

Available For Lease or Sale

33,000 SF Industrial Facility on 3.3 Acre Cuyahoga River Site
2195 Drydock Street | Cleveland, OH 44113

- New 800-Foot Vessel Mooring Facility along Cuyahoga River
- Dock #652: MARSEC 1 Level Maritime Security



[Click for Virtual Drone Tour](#)

Lease Rates

Warehouse: \$4.00/SF NNN | Office: \$10.00/SF

Sale Price

\$6,750,000 (\$204.55/SF)

Highlights

Available Space



High Bay Warehouse: ±21,576 SF

Office: ±11,760 SF

Total Available: ±33,336 SF



Clearance Height

18 Feet

Docks



7 Total Docks

• 6 Truck Docks (8' x 10')

• 1 New International Boat Dock



Freeway Access

Close To All Major Freeways



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NEWMARK

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Terry **COYNE**.com

Engineer Technical Solutions did an above-water inspection and a diver inspected all below-water sheeting. Based on their recommendations the sheeting has 50-60 years of life left. The dock is able support up to 30,000 tons.



Power
CEI - 480/240 Volt 3-Phase



Sprinkler System
Partial (Wet)



HVAC

- Forced Air HVAC and Gas Fueled Boiler Perimeter Heat Office Area
- Space Heaters in Warehouse, CoRayVac Heating in Warehouse

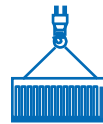


Parking
Ample Fenced and Secured Parking with Ability to Expand



Silo

- 136 Feet Tall, Holds 8,500 Ton in Volume, and 1,200 LB Materials



Cranes

- (1) 2-Ton 12 foot Under Hook
- (1) 1-Ton 12 foot Under Hook



Lighting
New LED

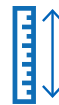


Drive-in Doors/Garage Doors

- 1 Drive-in Door 16' on North end
- 2 Drive-in Doors 12' x 14' on South end
- 1 Garage Door



Rail
Possible Rail Line Access Via Norfolk Southern and CSX



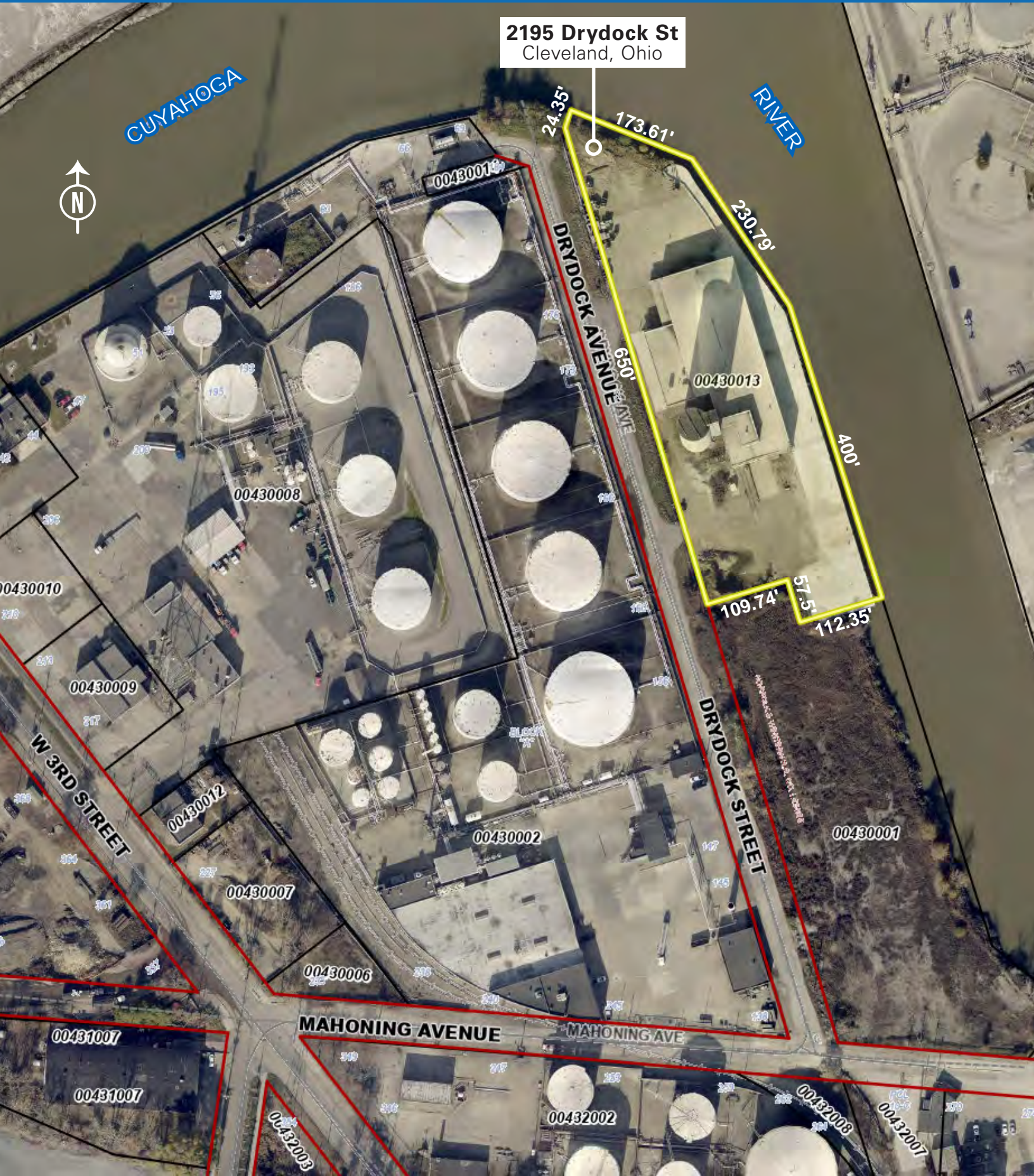
Bay Size
25' x 40' and 20' x 40'

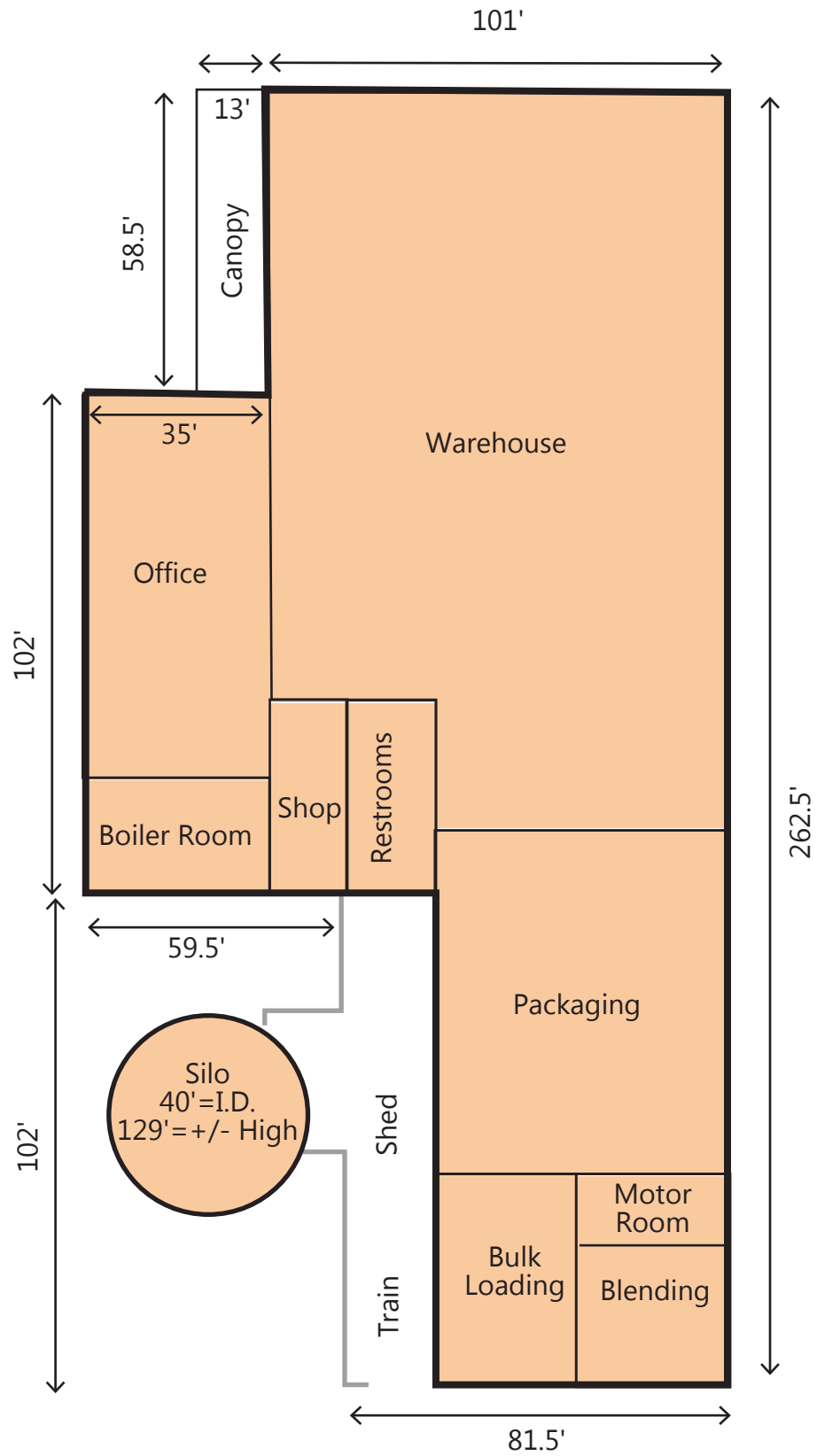


Construction
Masonry



Floors
6 Inch Concrete



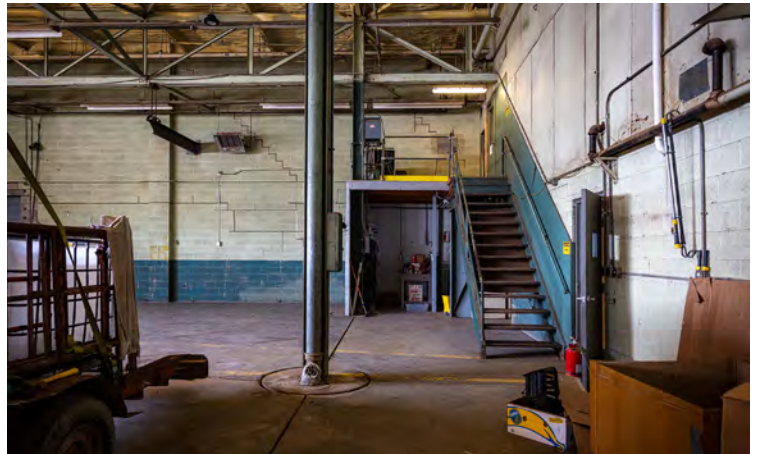




















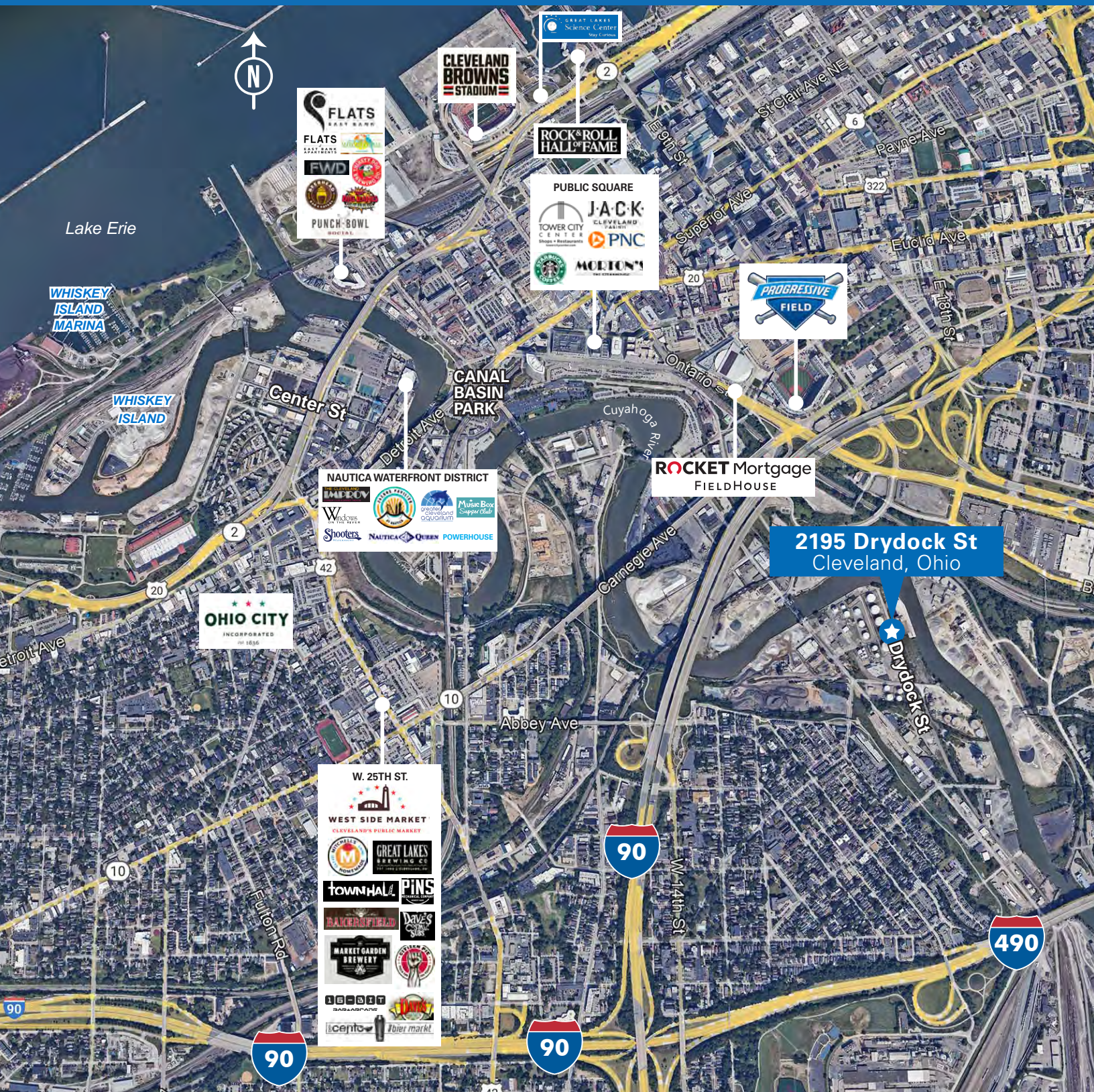








KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 1,239,815 Population	 24.6% High School Diploma	 \$56,680 Median Household Income	 64.1% White Collar	 16.7% Services
 42.5 Median Age	 27.7% Some College	 \$38,935 Per Capita Income	 24.1% Blue Collar	 6.0% Unemployment Rate
 552,753 Households	 35.8% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$49,338 Median Disposable Income		 13.9% Spend 7+ hours commuting to and from work per week	 45,808 Total Businesses	 859,509 Total Employees





Just under 17 miles to Cleveland Hopkins International Airport

