

Owner-User or Adaptive Re-Use Opportunity

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





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

- \$2,000,000

Building Specifications

Total Building Size: 87,171 SF

Land Size: 2.58 AC

Year Built: 1904

Construction: Masonry/Block

Docks: 3400: Three (3)

Drive-in Doors: Two (2) per building

Sprinkler: Wet

Lighting: Fluorescent

Heat: Overhead Gas

A/C: Rooftop/Office

Clear Height 11' - 20'

Parking: Abundant

Zoning: General industrial

221,649

Population
(2024 | 5 Mile)

34.5

Median Age
(2024 | 5 Mile)

104,423

Households
(2024 | 5 Mile)

\$69,124

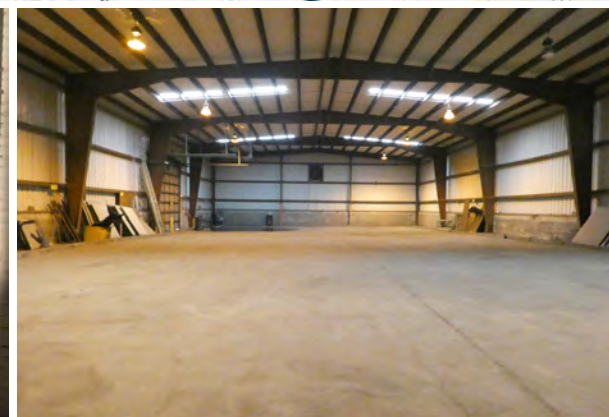
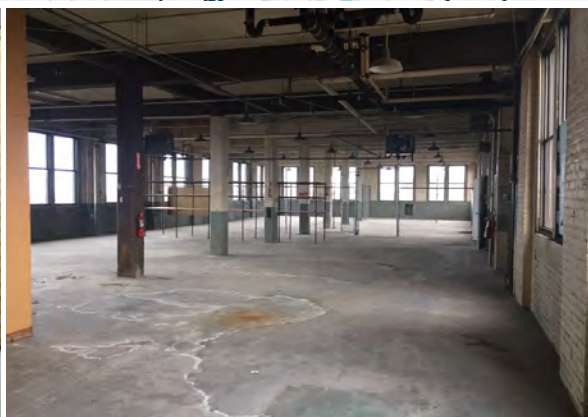
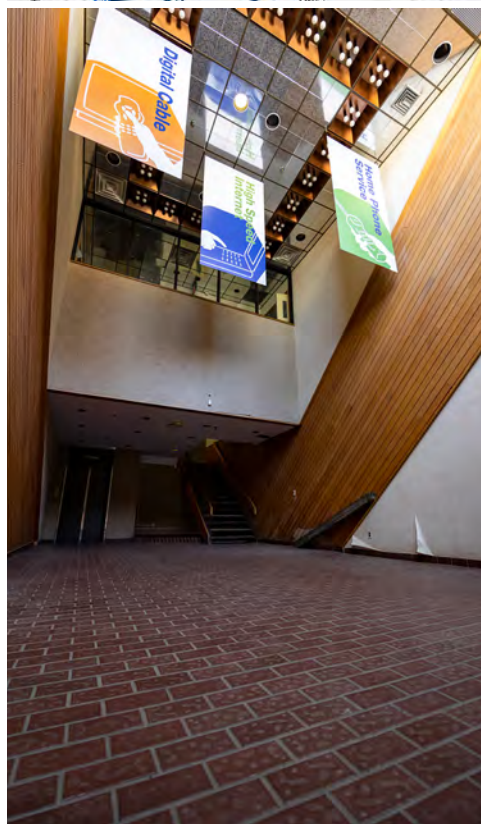
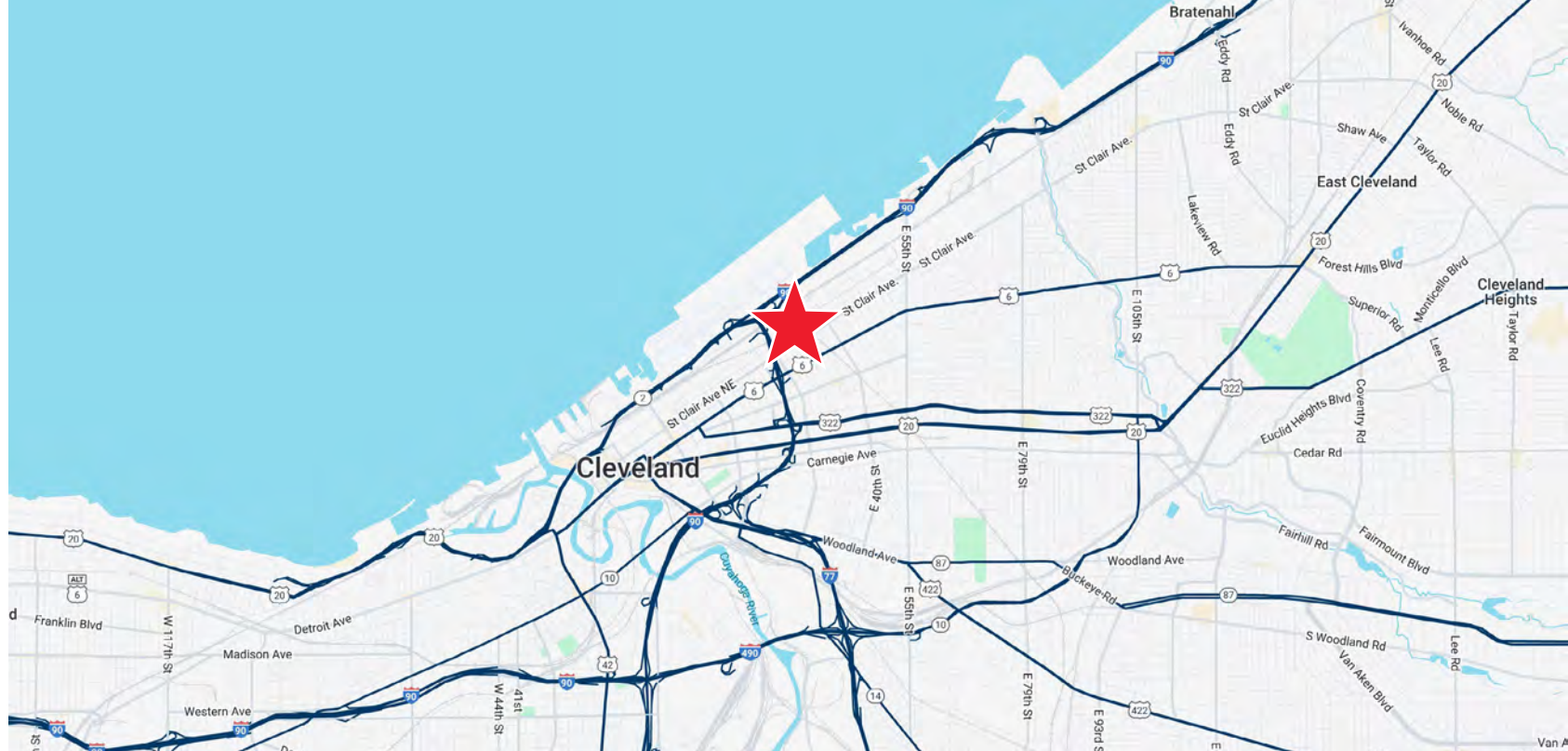
Household Income
(2024 | 5 Mile)

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

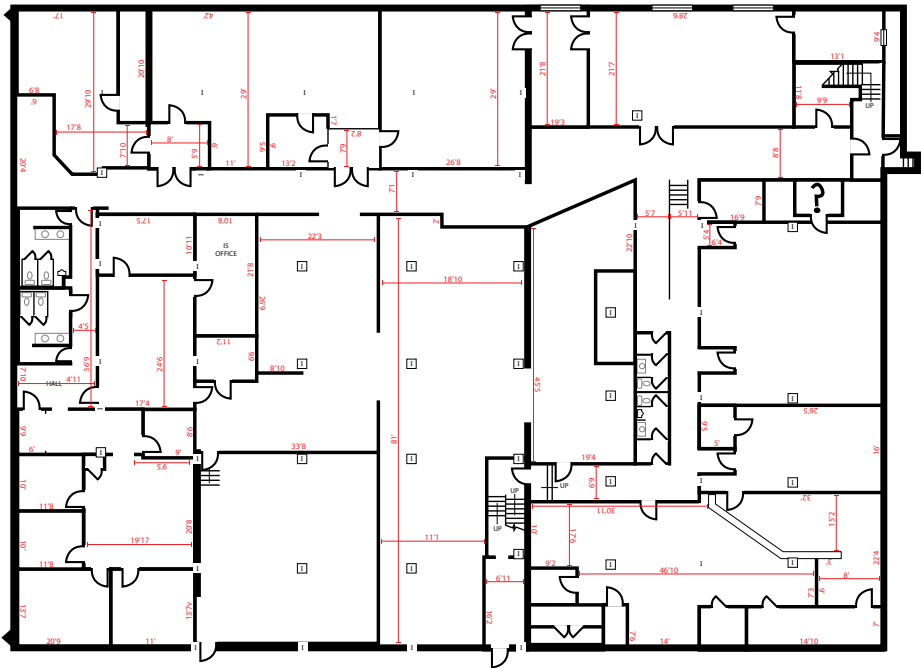
- Four stories, each approximately 6,363 SF
- Freight elevator service
- First floor SF is included in the total SF of the East building

3694 LAKESIDE AVENUE E

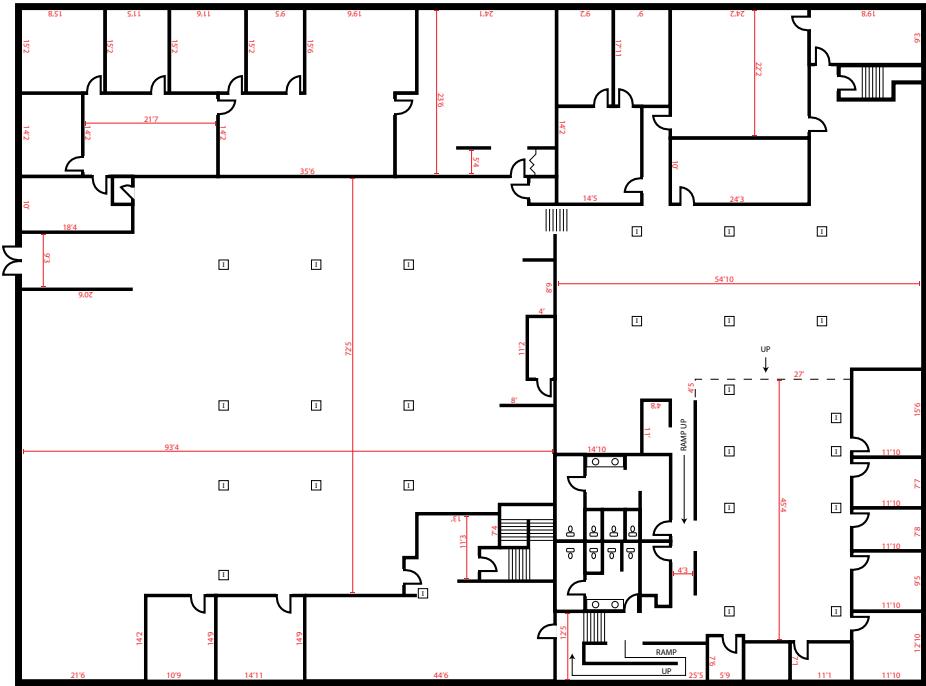
- 9,800 SF

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

First Floor

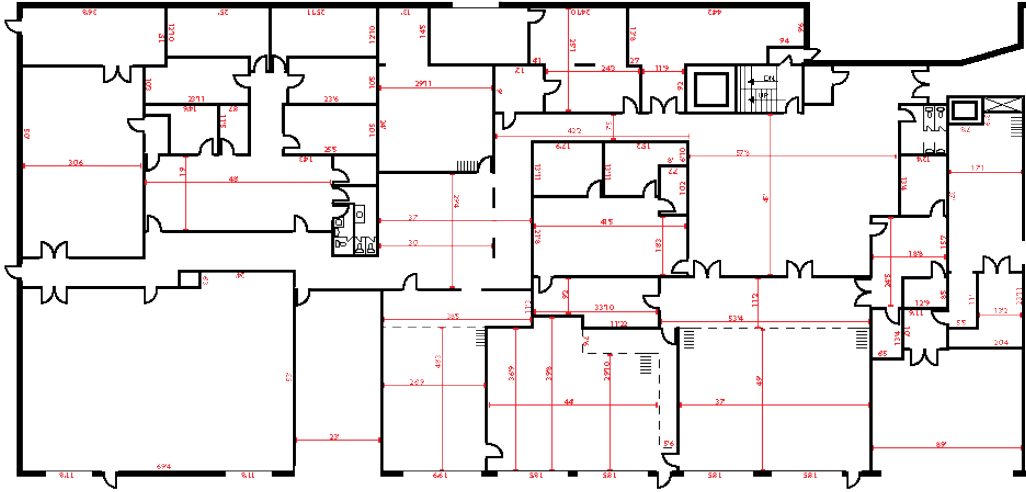


Second Floor

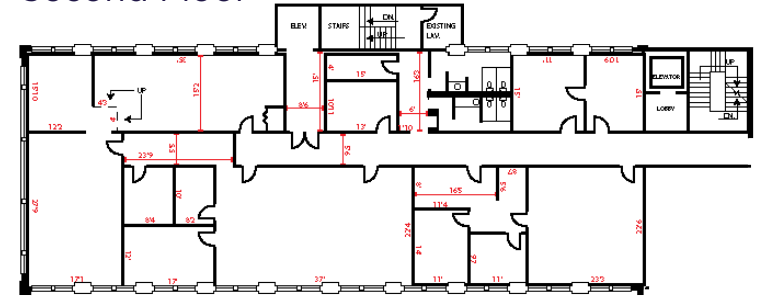


Floor Plan | 3400 Lakeside Avenue E - 37,811 SF

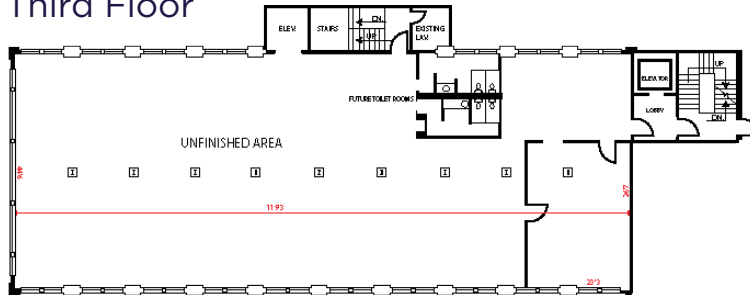
First Floor



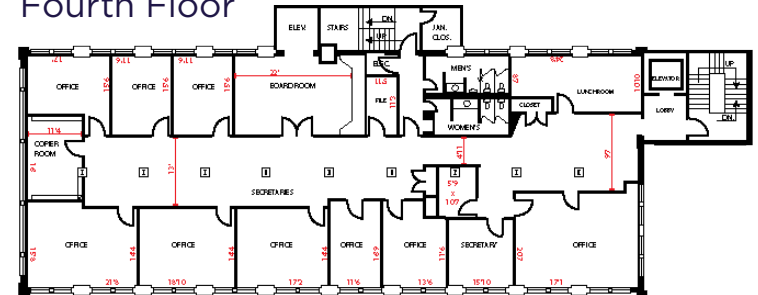
Second Floor



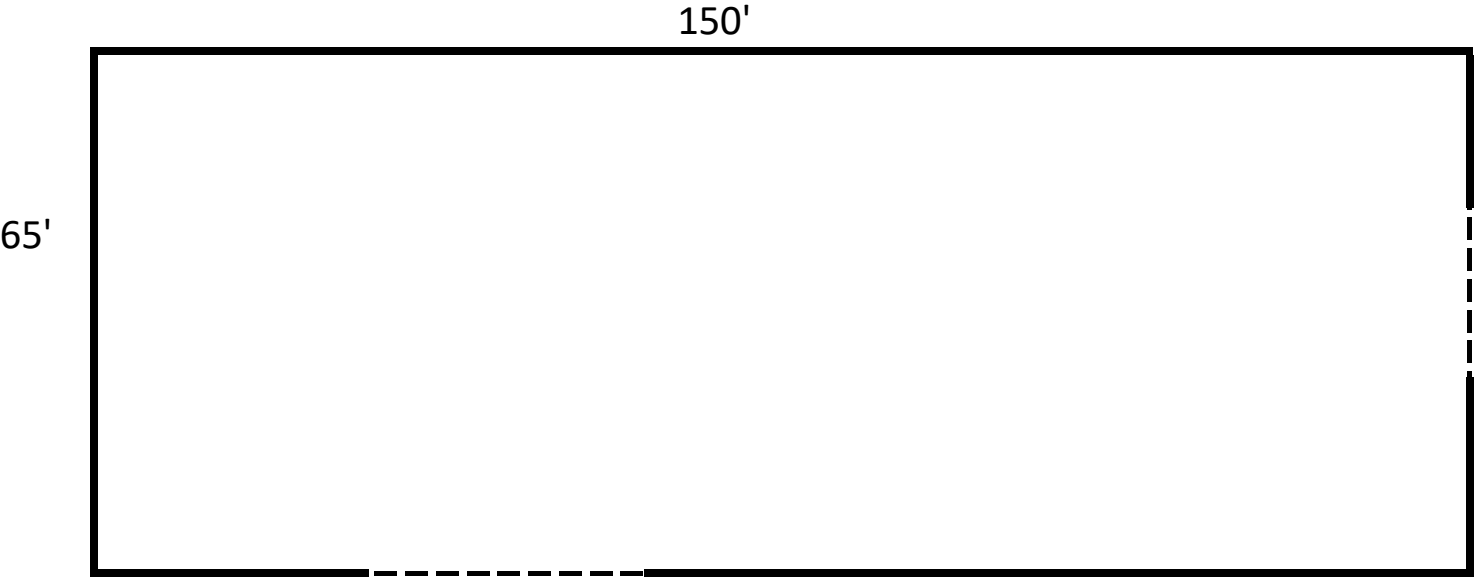
Third Floor



Fourth Floor



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





ADDISON R

SUPERIOR

LAKESIDE

E 55TH

SUPERIOR AVE

AVE



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