

# For Lease: 26,203 SF Industrial Facility

4501 Lakeside Avenue, Cleveland, Ohio 44114



# 4501 Lakeside Avenue

- 26,203 SF light industrial facility suitable for a variety of users including manufacturing, warehousing, and distribution
- Functional layout with a balanced mix of warehouse and office space
- Ideal for both owner-users and investors seeking flexible industrial product
- Versatile configuration accommodates contractors, service users, and light assembly operations
- Located within an established Cleveland industrial corridor with strong surrounding tenancy
- Convenient access to major highways and regional transportation routes
- Proximity to downtown Cleveland and surrounding labor pool
- Well-positioned for efficient operations and long-term occupancy stability
- Opportunity to capitalize on limited supply of small-to-mid size industrial assets in the market

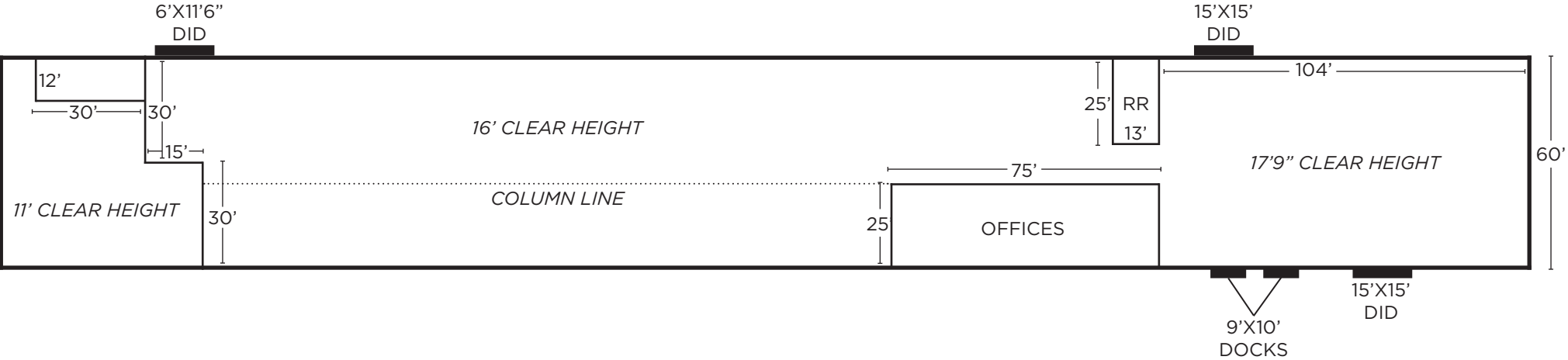
**Lease Rate: \$5.00/SF NNN**



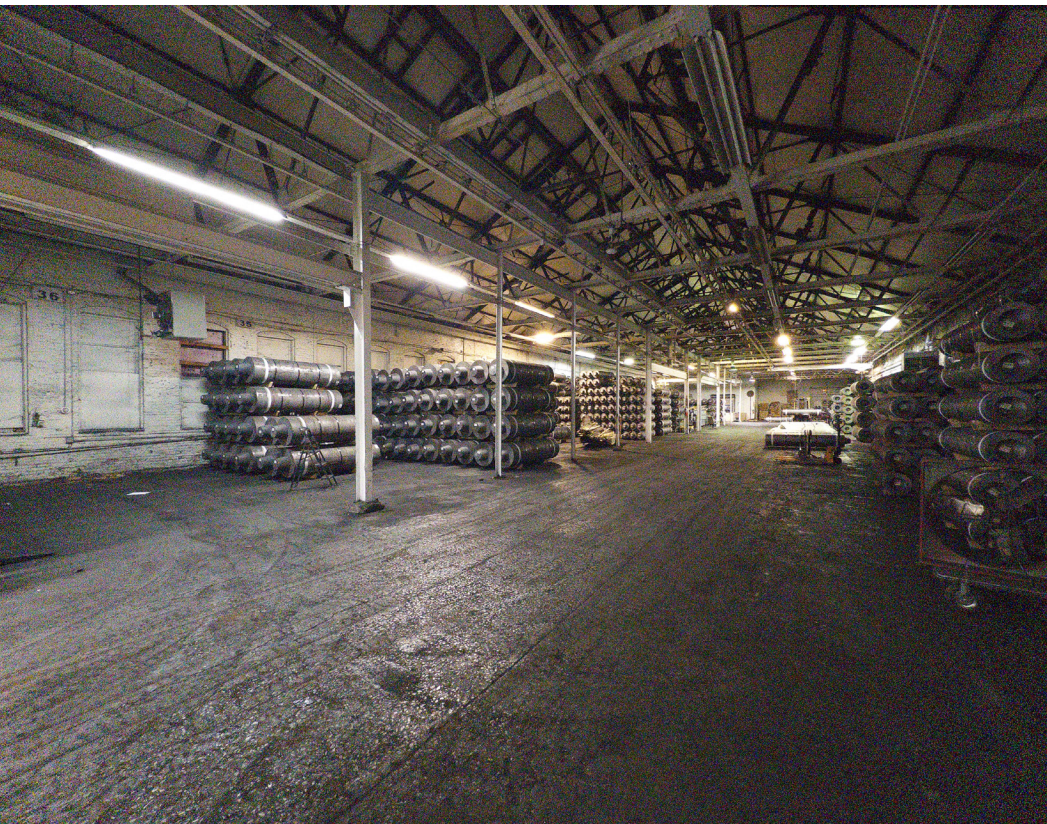
## Quick Stats

<b>Building Size</b>	26,203 SF 24,893 SF (Industrial) 1,310 SF (Office)
<b>Min Divisible</b>	10,000 SF
<b>Land Area</b>	2.83 Acres
<b>Parcel #</b>	10401005, 10401011, 10401012
<b>Parking</b>	25 Surface Spaces
<b>Zoning</b>	General Industrial (GI)
<b>Clear Height</b>	16'
<b>Docks</b>	Two (2) - 9'x10'
<b>Drive-In Doors</b>	Three (3) - 6'x11'6", 15'x15', 15'x15'

# Floor Plan



# Photos



# Property Aerial



**4501 LAKESIDE AVENUE  
CLEVELAND, OHIO 44114**

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