

16,125 SF Industrial Buildings in Desirable Location

For Sale | 2516 - 2530 W. 3rd Street, Cleveland, Ohio 44113



CUSHMAN &
WAKEFIELD



2516 - 2530 W. 3rd Street

- Desired Location
- Upside for “owner / user” featuring a 9,000 SF vacancy to either re-tenant or use for one’s own use
- Excellent proximity to the current “changes” in Cleveland’s landscape featuring the Irishtown Bend Project, Bedrock’s reshaping of Tower City and the Riverfront as well as the continued emergence of the Tremont and Ohio City Neighborhoods

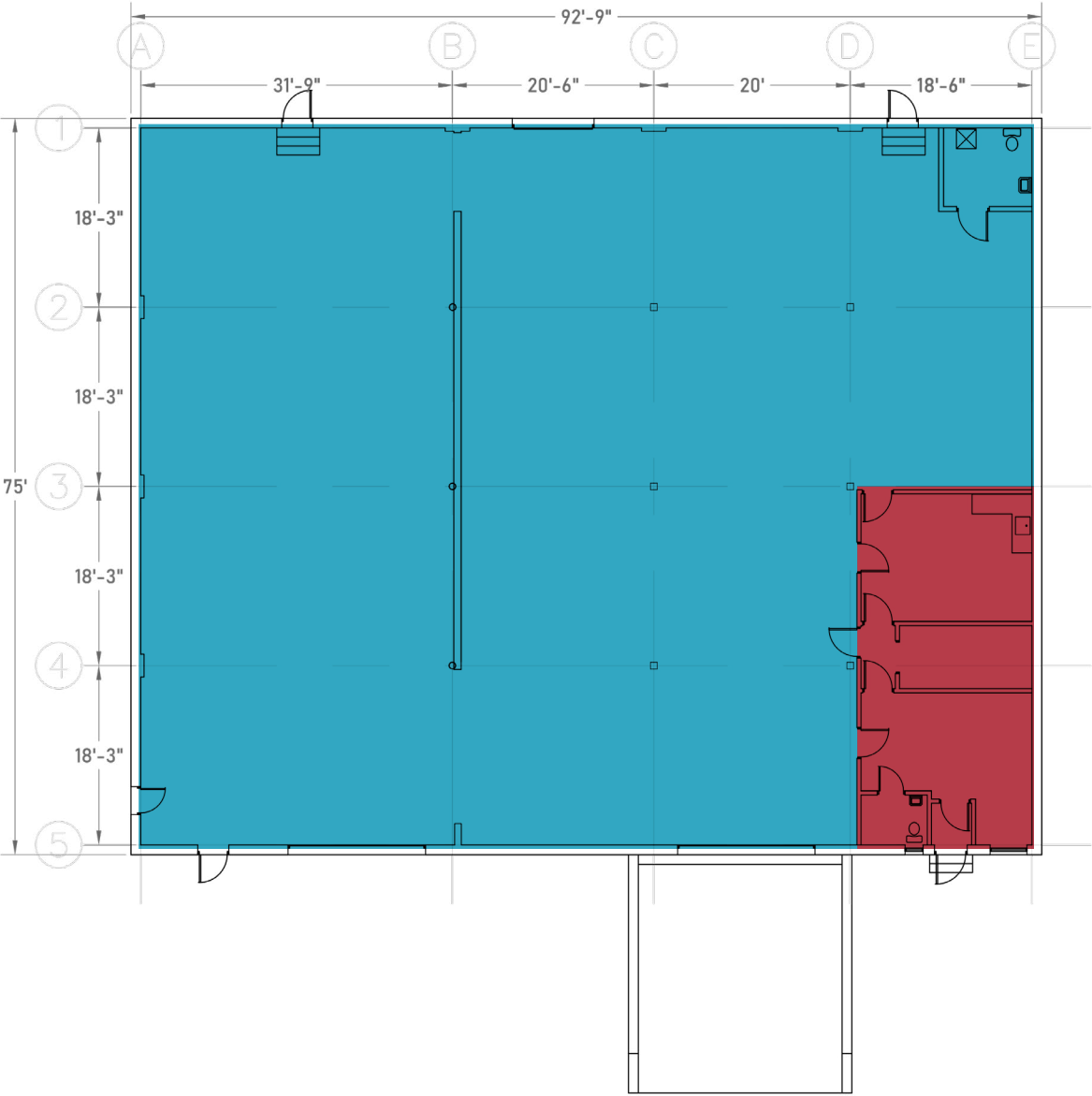
Asking Price: \$1,048,125.00 (\$65.00/SF)



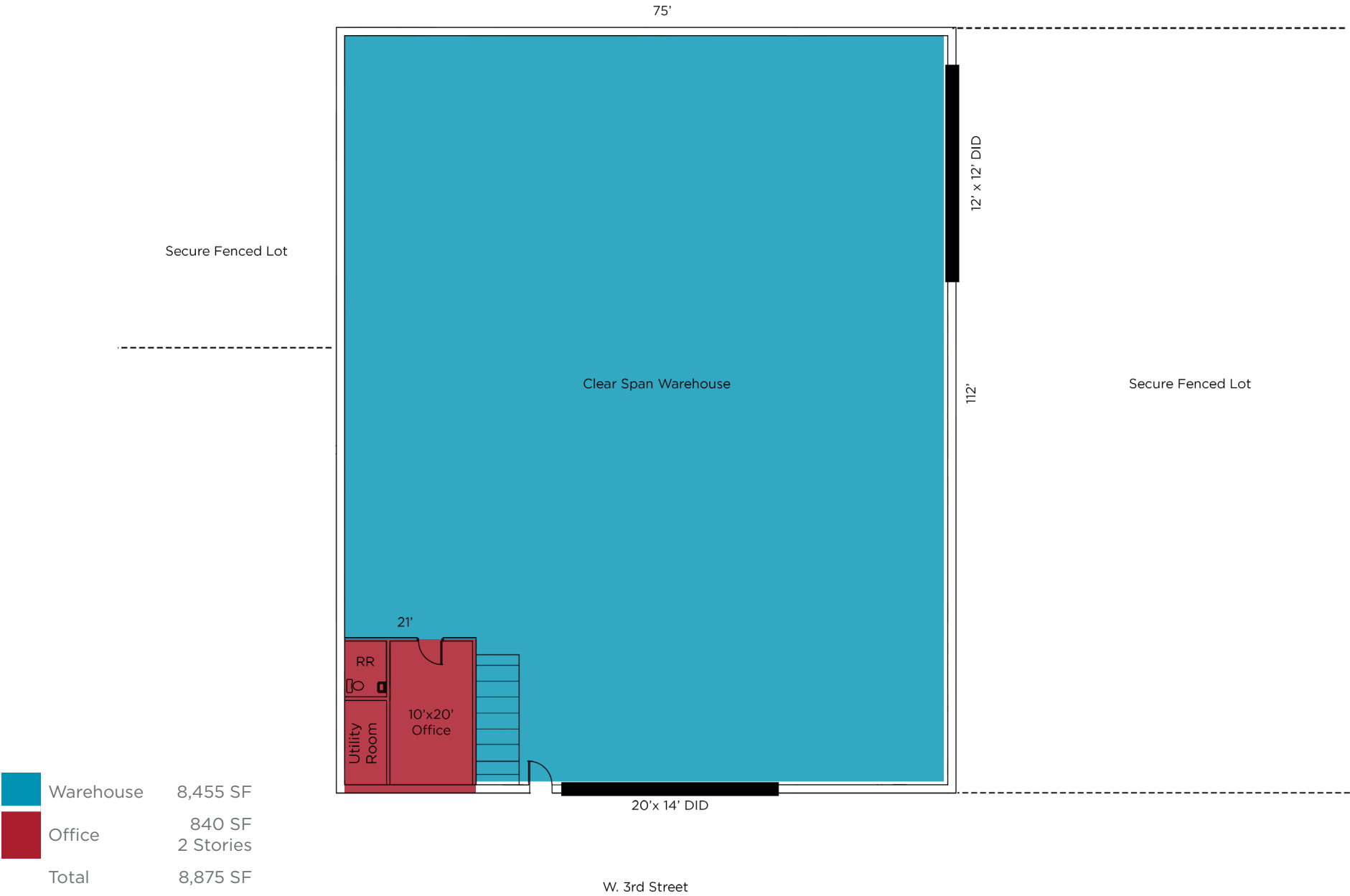
Quick Stats

| | |
|-------------------|--------------------------------------|
| Building Size | 16,125 SF |
| Industrial Size | 15,325 SF |
| Office Size | 800 SF |
| # of Buildings | Two (2) |
| # of Floors | One (1) |
| Year Built | 1954 & 1957 |
| Land Area | 0.74 AC |
| Zoning | General Industrial |
| Parking Spaces | 5-10 Spaces |
| Clear Height | 13'6" & 16' |
| Column Spacing | 19'4"x17'2" & Single Bay |
| Drive-In Doors | 2 (14'x12') 2 (20'x14' & 12'x12') |
| Construction Type | Masonry |
| Roof | Flat-Pitched |
| Deck Type | Metal & Wood |
| Floor | Concrete |
| Lighting | Fluorescent |
| Sprinkler | No |
| Heat | Forced Air |

2530 W 3rd St Floor Plan



2516 W 3rd St Floor Plan



304,233

Population
(2025 | 5 Mile)

35

Median Age
(2025 | 5 Mile)

139,975

Households
(2025 | 5 Mile)

\$68,896

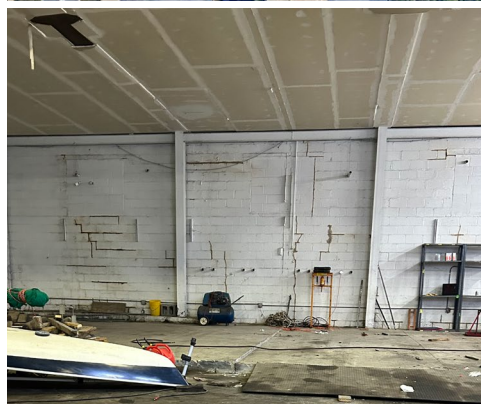
Household Income
(2025 | 5 Mile)

14,057

Total Businesses
(2025 | 5 Mile)

198,530

Total Employees
(2025 | 5 Mile)



Cleveland

2

QUARTER
PHASE II

QUARTER

Bridgeworks



IRISHTOWN
BEND PARK



LORAIN AVE



Mariner's Watch
EDGE32



THE DEXTER
APARTMENTS

The Heyse

CLINTON WEST
LUXURY APARTMENTS



MARKET GARDEN
BREWERY



ABBEE AVE



WEST SIDE MARKET
RESTAURANT & PUBLIC MARKET

INTRO

boaz
cafe

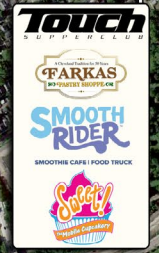


tremont

SITE

FOREST CITY
SHUFFLEBOARD

MetroHealth
Ohio City Family Dentistry



TREO

SCRANTON RD

LORAIN AVE



TINNERMAN
LOFTS

arbor 44

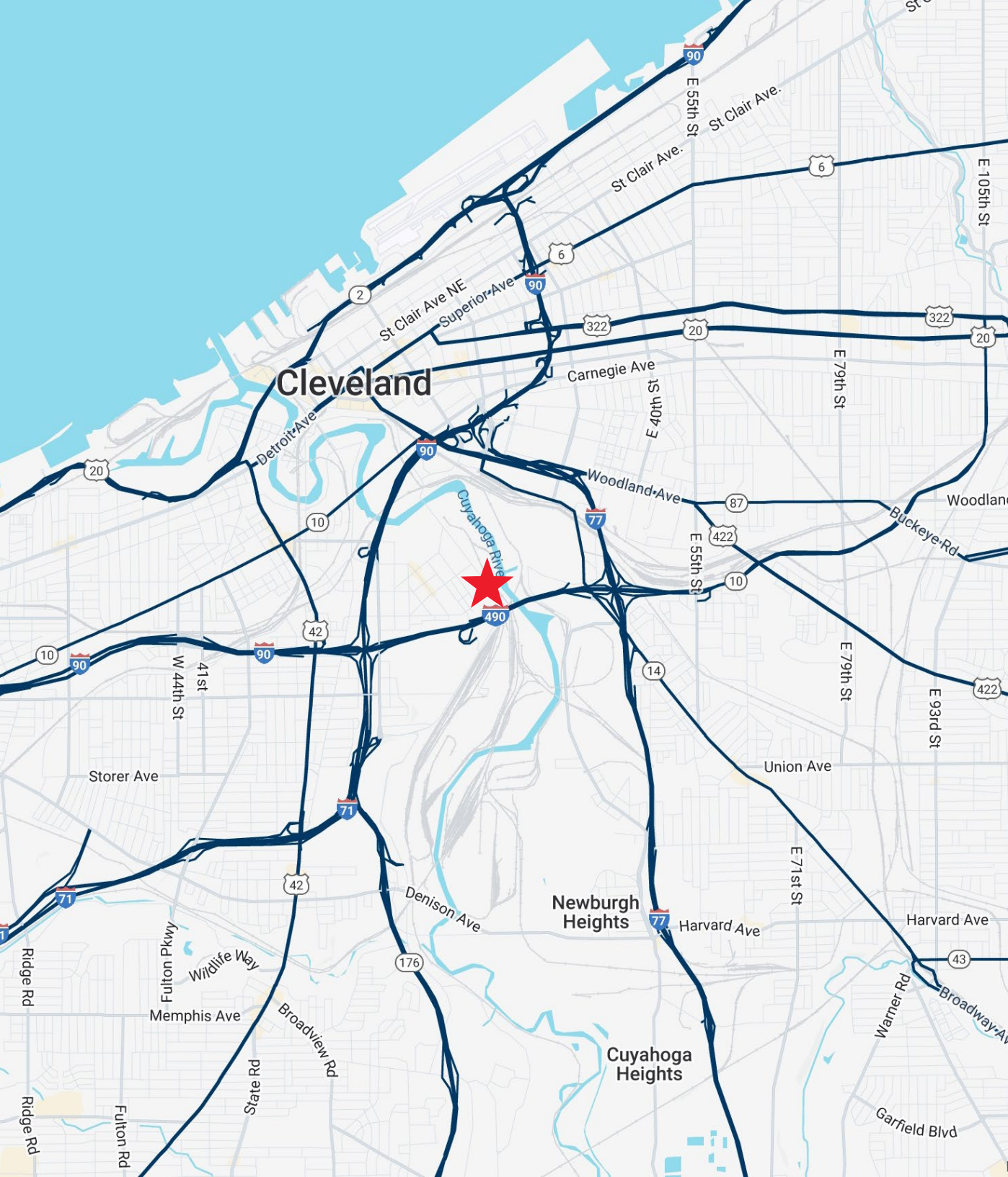
MetroHealth
Ohio City Health Center





Irishtown Bend Riverfront Development

Irishtown Bend Park is a 25-acre green space under development along the west bank of Cleveland's Cuyahoga River. Designed through extensive community engagement, the park aims to reconnect neighborhoods like Ohio City and downtown Cleveland to the riverfront and Lake Erie, completing a vital link in the 101-mile Ohio & Erie Canal Towpath Trail. The site holds deep historical significance, once home to Irish immigrants in the 19th century, and will feature an Irish Heritage Site with preserved foundations and artifacts. Accessibility and equity are central to the project, with input from residents of nearby public housing shaping inclusive features like accessible trails, a playground, and an amphitheater. Before park construction begins, the Port of Cleveland is undertaking a \$60 million hillside stabilization project to secure the area and protect the river's shipping channel. Irishtown Bend Park is set to become a transformative urban oasis, fostering community connections and honoring Cleveland's rich heritage.



**2516-2530 W 3RD STREET
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