

State-of-the-Art High-Cube “Class A” Industrial Complex

For Lease | 2966 E. 55th Street, Cleveland, Ohio 44127





PROPERTY HIGHLIGHTS

- High-Cube “Class A” Industrial Complex divisible to 50,000 SF
- Located on E. 55th at the Opportunity Corridor within minutes of I-490, I-77, and 10 minutes to Downtown Cleveland and University Circle
- Within an 8 hour drive to Columbus, Chicago, Indianapolis, New York, Toronto, and Louisville
- 141 car parking spaces and land available for trailer parking spaces



LEASE RATE

Warehouse: **\$7.50/SF NNN**

Office: **\$15.00/SF NNN**

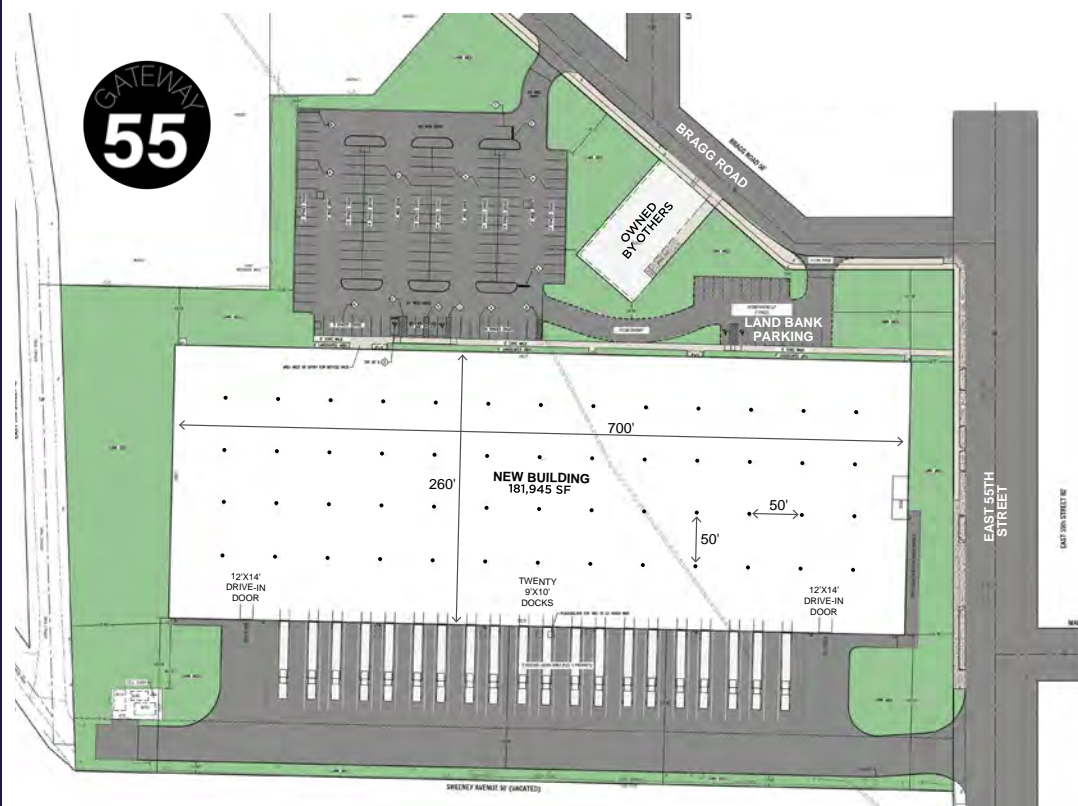
Estimated NNN Expenses: **\$1.25/SF**

PROPERTY SPECIFICATIONS

Building Size:	181,945 SF
Land Size:	15 AC
Construction:	Pre-Cast Insulated Concrete
Year Built:	Proposed 2025
Building Dimensions:	260' x 700'
Column Spacing:	50' x 50'
Speed Bay:	50' x 60'
Ceiling Height:	32'
Roof:	0.060mil TPO with R-30 Insulation
Sprinkler:	ESFR
Lighting:	Motion Sensor LED - 2'x4' High Bay Fixtures
Heat:	Cambridge Unit
A/C:	Rooftop/Office
Docks:	Twenty (20) 9'x10' Docks w. 30,000 lbs Mechanical Dock Levelers & Seals
Drive-In Doors:	Two (2) - 12'x14' with Automatic Openers
Floor:	7" Concrete (4,000 PSI)
Power:	1000A / 480V / 3P
Parking:	141 Car Parking Spaces, 21 Land Banked Parking Spaces; Excess land for trailer storage available

UTILITIES AT SITE

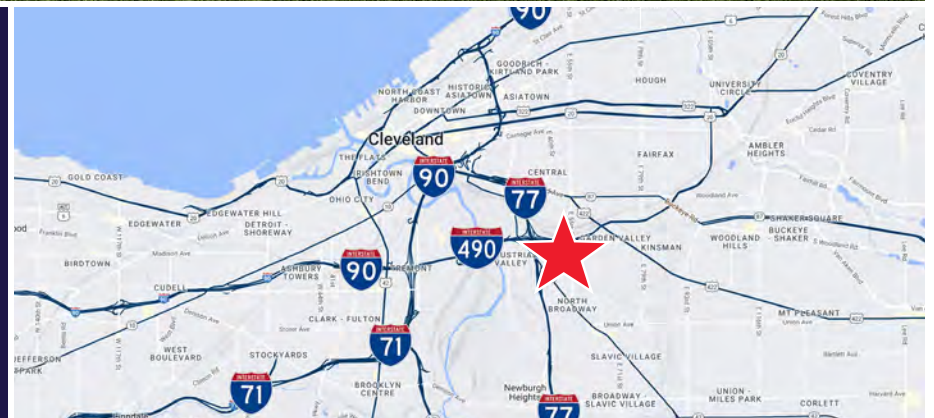
Gas:	8" (1 psi) main along E. 55th supplied by Dominion Energy
Electric:	Electric main provided by First Energy and/or Cleveland Public Power
Water:	Provided by Cleveland Water Department
Sewer:	Provided by Northeast Ohio Regional Sewer District
Internet:	Fiber optic line provided by AT&T

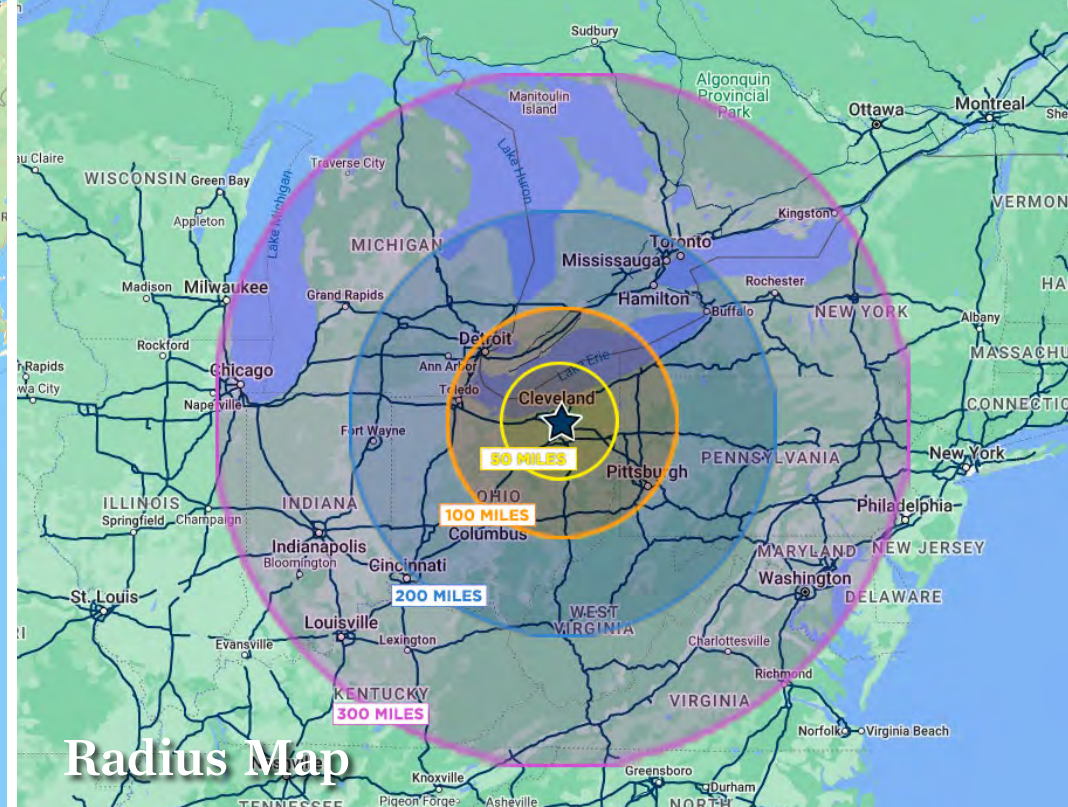
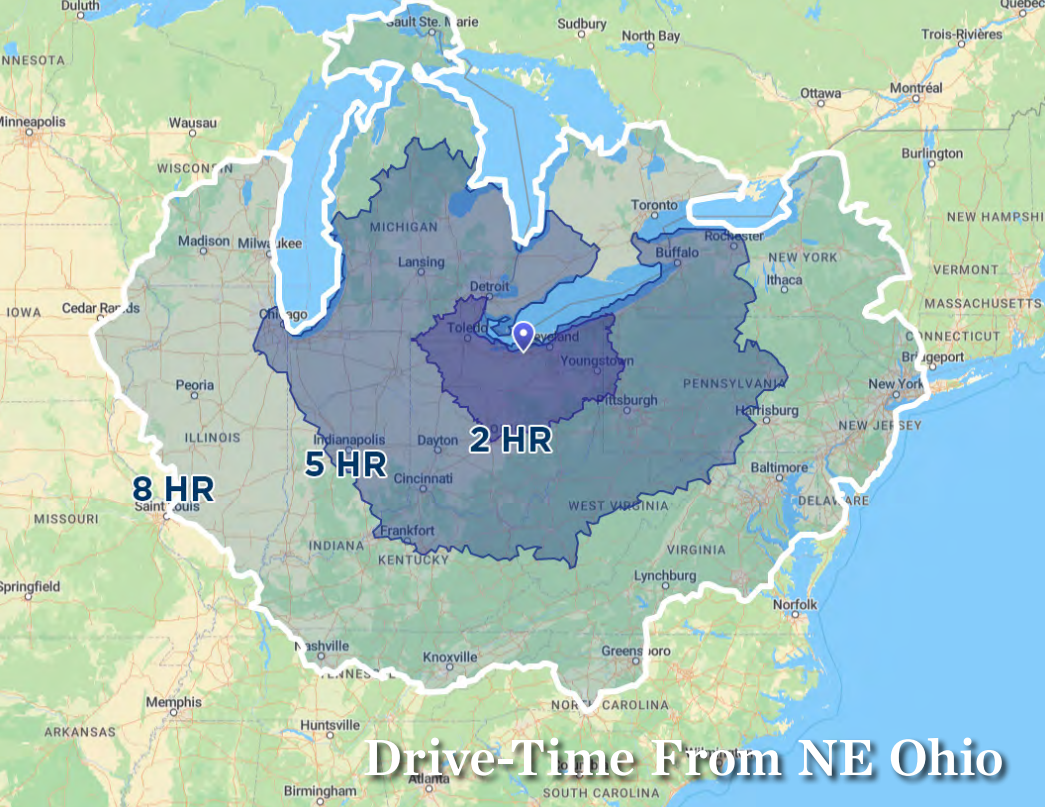


LOCATION HIGHLIGHTS



- The City of Cleveland is a pro-business community with low real estate taxes. TIF financing and tax abatement incentives available!
- Central location provides access to skilled, quality labor force
- Excellent access to I-490, I-90, I-77, & I-71 via Opportunity Corridor. Minutes to Cleveland Clinic and University Hospital main campuses
- Best-in-Class National Ownership and Management
- Within walking distance to RTA bus stops and rapid station
- Potential rail access



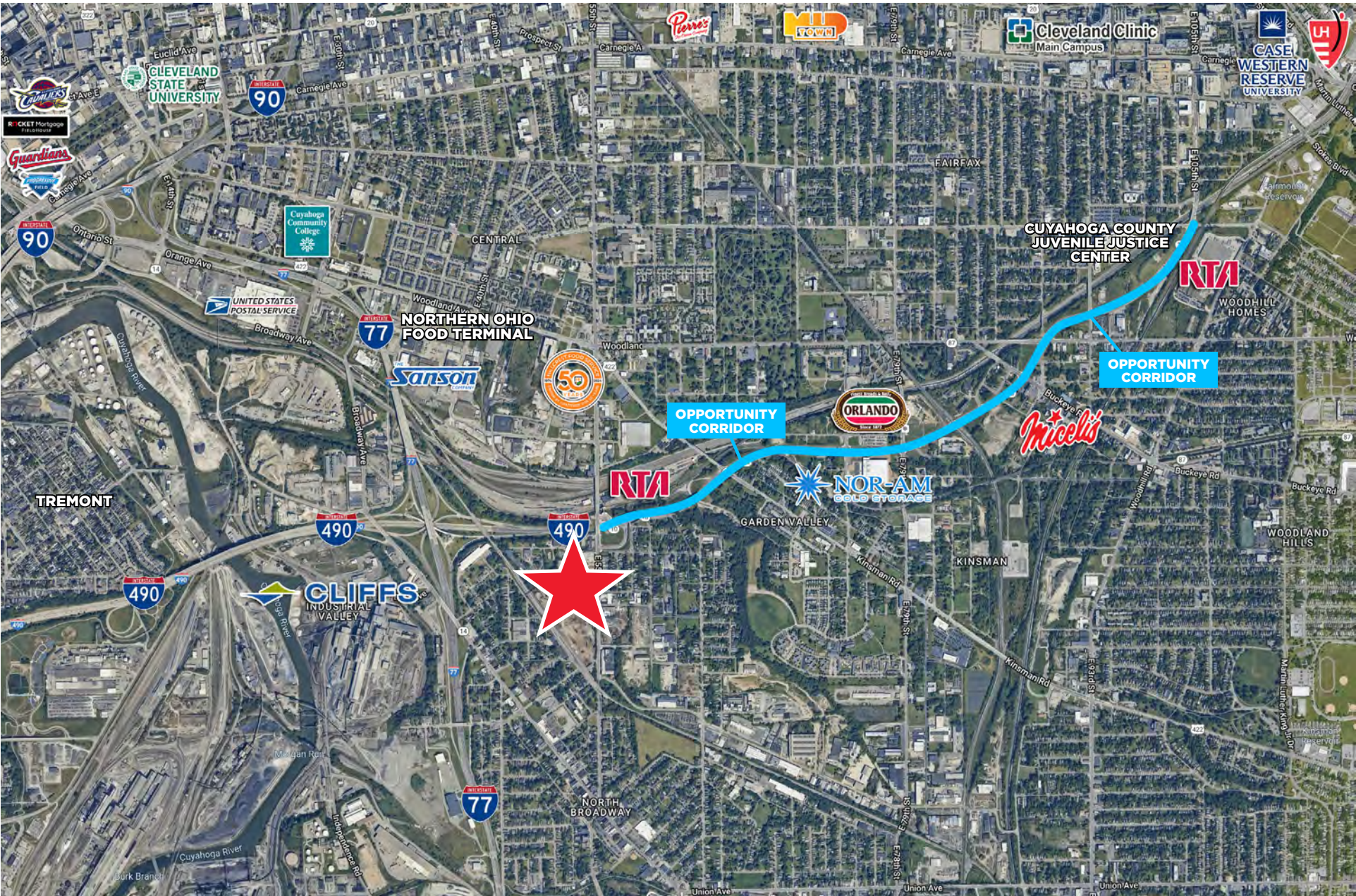


Regional Accessibility

CITY	POPULATION & METRO AREA	DISTANCE	DRIVE TIME
Cleveland	1,761,000	4 Miles	10 m
Pittsburgh	1,699,000	130 Miles	2 h 0 m
Columbus	1,687,000	140 Miles	2 h 4 m
Detroit	3,521,000	170 Miles	2 h 34 m
Cincinnati	1,764,000	250 Miles	3 h 38 m
Toronto	6,313,000	295 Miles	4 h 30 m
Indianapolis	1,858,000	314 Miles	4 h 36 m
Washington D.C.	5,434,000	367 Miles	5 h 47 m
Louisville	1,107,000	347 Miles	5 h 7 m
Chicago	8,901,000	345 Miles	5 h 13 m
Philadelphia	5,756,000	428 Miles	6 h 34 m
New York	18,867,000	464 Miles	7 h 13 m
Charlotte	2,204,000	514 Miles	7 h 44 m



Neighboring Occupiers



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