

18,125 SF Freestanding Industrial Facility

For Lease | 1720 Fall Street, Cleveland, Ohio 44113





PROPERTY HIGHLIGHTS

- Situated in the rapidly growing Flats neighborhood, this location puts you steps away from the Cuyahoga River, Lake Erie Waterfront, and Downtown Cleveland
- Enjoy easy access to a thriving scene of restaurants, lodging, transportation, and entertainment amenities
- The property features a 10-ton overhead crane, 32' clear height, and ample amounts of power
- Within walking distance of the proposed Irishtown Bend development being undertaken by Cleveland Metroparks
- Solidify your business's future in this thriving area!

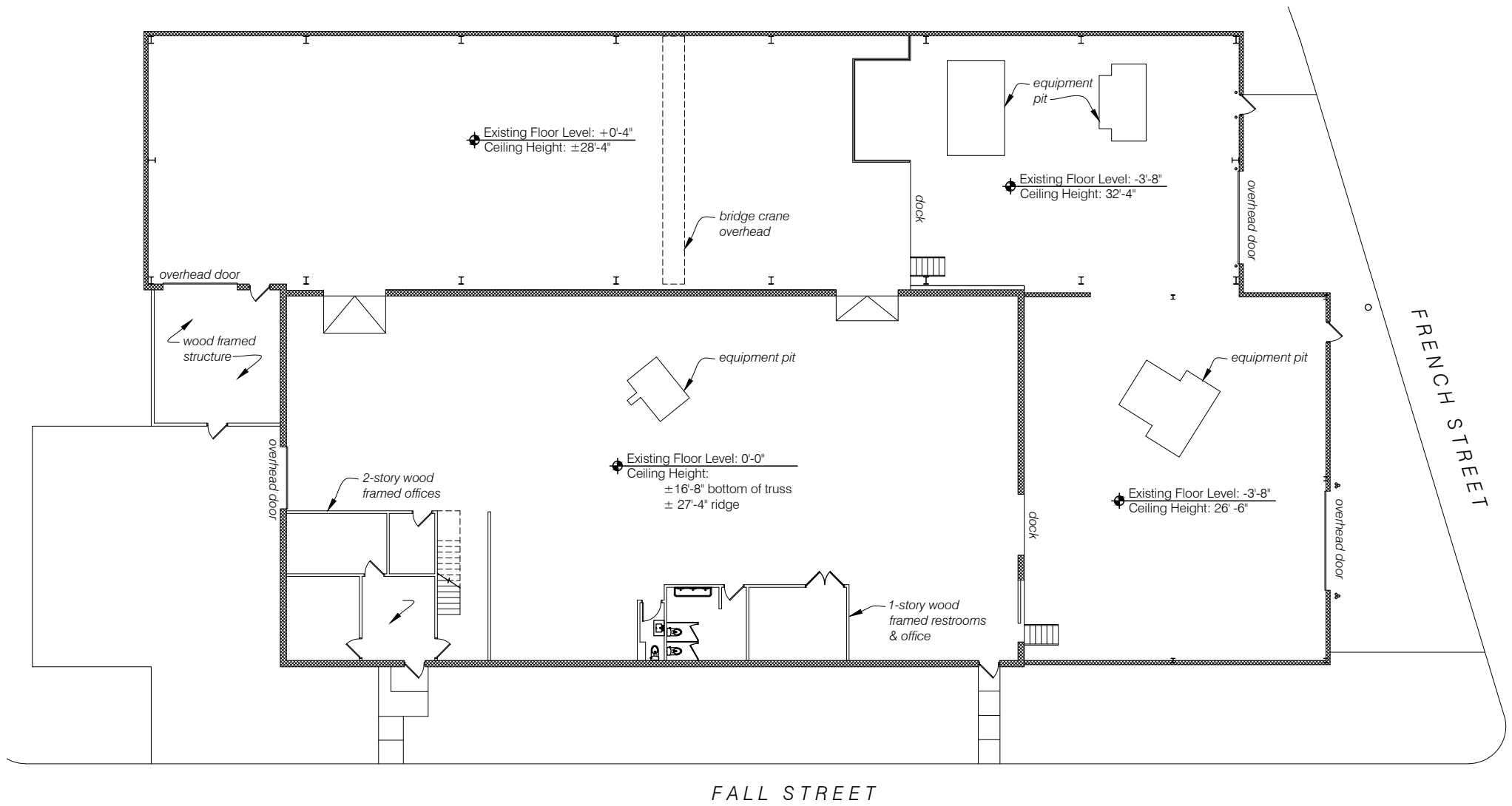
LEASE RATE

- \$5.50/SF NNN
NNN: \$1.40/SF

Building Specifications

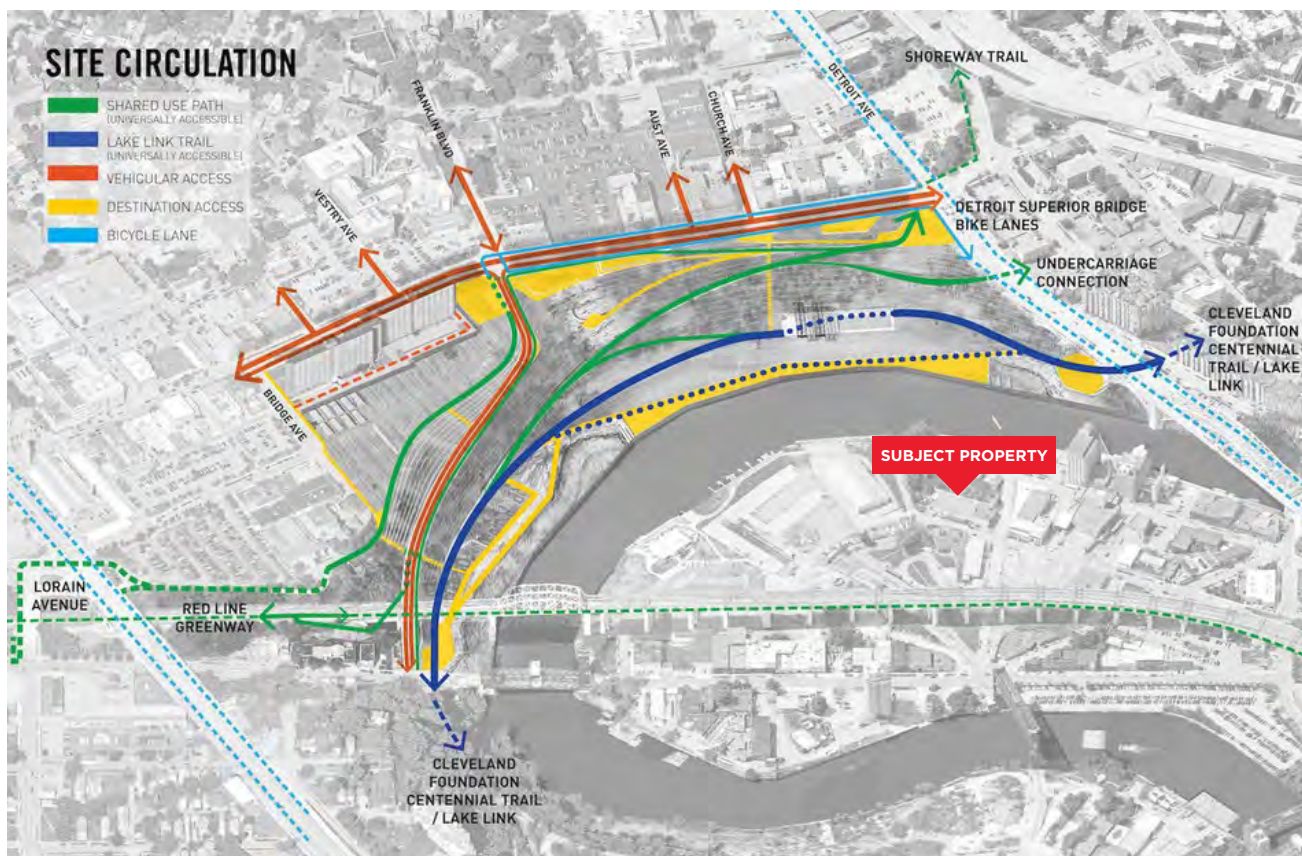
Total Building Size:	18,125 SF	Column Spacing:	Clear Span	Heat:	Overhead Gas
Industrial Size:	16,967 SF	Docks:	Two (2)	A/C:	HVAC - Office Only
Office Size:	1,208 SF	Drive-in Doors:	One (1) - 12'x16'	Power:	400A / 600V / 3P
Construction:	Masonry/Steel	Sprinkler:	Yes		
Clear Height:	16'8" - 32'4"	Lighting:	LED		

1720 Fall Street





AREA DEVELOPMENT



Irishtown Bend:

The city of Cleveland has plans to redevelop Irishtown Bend, a 17-acre area in Cleveland that has potential to become a remarkable urban park. The vision for the park combines local and regional interests, aiming to serve both the neighborhood and attract visitors from the wider region. The plan includes various features such as playgrounds, historical and ecological areas, and scenic viewpoints of the downtown skyline. Collaboration between multiple organizations including Ohio City Inc., the Port of Cleveland, the City of Cleveland, and LAND Studio has been crucial in shaping the \$125,000 plan. The park's development is seen as integral to stabilizing the hillside and leveraging recreational trails in the region. Entry plazas, cultural centers, and recreational facilities are planned, with an emphasis on commemorating the area's history and ecology. The project aims to revitalize the area while addressing environmental concerns and fostering community involvement.

OHIO CITY

Cleveland

2

CHURCH
ESTATE
TITLE
SAUCH

Bridgeworks
QUARTER
QUARTER
PHASE II

The Music Settlement
BOP STOP
SPACES

CO
HATCH

BIEN OUTH
Avalon
ALEA
Three Dog Bakery

16,932 vpd

10,063 vpd

IRISH
BEND
25
LOFTS
Lutheran Hospital
Cleveland Clinic Hospital

GREAT LAKES
BREWING CO
FLYING FIG
FAMILY
DOLLAR
CHASE

Mariner's Watch
EDGE32

Garrett Morgan School of
Leadership & Innovation

RISING STAR
vibe
garden

THE DEXTER
APARTMENTS

CLINTON WEST

The Heyse
OHIO CITY
BURRITO
Bad Tom
SMITH

MARKET GARDEN
BREWERY

Soho
MARKET GARDEN
PNC
TOWNHALL
MICHELLE'S
NANO
BREW

DETROIT AVE

W 25th ST

W 25th Street -
Ohio City Station

ABBEY AVE

OHIO
SAVINGS BANK
Third Federal

WEST SIDE MARKET
INTRO

LIN BLVD

Waverly
Elementary

boaz
Dave's
Cafe

FAIRMONT
CREAMERY

tremont

FOREST CITY
SHUFFLEBOARD
MetroHealth
Ohio City Family Dentistry

DRIVE
CYCLES

Wendy's
OHIO CITY
PIZZERIA

Touch
FARKAS
SMOOTH RIDER
Sweet

AVO

TREO

SCRANTON RD

LORAIN AVE

90

490

0,496 vpd
Daniel Zone
Center Park

UCS

MetroHealth
Ohio City Health Center

TINNERMAN
LOFTS



SUBJECT PROPERTY

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