

173,315 SF Industrial Opportunity

For Sale | 2912 - 2972 E. 34th Street, Cleveland, Ohio 44115



CUSHMAN &
WAKEFIELD

CRESCO
Real Estate



PROPERTY HIGHLIGHTS

- Prime industrial location with immediate interstate access to I-77 & I-490
- Highly desired outdoor storage space
- Recent renovations include LED lighting, Drive in Doors, and roof repairs
- Crane bays identified on drawing
- Ideal space for warehousing, storage, and distribution
- Drive through bays (drive in doors on each end)

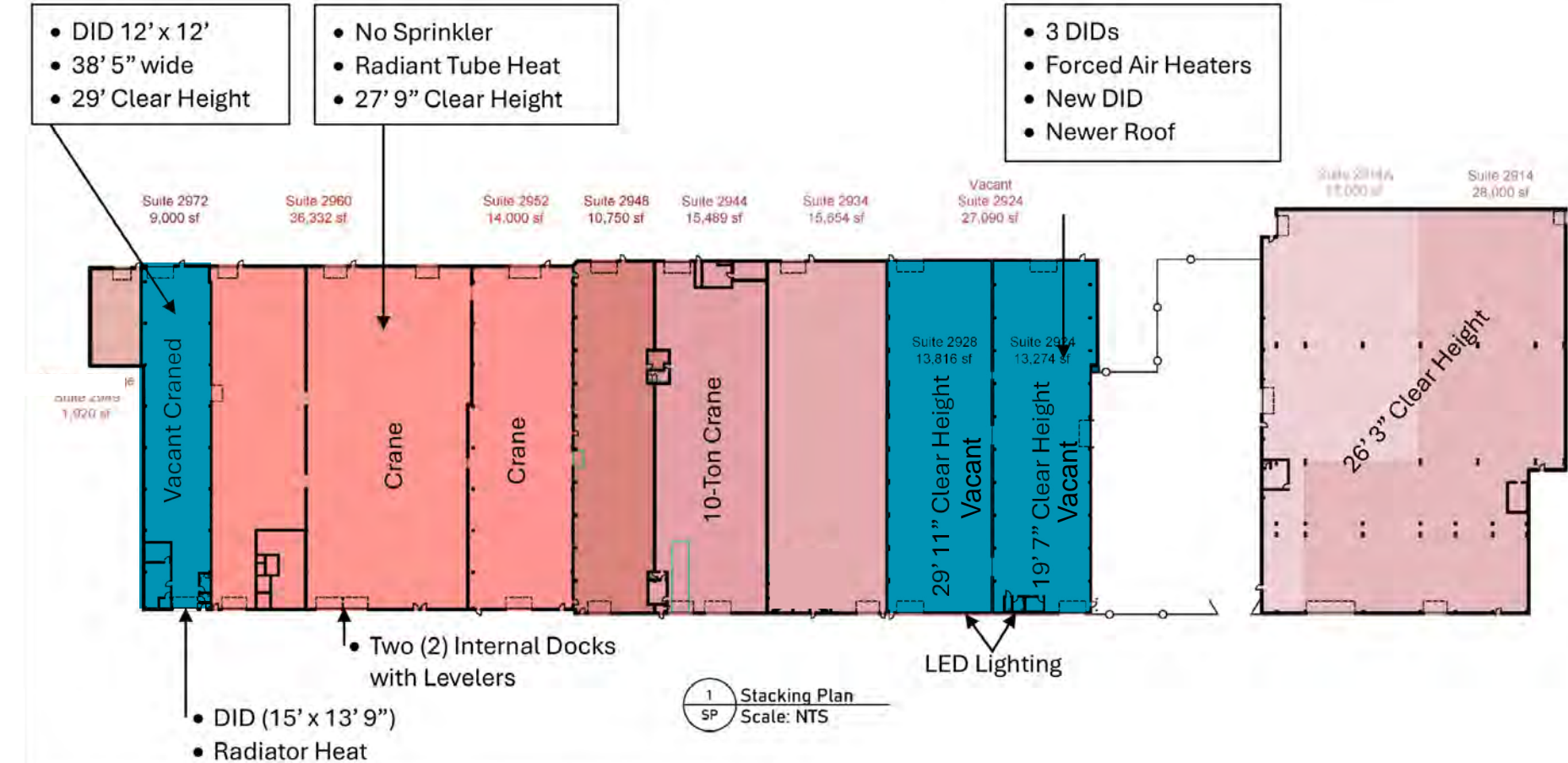
SALE PRICE

Contact Broker

Building Specifications

Building SF:	173,315 SF	Clear Height:	27'9" - 29'	Lighting:	Fluorescent
# of Floors:	One (1)	Parking:	15+ Outdoor	A/C:	None
# of Buildings:	Two (2)	Exterior Type:	Brick/Steel	Heat:	Forced Air
Land Size:	4.83 AC	Roof Type:	Built-up on Metal Deck	Gas:	Dominion Energy
Year Built/Reno:	1972	Docks:	Two (2)	Water:	City
Construction:	Brick/Stone	# of DID:	23	Sprinkler:	No
Power:	Heavy: Varies per unit				

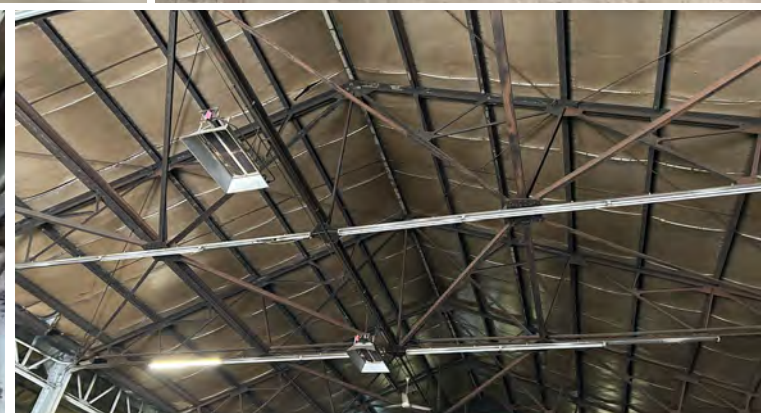
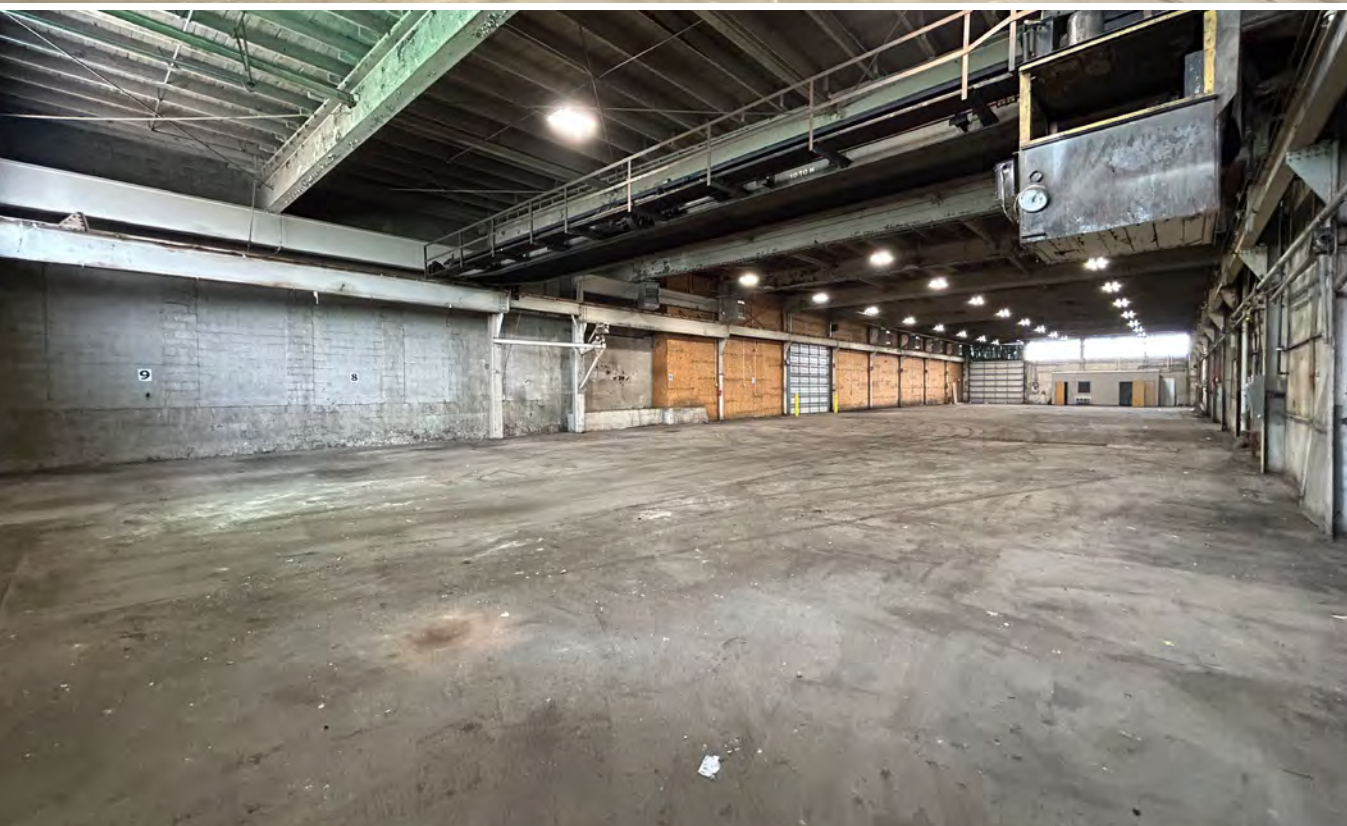
Stacking Plan



Space	Tenant	Lease Expiration	CAD Square Feet	Lease Square Feet	Notes:
2914	-	1/31/2025	26,446		Combined
2914A	-	1/31/2025	17,268	45,000	
2924	Vacant		27,090	27,090	
2934	-	7/31/2029	15,655	15,654	
2944	-	7/31/2025	14,760	15,489	
2948	-	9/30/2024	10,680	10,750	
2952	-	9/30/2027	13,194	14,000	
2960	-	9/30/2027	32,894	36,332	
2972	Vacant		8,722	9,000	
2949	Vacant		1,919	-	
Total			168,828	173,315	
Difference % = -2.7%					

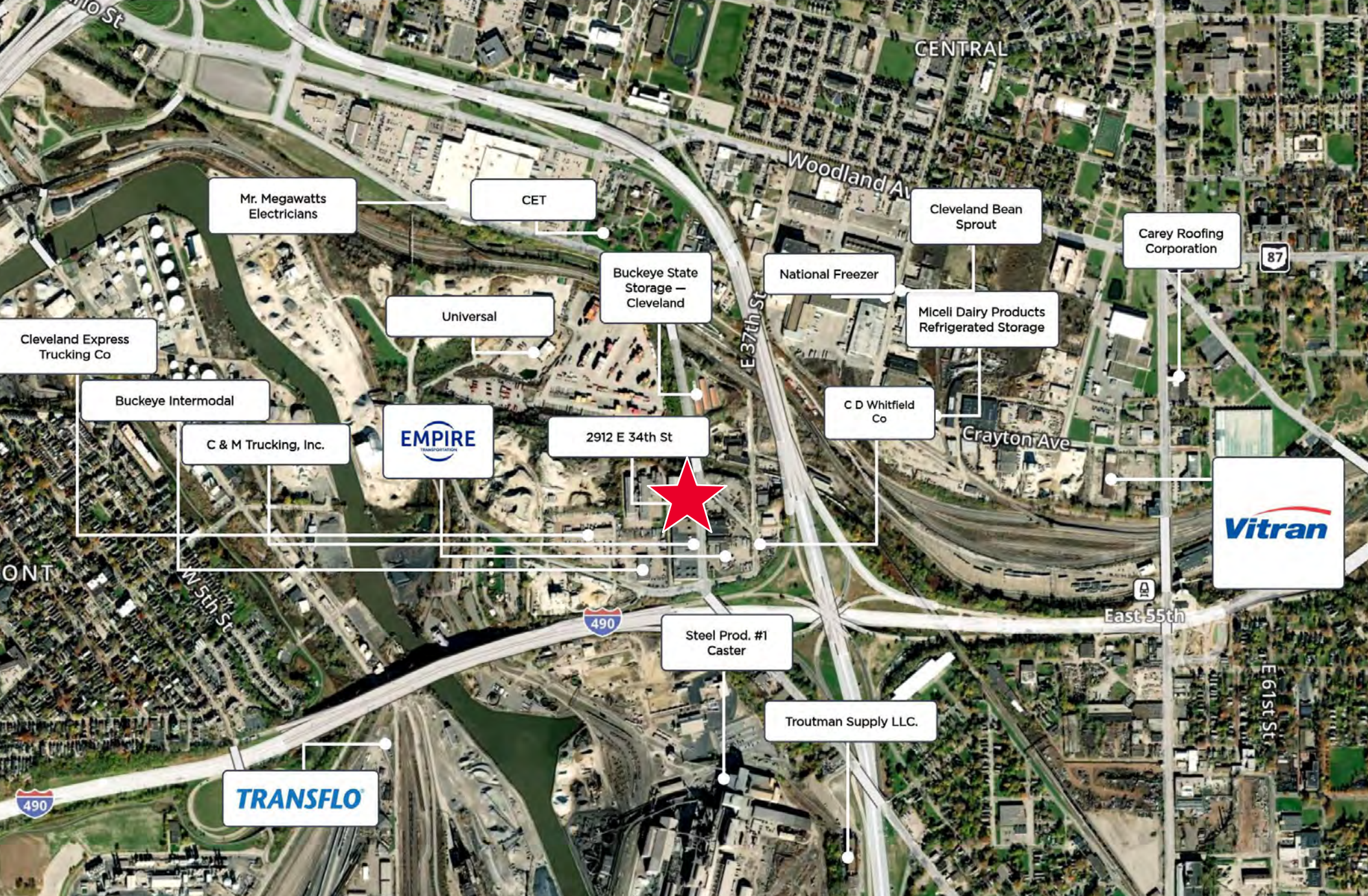


Interior Photos



Exterior Photos





305,938

Population
(2025 | 5 Mile)

35.1

Median Age
(2025 | 5 Mile)

140,196

Households
(2025 | 5 Mile)

\$69,899

Household Income
(2025 | 5 Mile)

14,158

Total Businesses
(2025 | 5 Mile)

196,639

Total Employees
(2025 | 5 Mile)



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