

# 1250 E. 222<sup>nd</sup> Street

Euclid, Ohio 44117

CONFIDENTIALITY AGREEMENT



## INDUSTRIAL INVESTMENT OPPORTUNITY OFFERING PREVIEW

TWO (2) TENANT 152,790 SQUARE FOOT INDUSTRIAL MANUFACTURING COMPLEX ON  
9.47 ACRES IN AN OPPORTUNITY ZONE



# PROPERTY OVERVIEW

## Key Highlights

- 1250 E. 222nd Street, Euclid Ohio. Two (2) Tenant, 100% leased - 152,790 SF 17-crane industrial complex, heavy power (sub-station on property), two (2) docks, six (6) 14' x 16' drive-in doors, 30' clear ceiling heights, etc.

- Two long term tenants in place:

**Mechanical Dynamics & Analysis (MD&A):** Provides power generators around the globe with a full-service, OEM-alternative for services, parts, and repairs for Gas Turbines, Steam Turbines, Industrial Turbines, and Generators

**BONENG Transmission, USA:** A subsidiary of SUZHOU.CO LTD. A professional manufacturer of mechanical and electrical products integrating design, manufacturing, assembly, and sales services servicing the mining, metallurgy, chemical, cement, and power industries to name a few

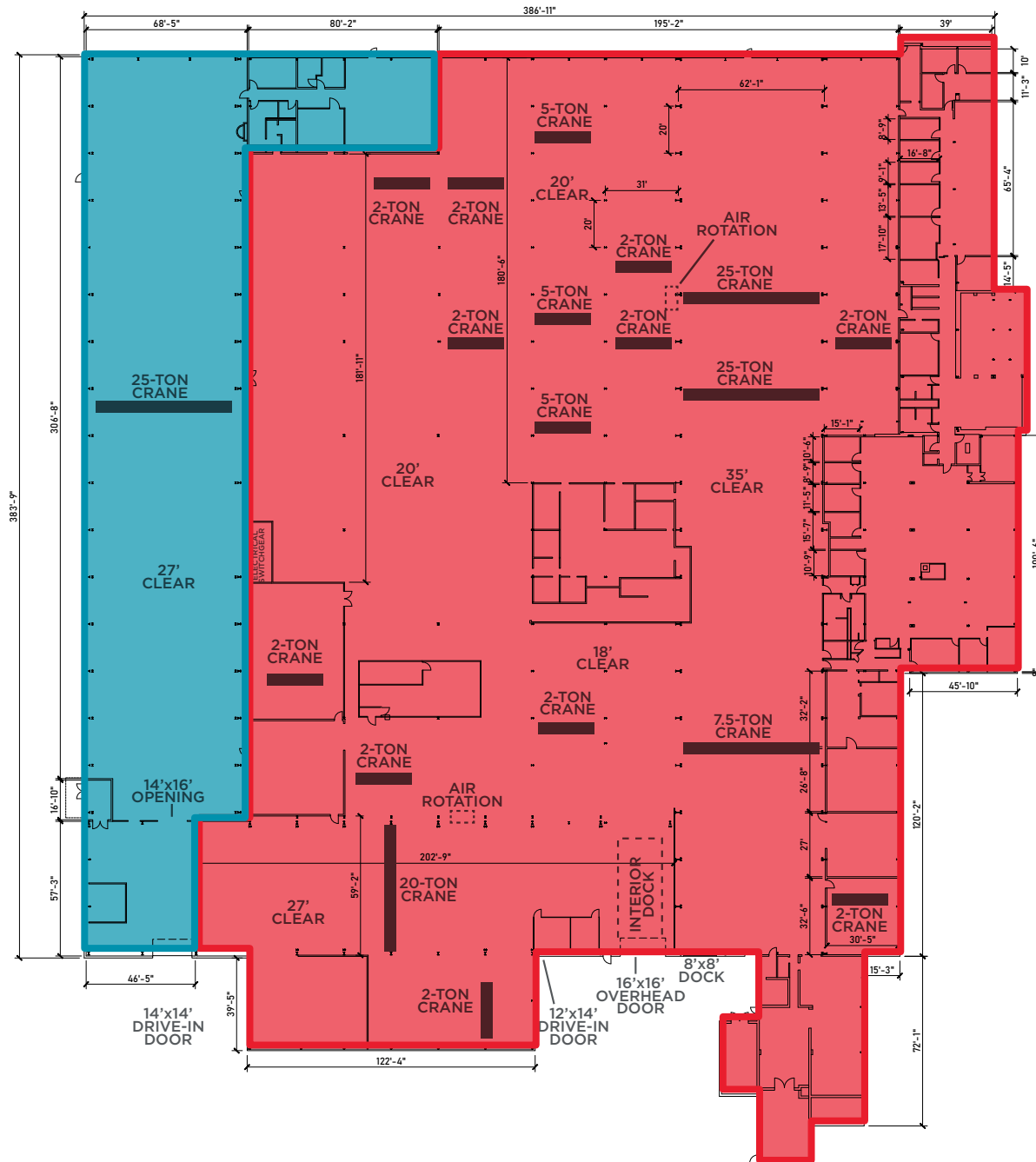
- The property, being offered at substantially below replacement cost, has undergone non-stop renovations since 2015 continuing through fall of 2024. The renovations include (but not inclusive): roof repairs and replacements, updated and expanded electrical, exterior parking lot work, LED lighting, etc

## Specifications

1250 E. 222nd Street, Euclid, Ohio 44117	
<b>Year Built</b>	1957
<b>Building Size</b>	152,790 SF
<b>Acreage</b>	9.47 Acres
<b>Construction Type</b>	Masonry/Metal
<b>Roof</b>	TPO & EPDM
<b>Docks</b>	Two (2) - One (1) interior and one (1) exterior
<b>Drive-in Doors</b>	Two (2) - 12'x14' and 14'x14'
<b>Cranes</b>	17 - Three (3) 25-ton, one (1) 20-ton, one (1) 7.5-ton, three (3) 5-ton and nine (9) 2-ton
<b>Clear Height</b>	18' - 35'
<b>Sprinkler</b>	100% Wet
<b>Lighting</b>	LED and Fluorescent
<b>Heat</b>	Air-Rotation, Radiant Tube and OHD Gas
<b>Power</b>	There are two separate services that are active at the building and are each rated for 3000 amps of 3 phase 480/277 volt power.
<b>Parking</b>	250 spaces



# FLOOR PLAN





# PARCEL MAP





PROPERTY PHOTOS  
AERIAL



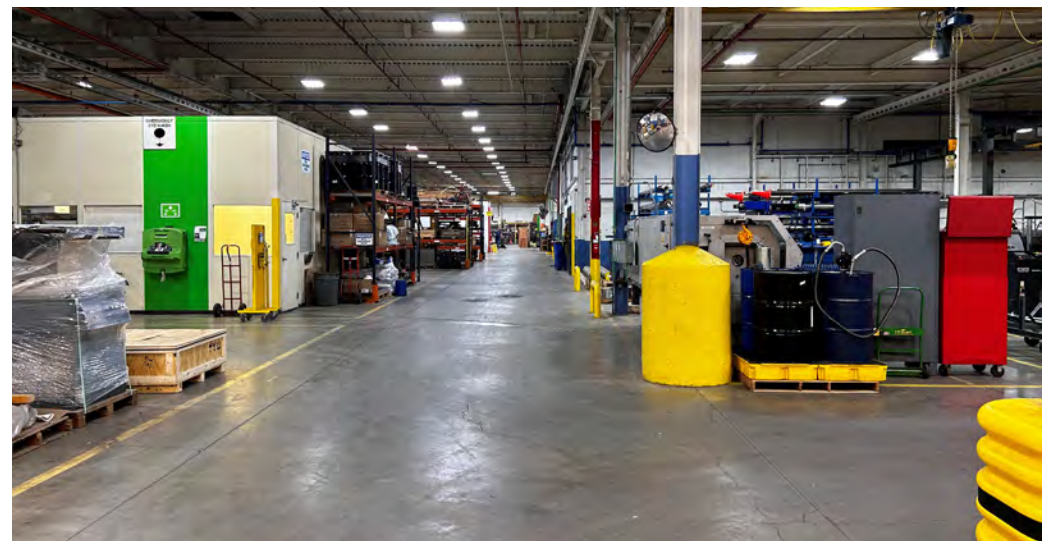
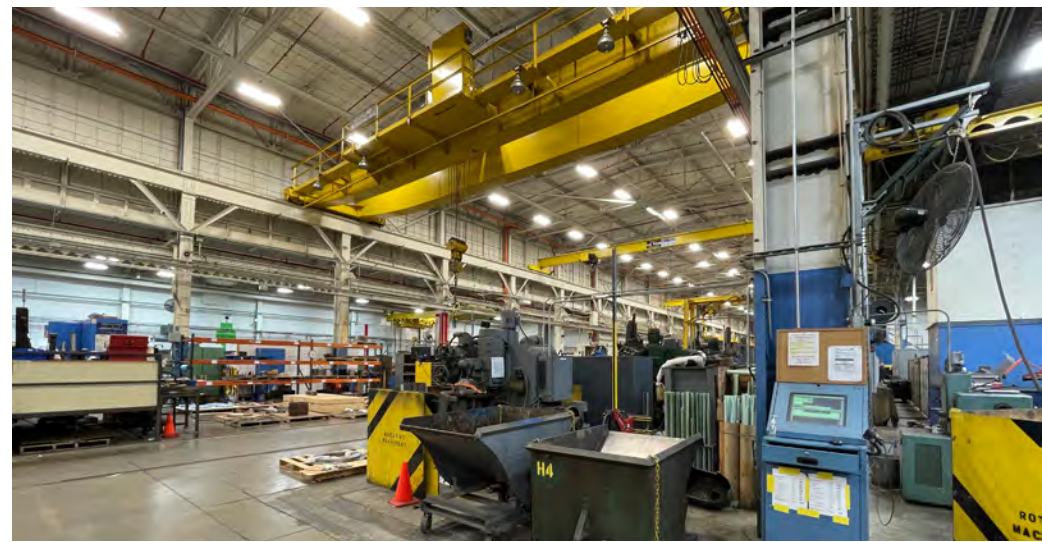


# EXTERIOR PHOTOS



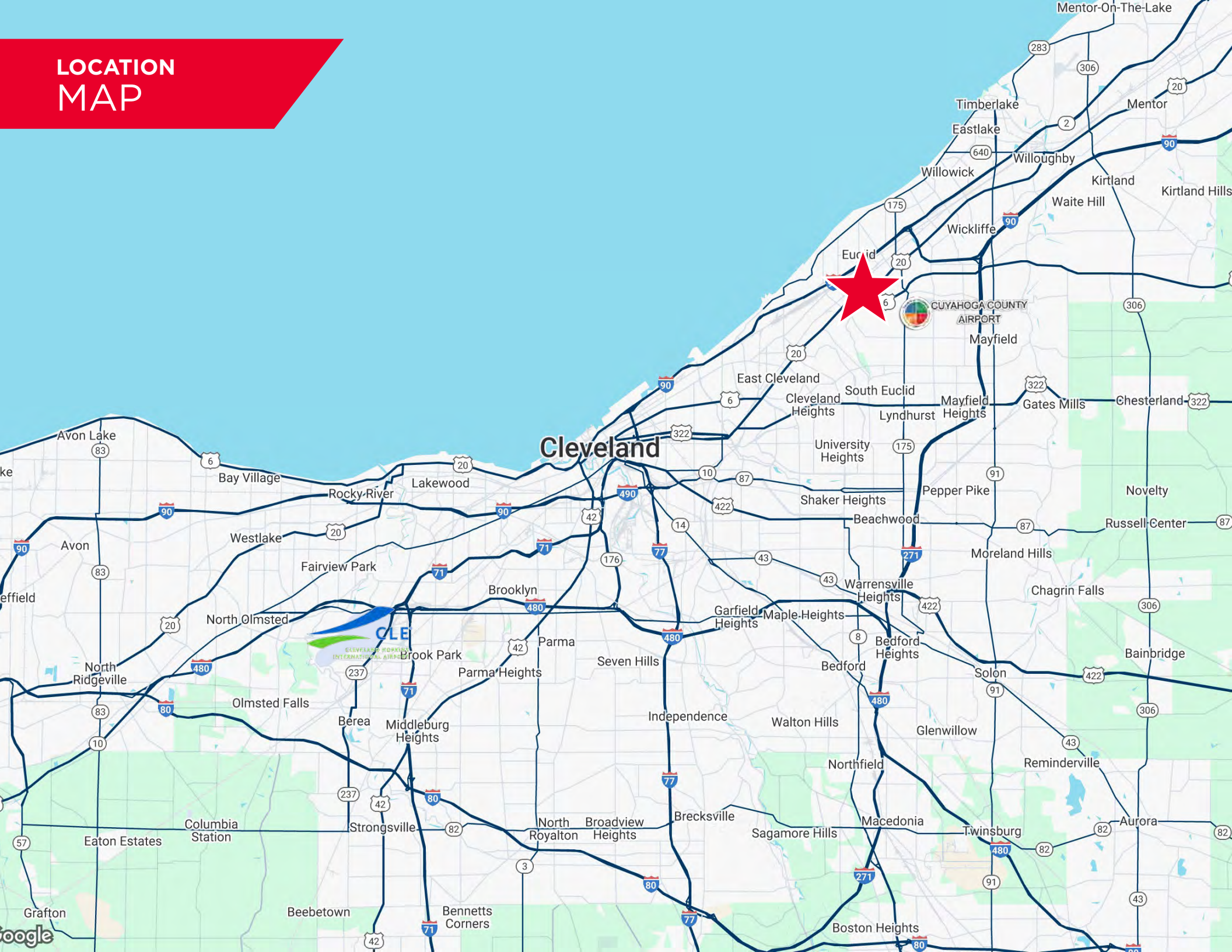


# INTERIOR PHOTOS



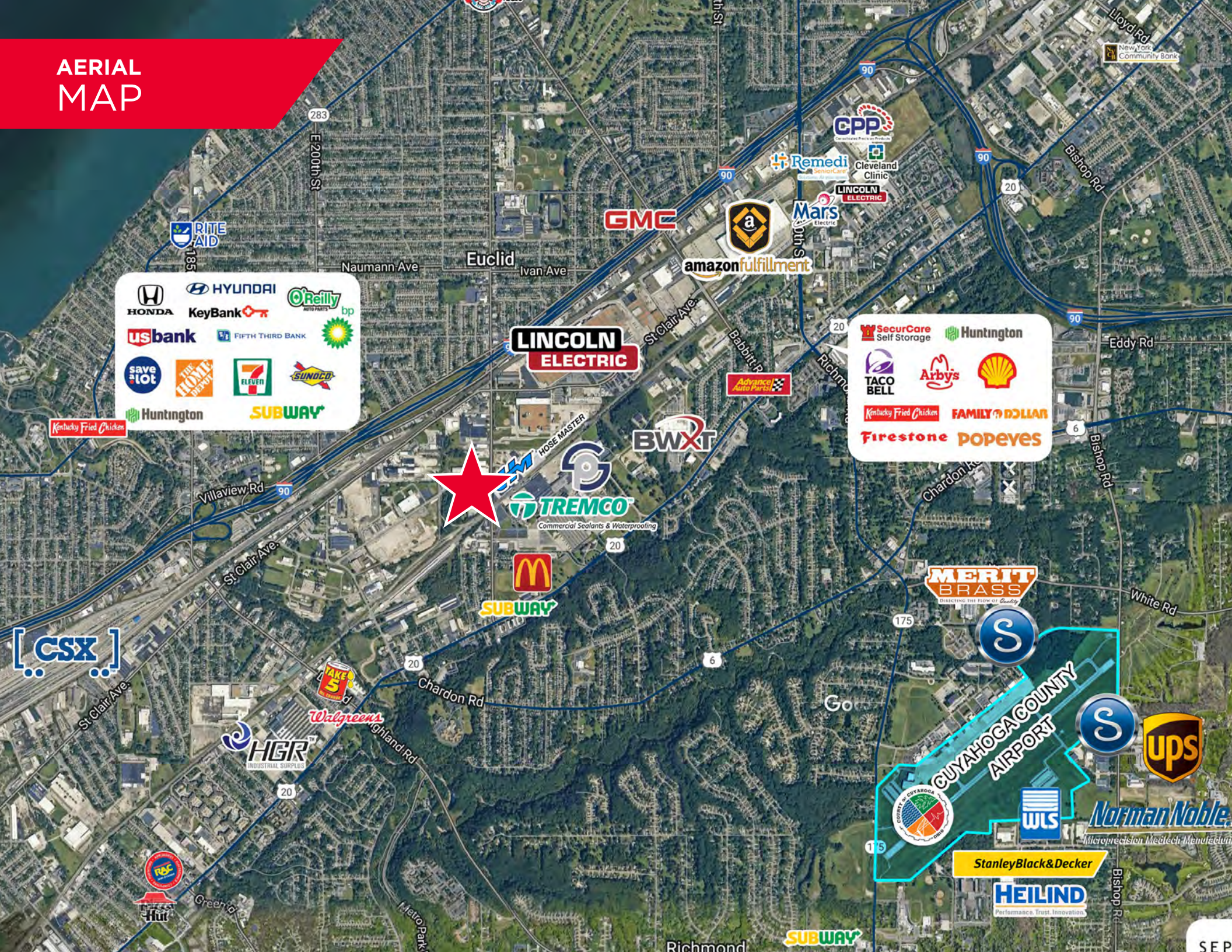


# LOCATION MAP





# AERIAL MAP





# 1250 E. 222<sup>nd</sup> Street

## Euclid, Ohio 44117

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**FOR FULL OFFERING, PLEASE SIGN AND RETURN THE CONFIDENTIALITY AGREEMENT**

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