

31,158 SF Food Grade/Food Production Warehouse

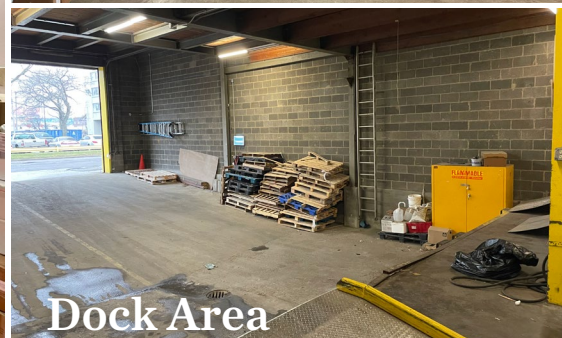
For Sale or Lease | 1893 E 55th Street, Cleveland, Ohio 44103

PRICE REDUCTION





Dry Storage



Dock Area

PROPERTY HIGHLIGHTS

- Ideal for businesses needing high-quality cold storage, this property features five walk-in coolers, a walk-in freezer, and expansive dry storage space
- Five (5) walk-in refrigerators/coolers, auto set at 35 degrees - will support as low as 32 degrees
 - Cooler 1 - 1,290 SF
 - Cooler 2 - 541 SF
 - Cooler 3 - 541 SF
 - Cooler 4 - 1,458 SF (with internal Freezer - 240 SF)
 - Cooler 5 - 152 SF
- \$1.25 M invested in property by Owner User - Coolers, Electrical, Internal Dock, Roof, etc.
- Close proximity to major interstates: I-90, I-77, I-490
- Two (2) stories of warehouse space
- Two (2) internal docks with levelers
- \$3,600.00 Annual Billboard Renewal

ASKING PRICE

\$1,199,000

LEASE RATE

\$7.00/SF NNN

Building Specifications

Total Building Size: 31,158 SF

Industrial SF: 27,464 SF

Office SF: 3,694 SF

Renovated: 2018

Construction: Masonry

Clear Height: 13' - varies throughout

Column Spacing: 18'x18'

Docks: Two (2)

Drive-in Doors: One (1)

Lighting: Fluorescent

Heat: Forced Air

A/C: HVAC - Office Only

Power: 480V / 3P

Land Size: 0.62 AC

Zoning: Light Industrial



Conference Room



Reception



Clean Room



Production



Production



Cooler 1



Cooler 2

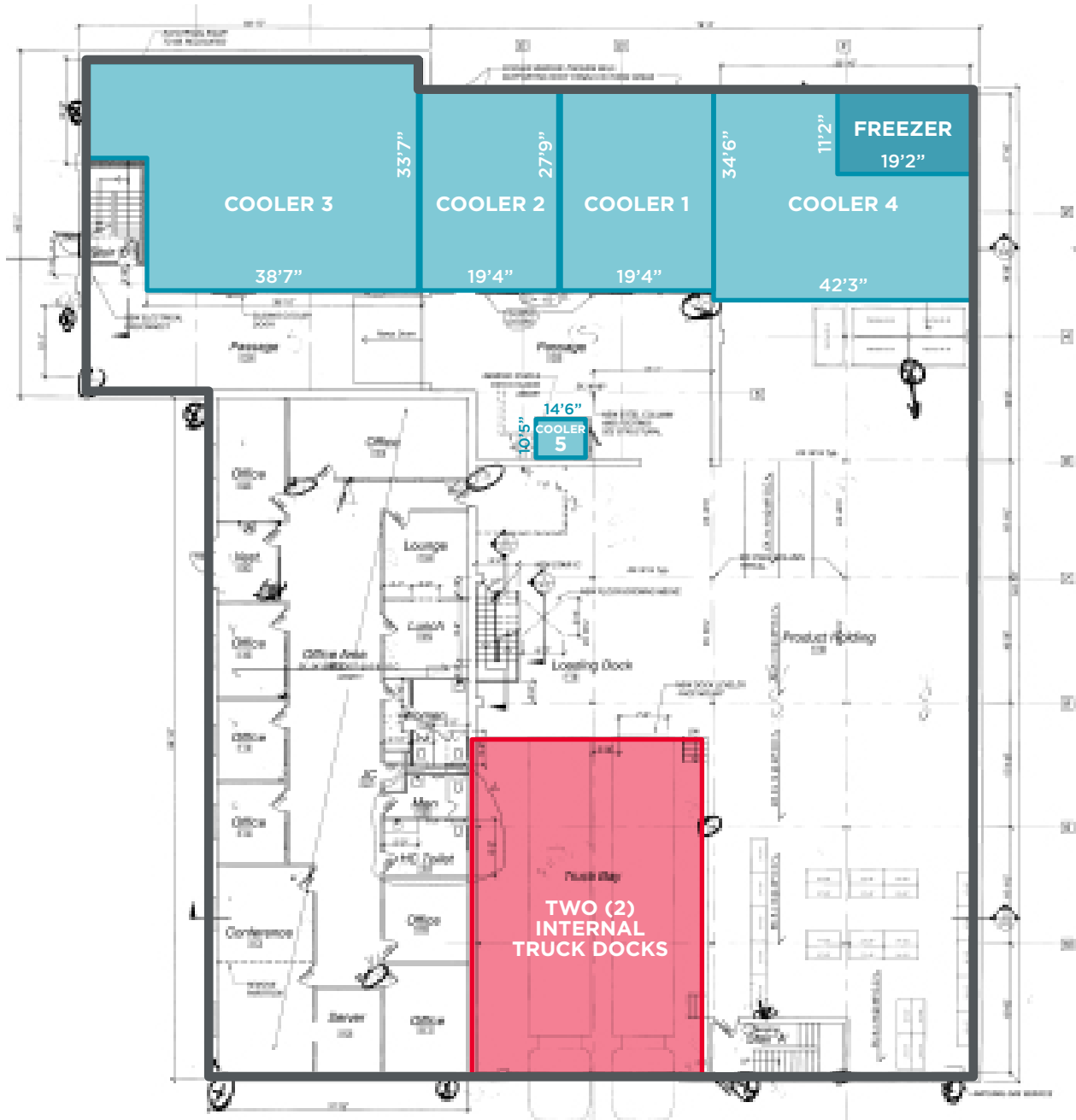


Cooler 3

Floor Plan | 1893 E 55th Street - 31,158 SF

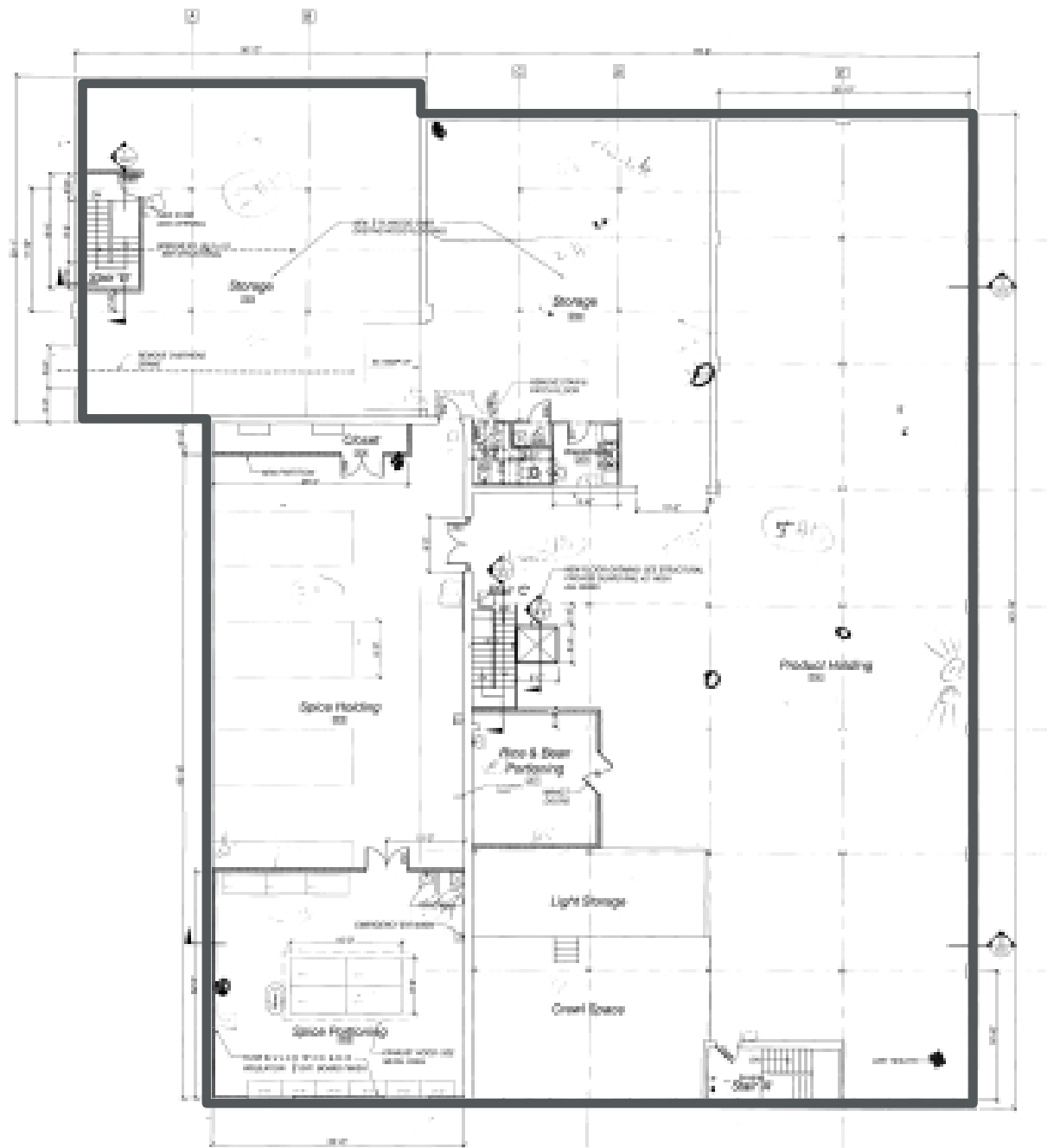
First Floor

- Cooler 1: 541 SF
- Cooler 2: 541 SF
- Cooler 3: 1,290 SF
- Cooler 4: 1,458 SF
- Freezer: 240 SF
- Cooler 5: 152 SF



Floor Plan | 1893 E 55th Street - 31,158 SF

Second Floor



Parcel Map





ANIELS Home Furnishings



OFFICE FURNITURE WAREHOUSE

PAYNE AVE

E 5TH ST



DUNHAM TAVERN MUSEUM



CHESTER AVE



EUCLID AVE



PROSPECT AVE

CARNEGIE AVE



CEDAR AVENUE

CEDAR

CENTRAL AVE



E 30TH ST





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