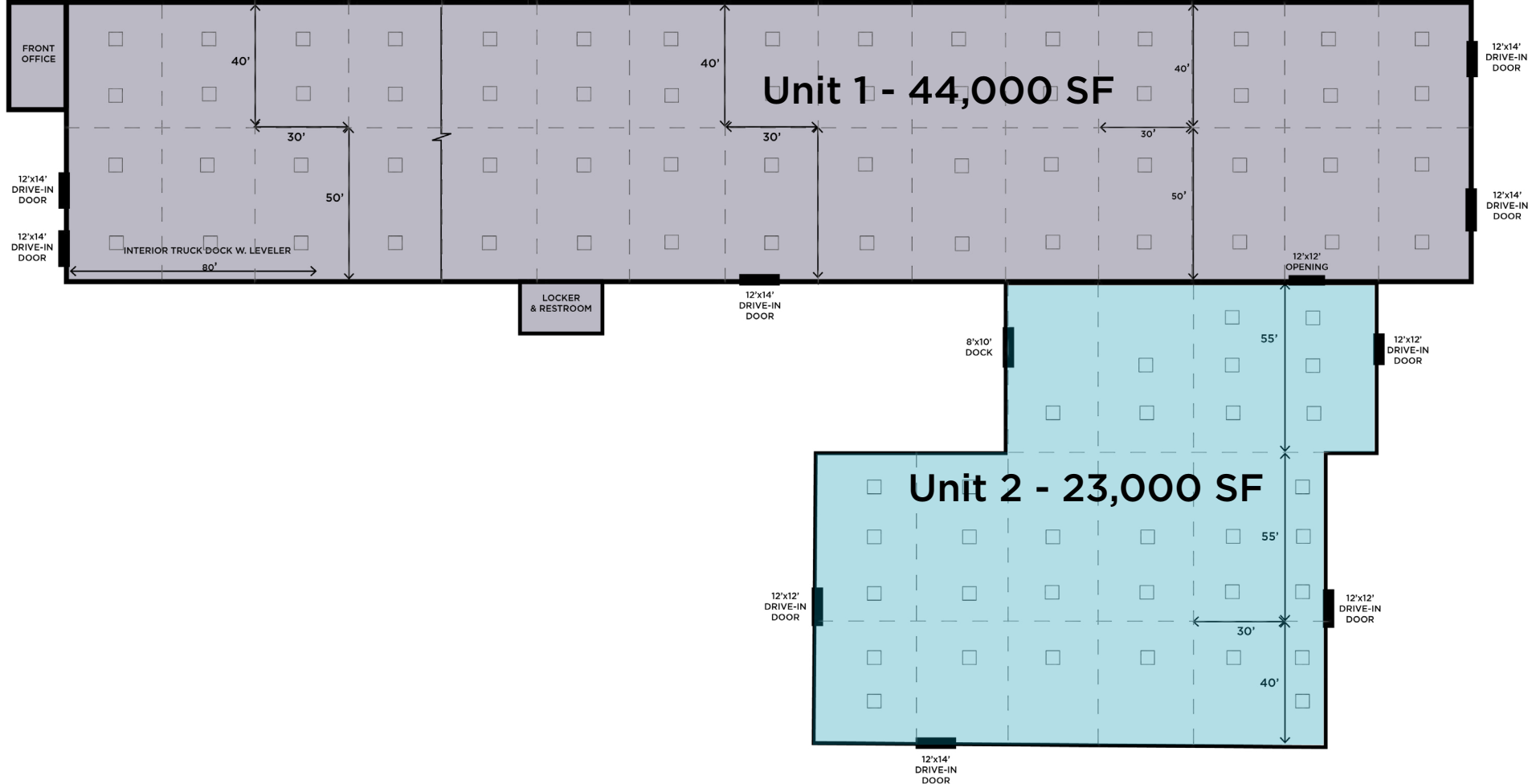
OFFICE & WHSE PHOTOS



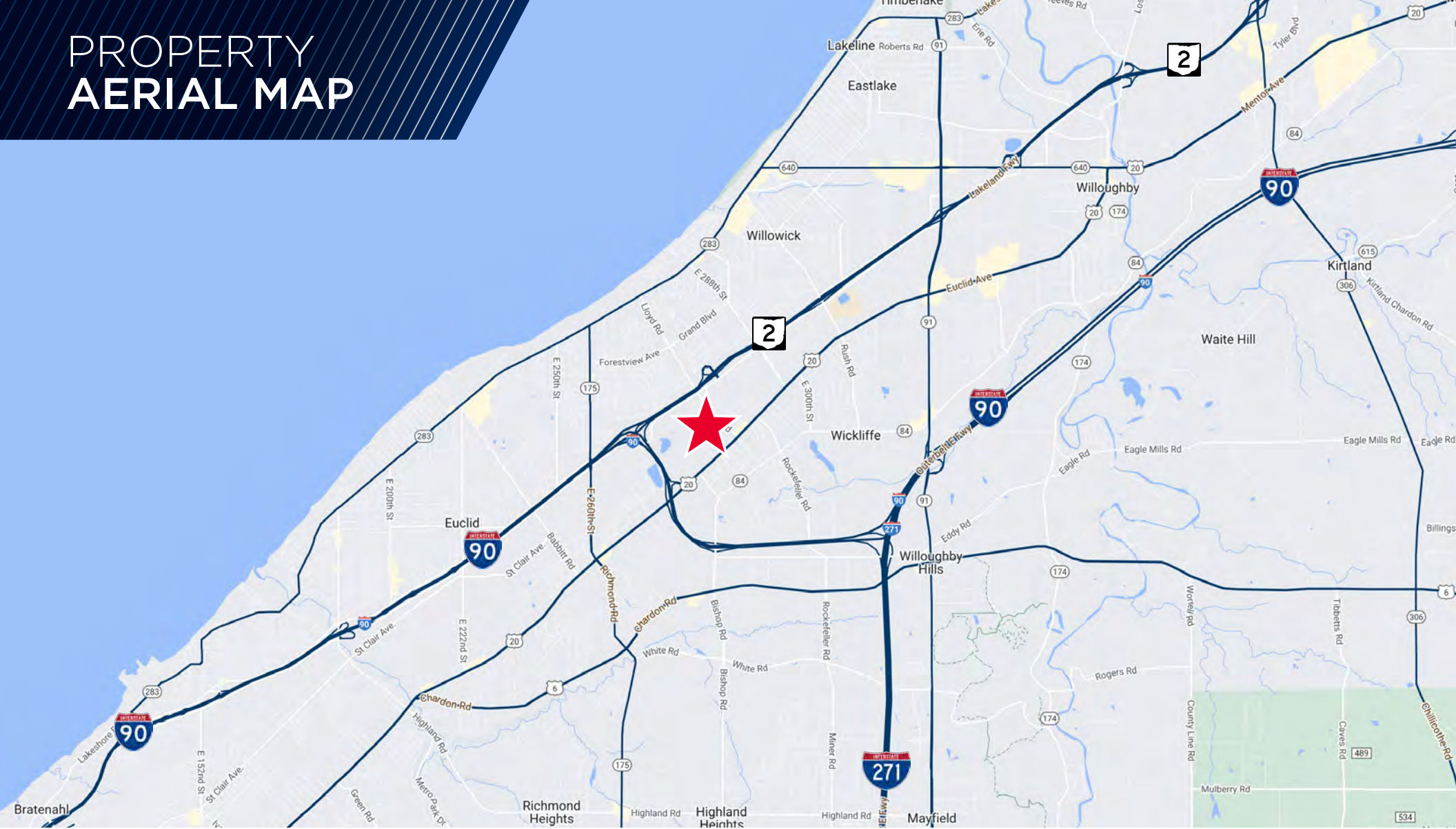
WAREHOUSE PHOTOS



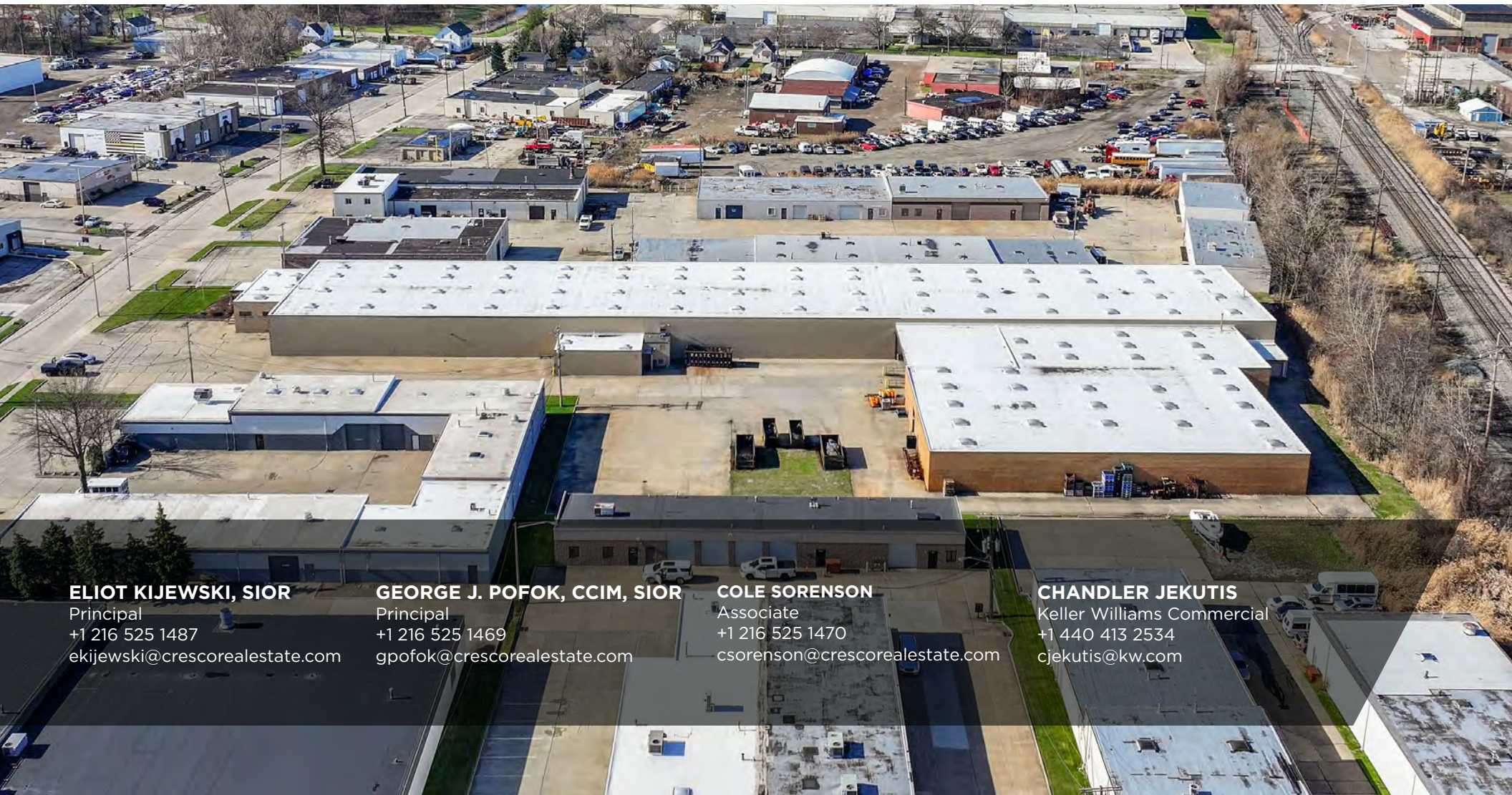
PROPERTY FLOOR PLAN



PROPERTY AERIAL MAP



Easy Access
to I-90, I-271
& State Route 2

**ELIOT KIJEWski, SIOR**

Principal
+1 216 525 1487
ekijewski@crescorealestate.com

GEORGE J. POFOK, CCIM, SIOR

Principal
+1 216 525 1469
gpofok@crescorealestate.com

COLE SORENSON

Associate
+1 216 525 1470
csorensen@crescorealestate.com

CHANDLER JEKUTIS

Keller Williams Commercial
+1 440 413 2534
cjekutis@kw.com

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6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com