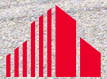


# Owner-User or Adaptive Re-Use Opportunity

For Sale | 3300, 3400 & 3694 Lakeside Avenue E, Cleveland, Ohio 44095



CUSHMAN &  
WAKEFIELD







## PROPERTY HIGHLIGHTS

- Own a Prime City Block Near Downtown Cleveland
- This rare offering encompasses three flex buildings totaling 87,171 SF on 2.57 acres of prime industrial and office-zoned land. This property is perfectly positioned to serve a variety of needs, whether for an owner-user, an investor, or a redevelopment opportunity
- Flexible Use: Designed for light industrial, office, and warehouse use, the buildings provide adaptability for assembly, manufacturing, storage, and modern office setups
- Situated just outside Cleveland's business district with quick connectivity to I-90, I-77, and I-71, ensuring ease of logistics and commuter access
- Quality Construction: Durable split-face block and brick construction with updated roofs, including a new roof on 3400 Lakeside and recent repairs on 3300 Lakeside
- Significant HVAC enhancements, including new systems for tenant and common areas
- Targeted infrastructure upgrades, such as heaters for the shipping area and tenant spaces
- With 20% occupancy, including a crane company at 3694 Lakeside, the property generates income while offering ample room for an owner-user or investor to capitalize on its potential

## ASKING PRICE

- \$1,800,000

## Building Specifications

<b>Total Building Size:</b>	87,171 SF	<b>Drive-in Doors:</b>	Two (2) per building	<b>Clear Height</b>	11' - 20'
<b>Land Size:</b>	2.58 AC	<b>Sprinkler:</b>	Wet	<b>Parking:</b>	Abundant
<b>Year Built:</b>	1904	<b>Lighting:</b>	Fluorescent	<b>Zoning:</b>	General industrial
<b>Construction:</b>	Masonry/Block	<b>Heat:</b>	Overhead Gas		
<b>Docks:</b>	3400: Three (3)	<b>A/C:</b>	Rooftop/Office		



**221,649**

Population  
(2024 | 5 Mile)

**34.5**

Median Age  
(2024 | 5 Mile)

**104,423**

Households  
(2024 | 5 Mile)

**\$69,124**

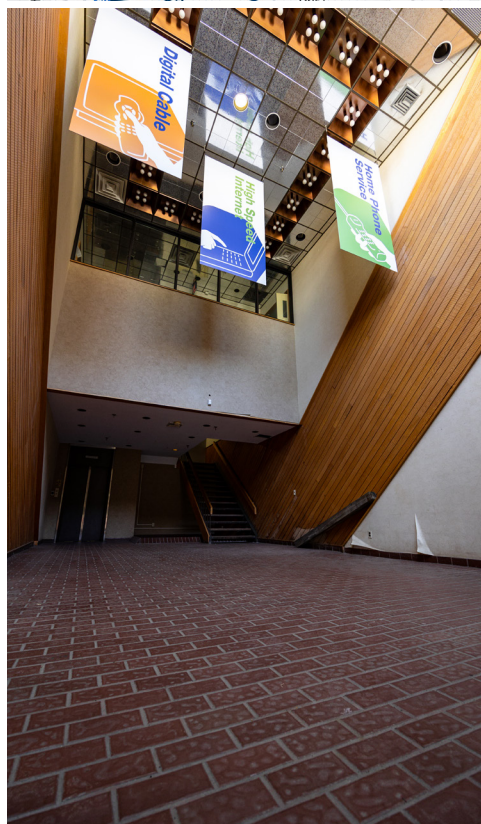
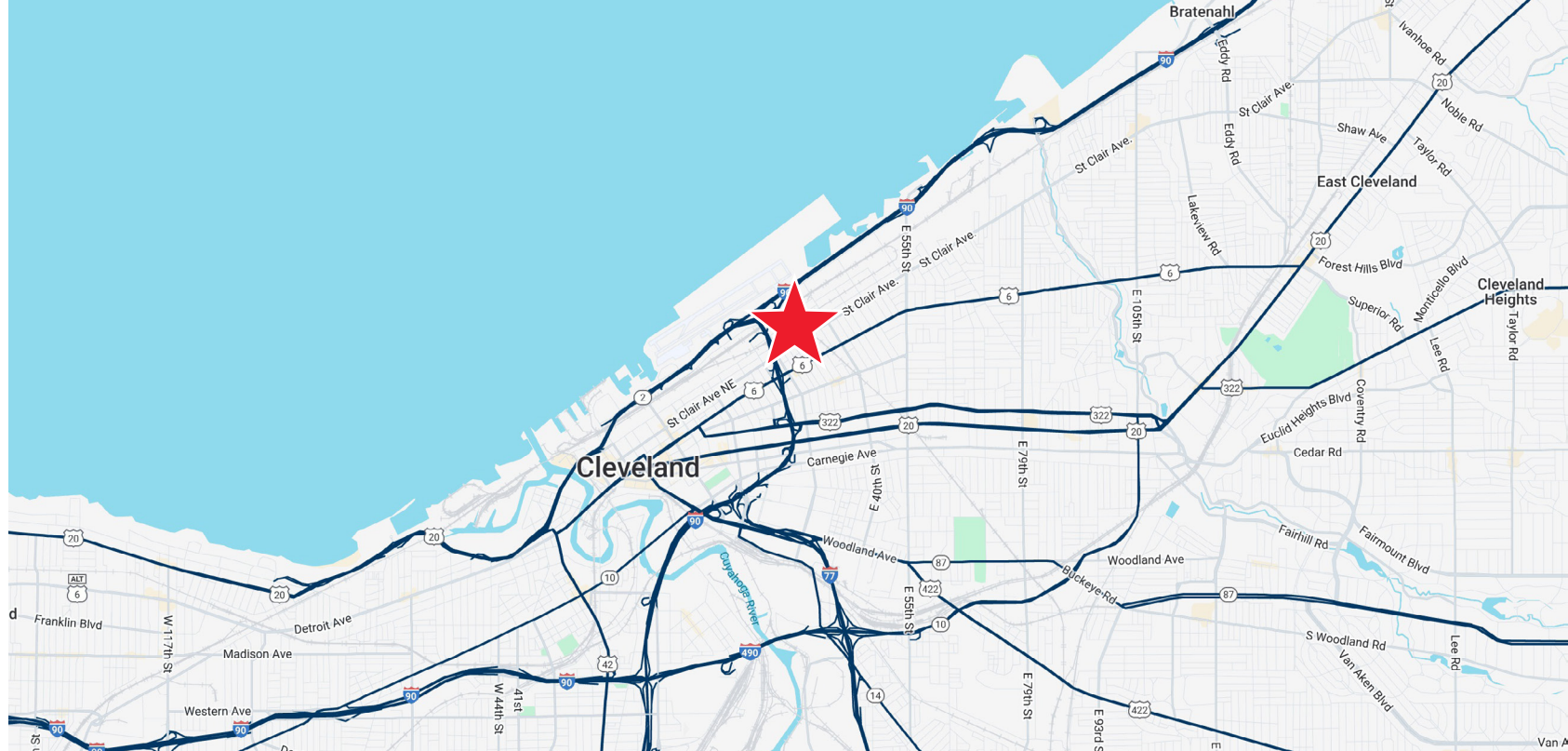
Household Income  
(2024 | 5 Mile)

**10,929**

Total Businesses  
(2024 | 5 Mile)

**154,713**

Total Employees  
(2024 | 5 Mile)





# Parcel Map





# Site Plan



## 3300 LAKESIDE AVENUE E

- Two stories totaling 39,560 SF
- Two (2) Drive-in Doors

## 3400 LAKESIDE AVENUE E - EAST

- First floor totaling 37,811 SF
- Five (5) Drive-in Doors

## 3400 LAKESIDE AVENUE E

- Four stories, each approximately 6,363 SF
- Freight elevator service
- First floor SF is included in the total SF of the East building

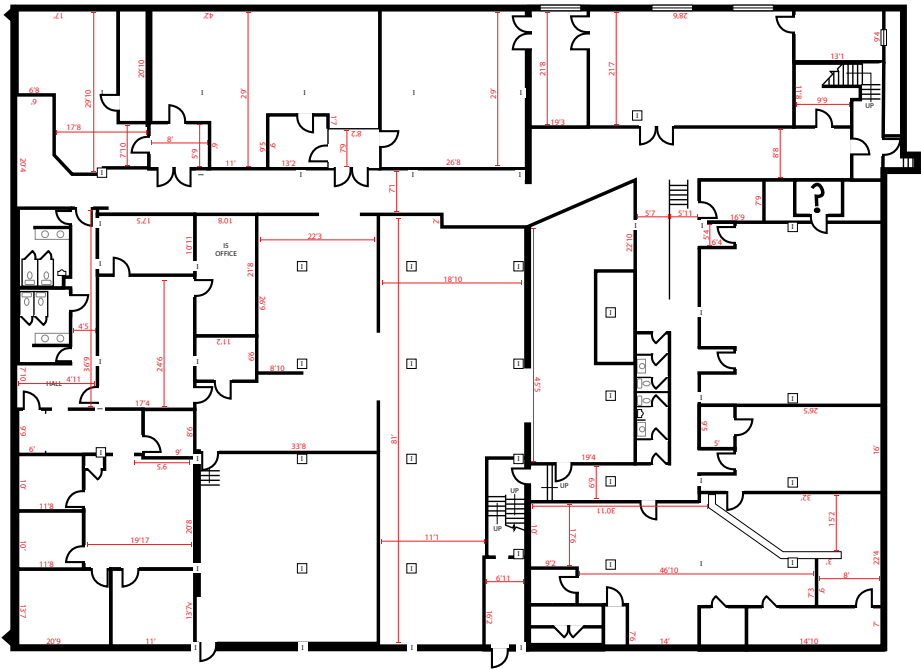
## 3694 LAKESIDE AVENUE E

- 9,800 SF first floor

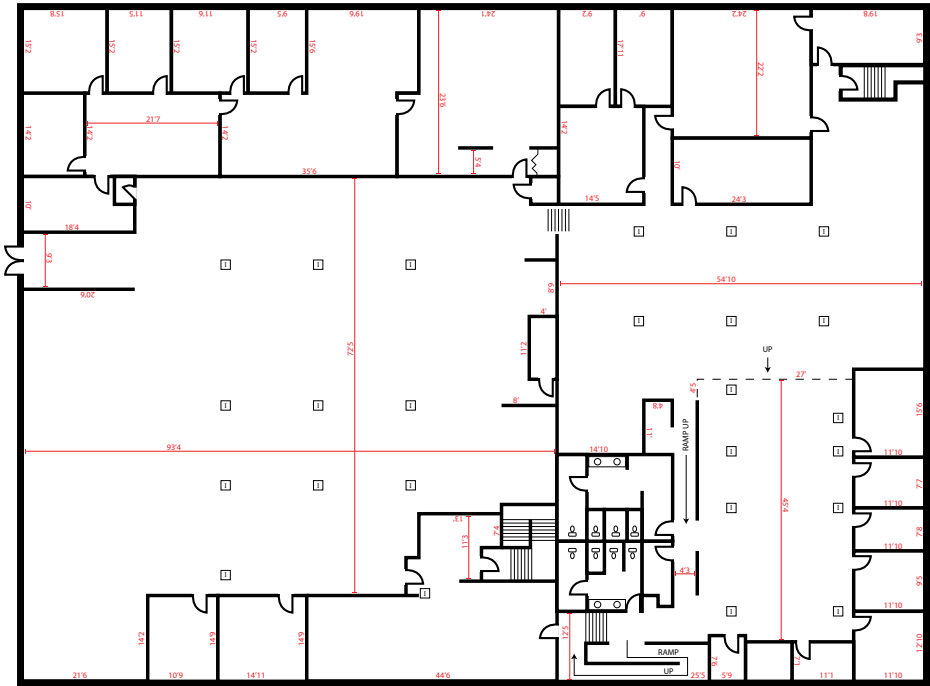


# Floor Plan | 3300 Lakeside Avenue E - 39,560 SF

First Floor



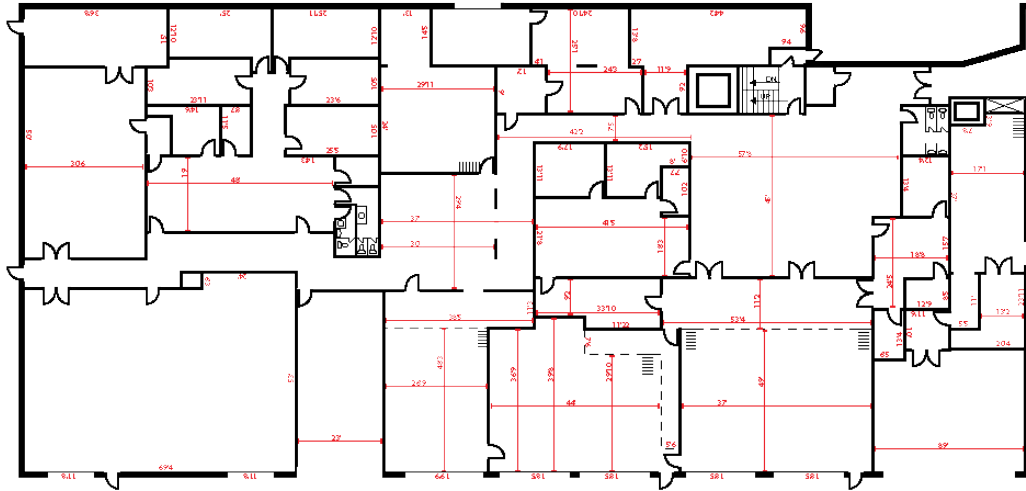
Second Floor



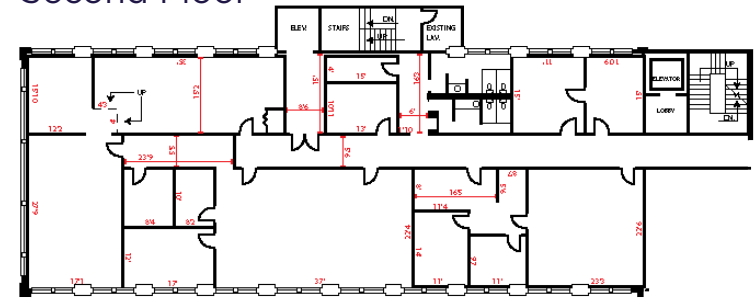


## Floor Plan | 3400 Lakeside Avenue E - 37,811 SF

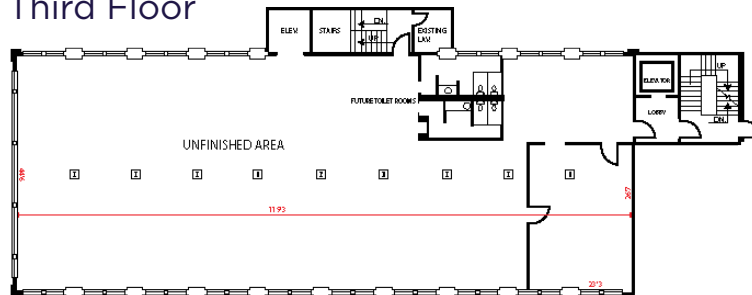
## First Floor



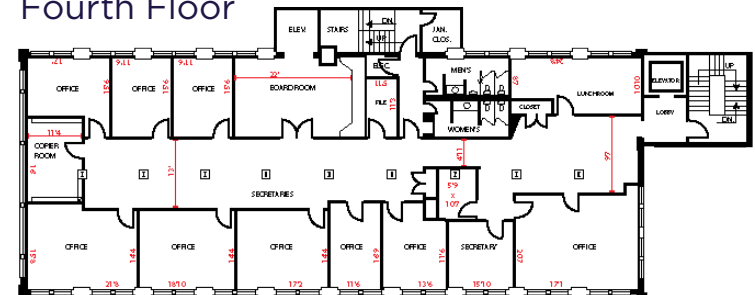
## Second Floor



### Third Floor



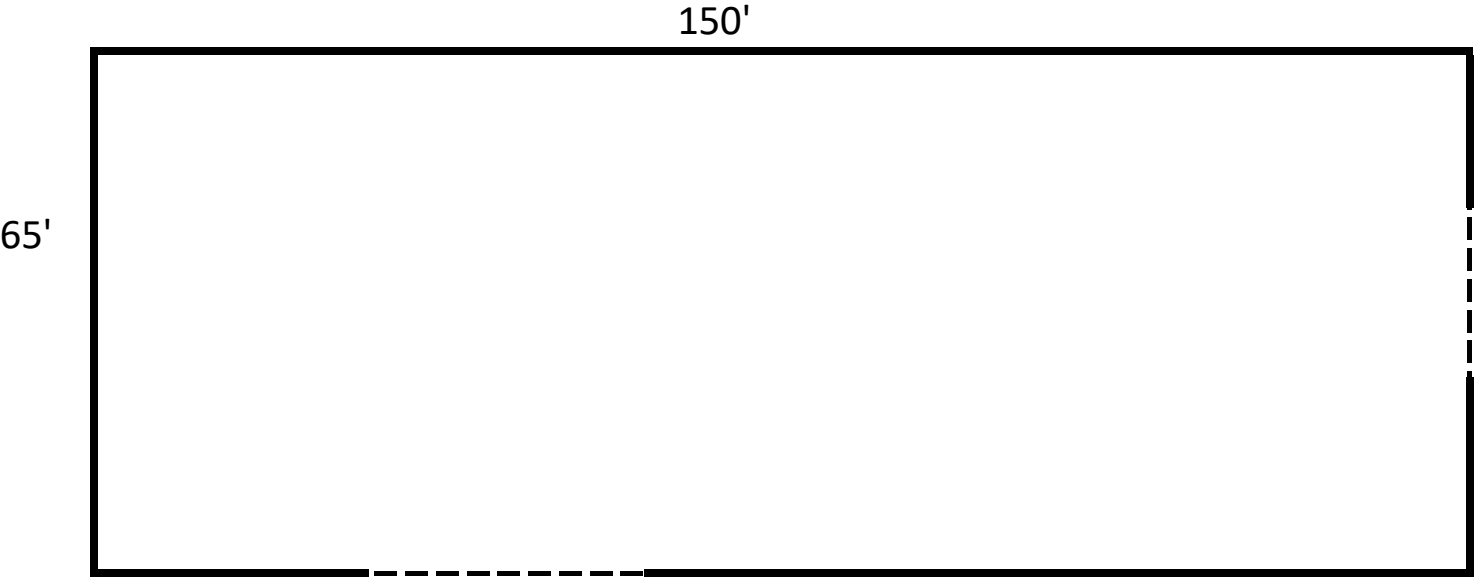
## Fourth Floor





# Floor Plan | 3694 Lakeside Avenue E - 9,800 SF

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ST CLAIR AVE

SUPERIOR AVE



ADDISON R

SUPERIOR

INTERSTATE





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