

# 9,850 SF Multi-Warehouse Industrial Facility

For Sale | 1771 Ivanhoe Road, Cleveland, Ohio 44112





## PROPERTY HIGHLIGHTS

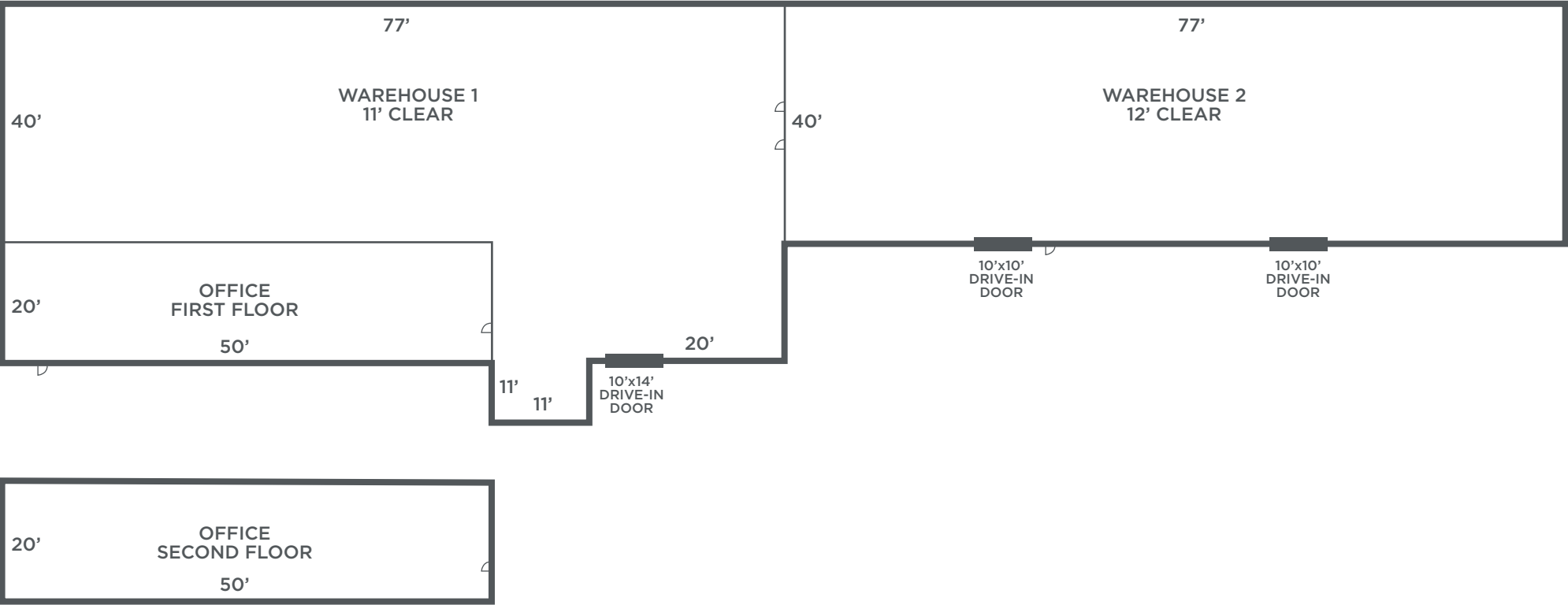
- Original owner has expanded and recently moved.
- The property located at 1771 Ivanhoe, Cleveland, Ohio, encompasses an estimated 9,540 square feet situated on 0.88 acres less than one mile from I-90. Originally owned and treated like a family home, this facility has been meticulously maintained and updated throughout the years, reflecting a commitment to quality and care since its ownership began in 1964. The property is in great condition, showcasing a clean and well-organized environment.
- It features two main warehouse areas:
  - Warehouse 1 offers 4,883 square feet, which includes 1,200 square feet of office space. This section boasts a single drive-in door measuring 14 feet high by 10 feet wide, with a clear height ranging from 11 to 15 feet. The power supply in Warehouse 1 is robust, accommodating 480 volts (3-phase, 100 amps) and 240 volts (3-phase, 200 amps). Additionally, there is a hallway area of 198 square feet.
  - Warehouse 2 spans 3,200 square feet and is equipped with two drive-in doors, each measuring 10 feet high by 10 feet wide, with a clear height of 12 feet. It supports a power supply of 240 volts (3-phase, 200 amps). The property also includes a second-story office space totaling 1,260 square feet. Overall, this versatile property, which recently transitioned ownership in March 2025, offers a combination of warehouse and office space suitable for various commercial uses, while its history of care and updates ensures a welcoming and functional environment.

## Building Specifications

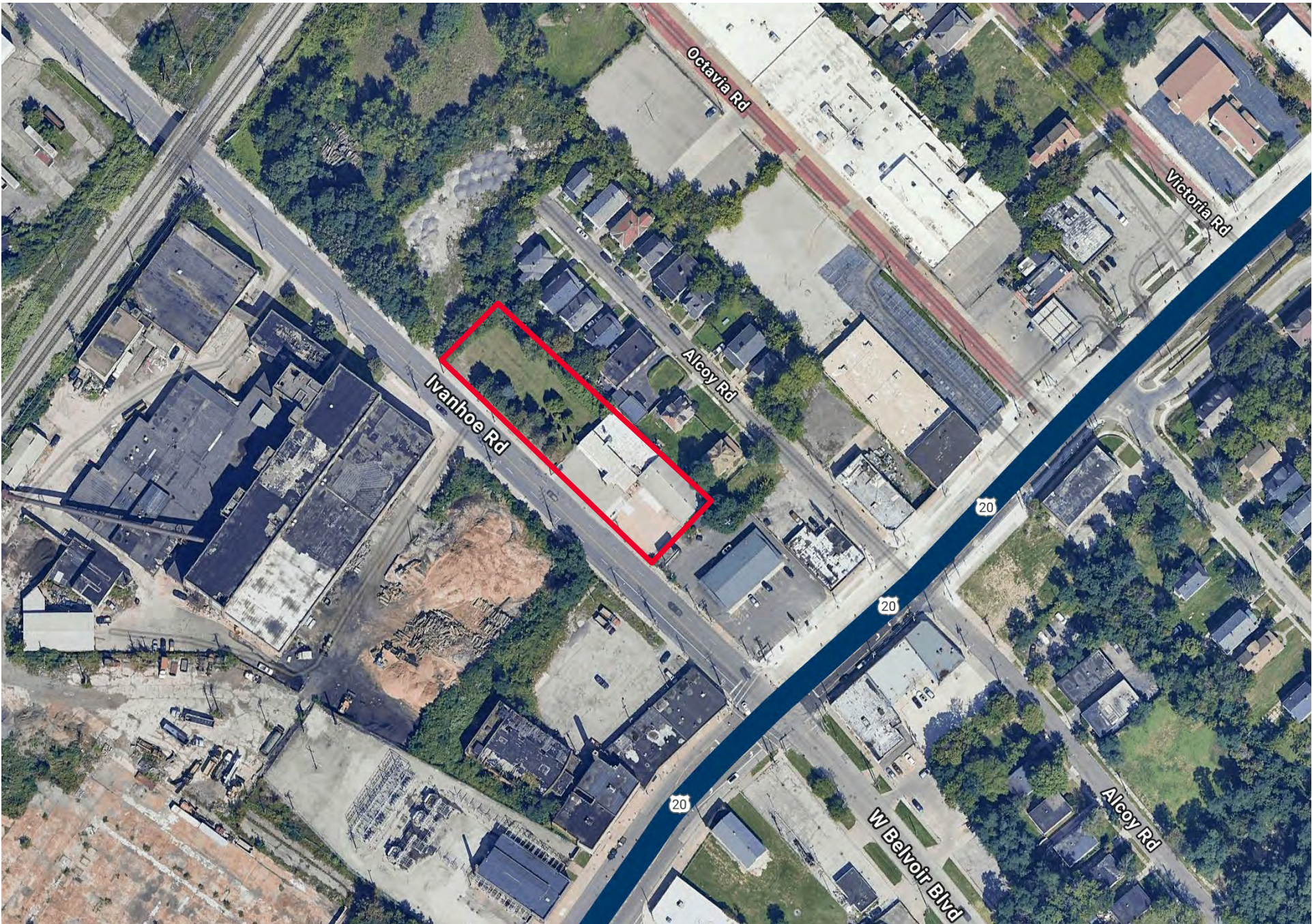
<b>Total Building Size:</b>	9,540 SF	<b>Lighting:</b>	LED
<b>Industrial SF:</b>	7,080 SF	<b>Heat:</b>	Overhead Gas Unit
<b>Office SF:</b>	2,460 SF	<b>A/C:</b>	HVAC
<b>Year Built/Reno:</b>	1964 / 2020	<b>Power:</b>	100A / 480V / 3P
<b>Construction:</b>	Block	<b>Land:</b>	0.88 AC
<b>Clear Height:</b>	11'-15'	<b>Parking:</b>	20
<b>Drive-in Doors:</b>	Three (3) - One (1) 10'x14', Two (2) 10'x10'		

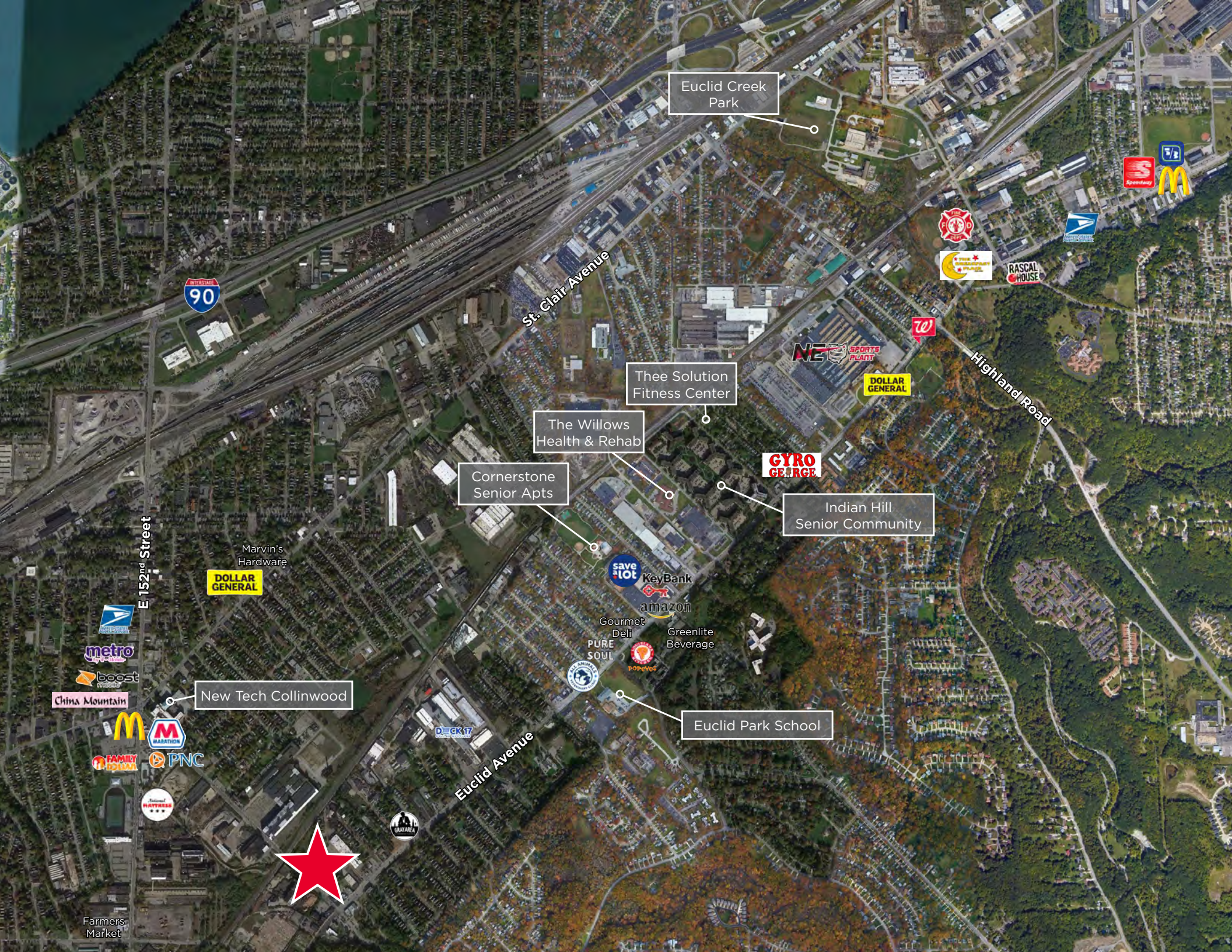
ASKING PRICE  
\$355,000

# Floor Plan



# Parcel Map





Euclid Creek Park

St. Clair Avenue

Thee Solution Fitness Center

The Willows Health & Rehab

Cornerstone Senior Apts

GYRO GEORGE

Indian Hill Senior Community

E 152nd Street

Marvin's Hardware

DOLLAR GENERAL

New Tech Collinwood

KeyBank  
amazon

Gourmet Deli  
PURE SOUL  
Greenlite Beverage

Euclid Park School

Euclid Avenue



Farmers Market



**1771 IVANHOE ROAD  
CLEVELAND, OHIO 44112**

**ELIOT KIJEWSKI, SIOR**  
Principal  
+1 216 525 1487  
[ekijewski@crescorealestate.com](mailto:ekijewski@crescorealestate.com)

**RYAN CURTIN**  
Associate  
+1 216 232 4105  
[rcurtin@crescorealestate.com](mailto:rcurtin@crescorealestate.com)



**Cushman & Wakefield | CRESCO Real Estate**  
6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131

**[crescorealestate.com](http://crescorealestate.com)**

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.