



AUCTION

January 21 - 23, 2025

1491 Chardon Rd,
Euclid, OH 44117

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200 Public Square | Suite 1050
Cleveland, OH 44114
+1 216 239 5060
colliers.com/cleveland

Property Detail

| | |
|-------------------------------|---|
| Address | 1491 Chardon Rd, Euclid, OH 44117 |
| Parcel #'s | 646-31-001; 646-31-003 |
| Zoning | U6 - Industrial & Manufacturing |
| Total SF | 79,907 |
| Office SF | ±6,500 |
| Warehouse SF | 73,407 |
| Year Built / Renovated | 1930 |
| Clear Height | 13' - 26' |
| Docks | Two (2) 10'x10' with levelers. One (1) interior dock with levelers. |
| Drive-ins | Two (2) 12'x12', One (1) 10'x10' |
| Column Spacing | 29'x20', 20'x55' |
| Power | 1600A 3P 480V |
| Office HVAC | RTU |
| Warehouse Heat | Gas-fired forced air units |
| Sprinklers | Wet, ordinary hazard |



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Utility Providers

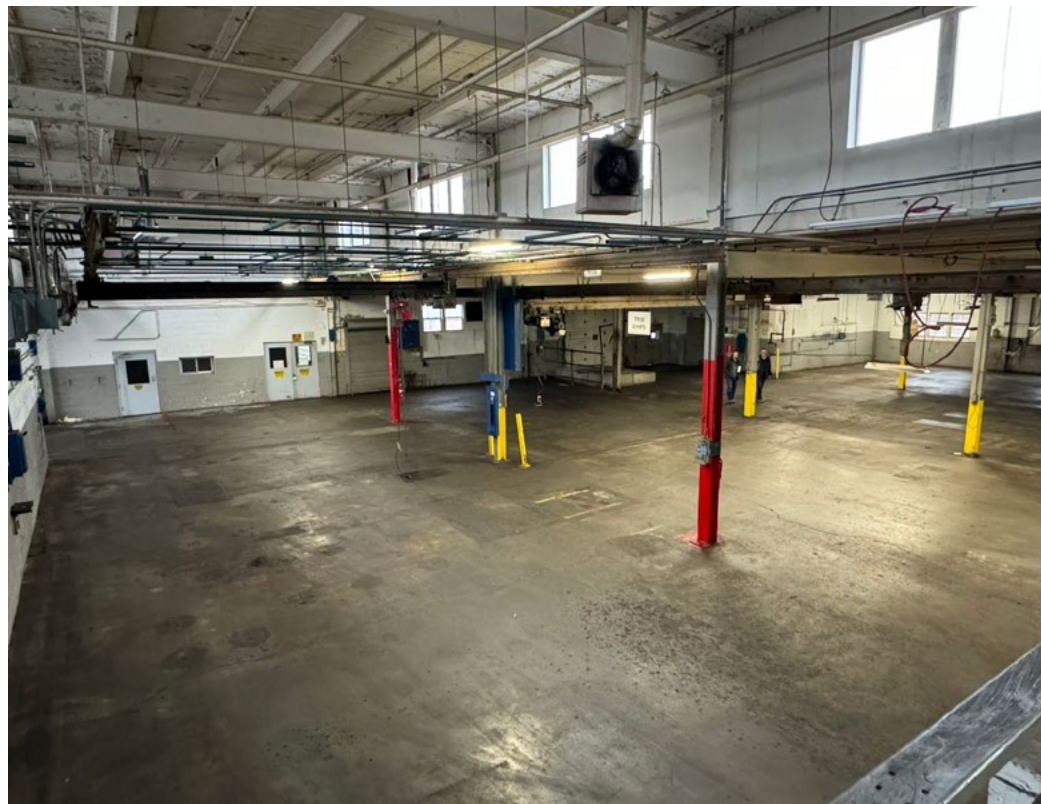
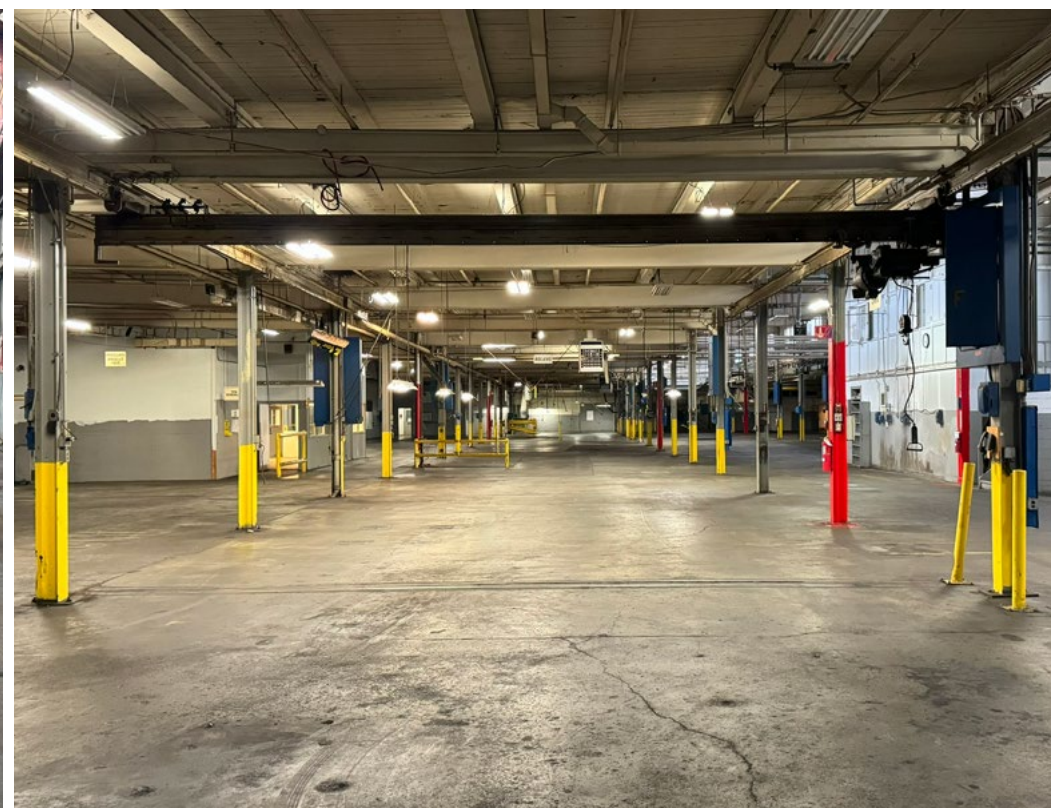
Electric
Gas
Water
Sewer

Cleveland Public Power
Dominion
City of Euclid (via Cleveland Water)
City of Euclid (via Cleveland Water)

Amenities

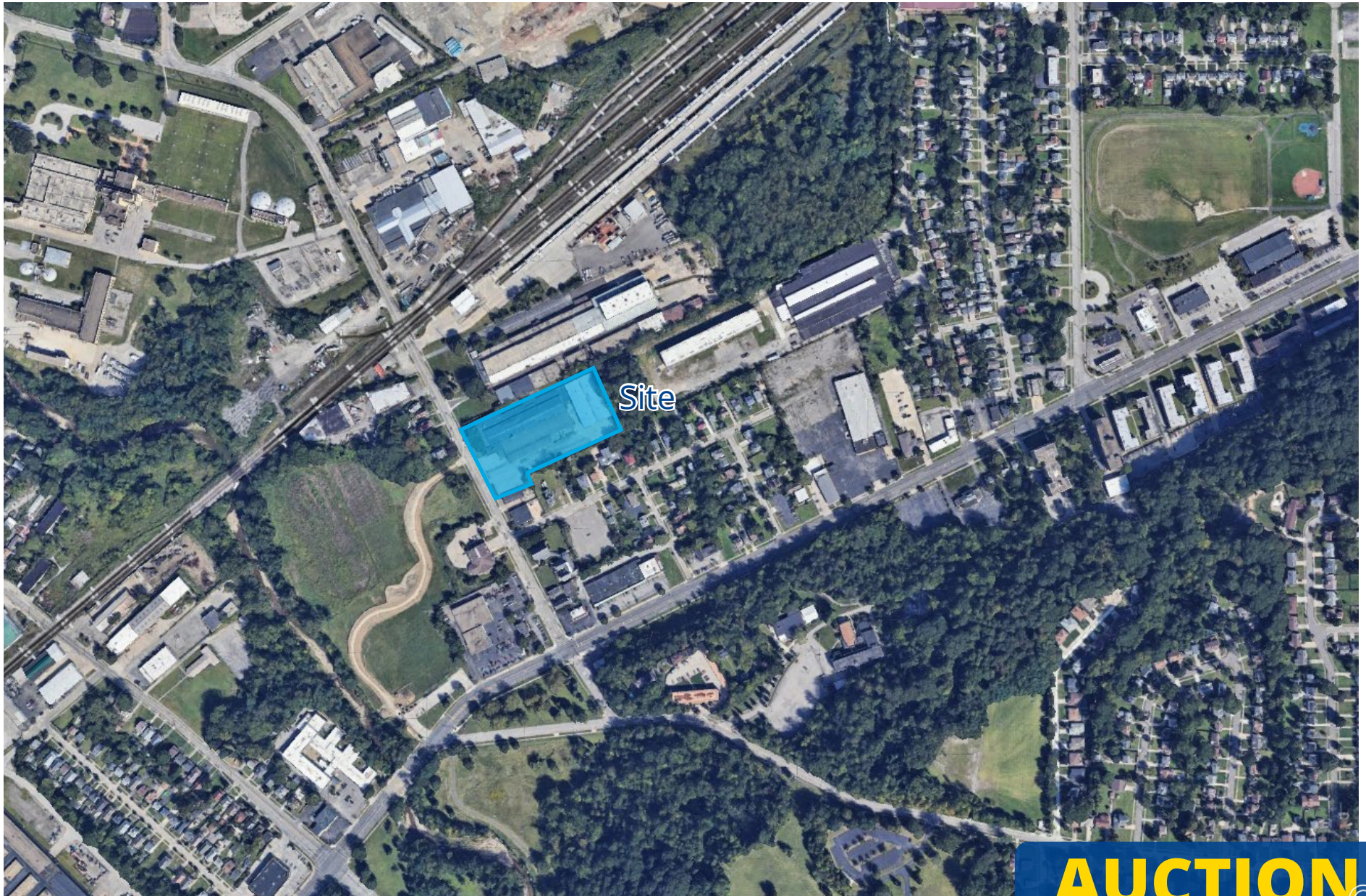
Buss Ducts/Heavy Power Distribution
Shop Locker Rooms
Full-coverage light duty cranes in rear bays.

Property Photos





Aerial



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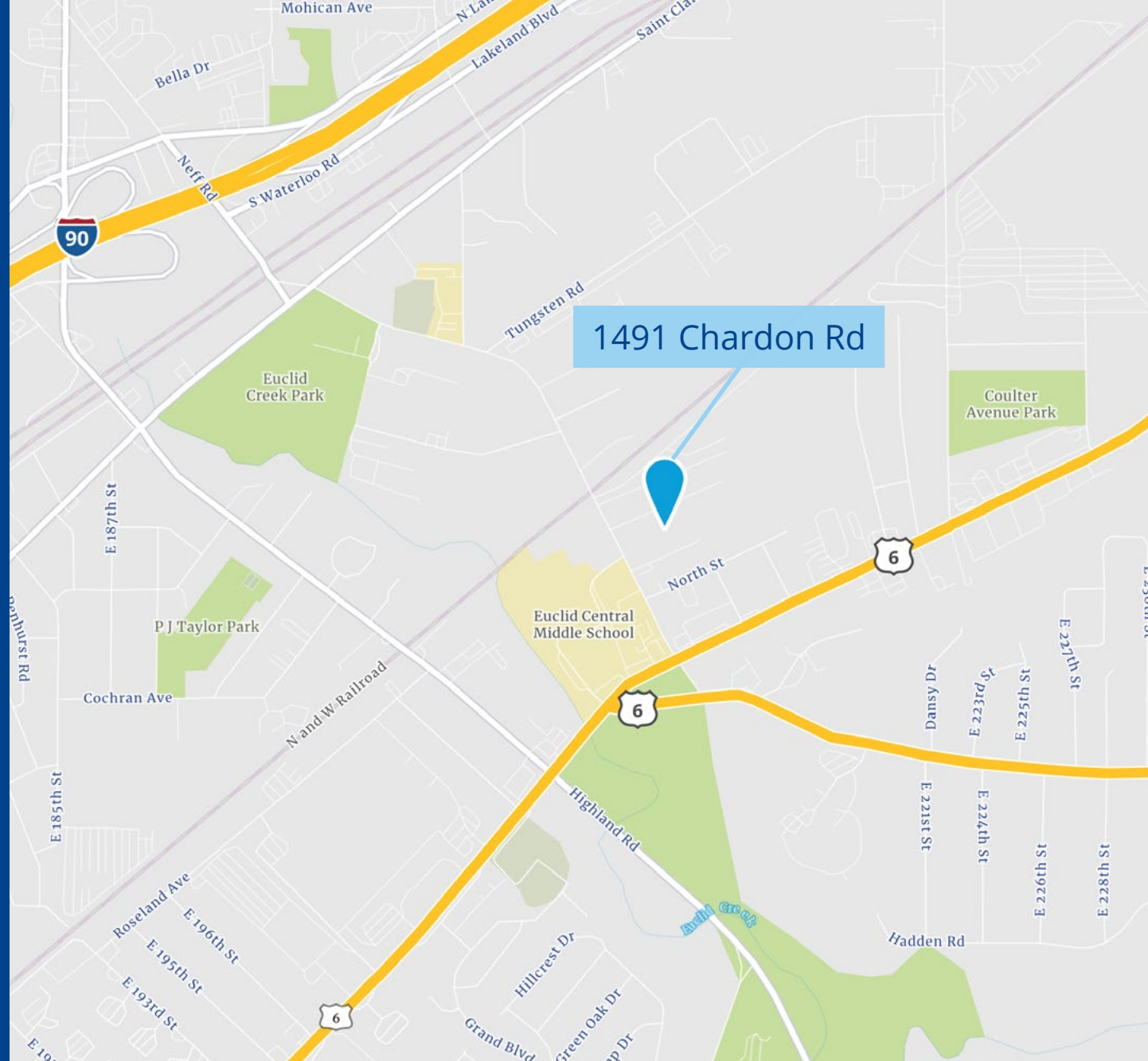
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