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CONFIDENTIALITY AGREEMENT

6200 HARVARD AVENUE
Cleveland, OH 44105



INVESTMENT / INDUSTRIAL
OFFERING MEMORANDUM TEASER

TWO-BUILDING INDUSTRIAL COMPLEX TOTALING 124,123 SF



EXECUTIVE SUMMARY

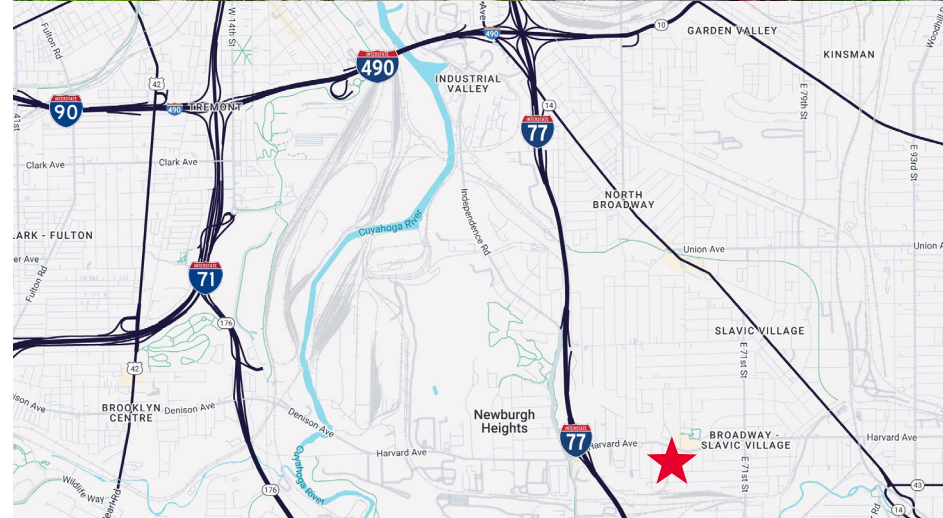
Cushman & Wakefield | CRESCO Real Estate has been retained by ownership as its exclusive advisor in the sale of 6200 Harvard Avenue, Cleveland, Ohio. The two building industrial asset is 100% leased and totals 124,123 SF on 5.71 AC. The offering is centrally located in a well-established industrial sector bordering the first-ring suburbs of Downtown Cleveland.

This location provides excellent connectivity to major interstates, public transportation and a skilled workforce. The primary physical structure consist of masonry construction, is well maintained and feature above standard manufacturing amenities. Additionally, the existing tenant has and is continuing to make, significant infrastructure investments unique to their individual process.

KEY HIGHLIGHTS

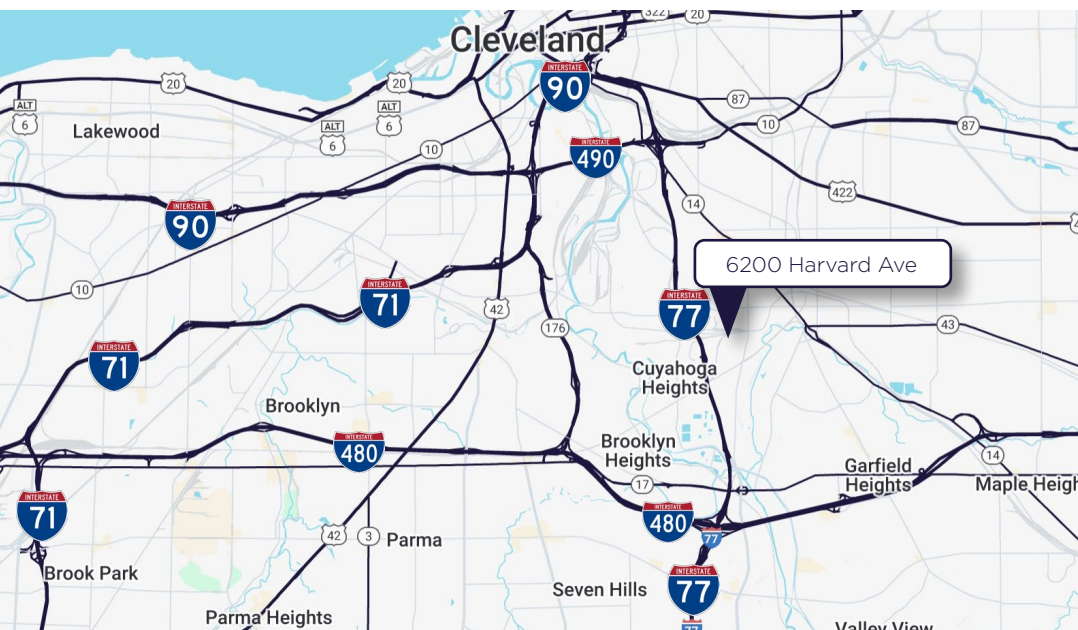
- 100% leased
- Below market rates - long term upside potential
- High-demand location with manufacturing amenities
- 2.8% industrial vacancy rate in Northeast Ohio
- Northeast Ohio ranks in the Top 10 largest industrial markets in the United States

SUB-MARKET	SF	% LEASED	AGE
South	124,123 (111,283+12,840)	100%	1924 Renovated 2021 - Ongoing
SF	TENANTS	IN PLACE RENT	MARKET NET RENT
111,283 SF 12,890 SF	#1 #2	\$1.72/SF NNN 2.82/SF NNN	\$2.85/SFNNN \$3.75/SF NNN



PROPERTY OVERVIEW

6200 HARVARD AVENUE
CLEVELAND, OHIO 44105



	Building 1	Building 2
Building Size:	111,283 SF	12,890 SF
Construction:	Masonry	Metal/Pre-engineered
Year Built:	1924 (with expansions)	1953
Roof:	EPDM & Metal	Metal
Floor:	Concrete Slab	Concrete Slad
Clear Height:	16' - 30'	21' - 2"
Column Spacing:	Varies	Clear Span
Docks:	3	None
Drive-In Doors:	5	
Sprinkler:	Office Only	None
Lighting:	Fluorescent	Fluorescent
Heat:	Radiant Tube, Gas	Radiant Tube, Gas
A/C:	Office Only	Office Only
Power:	4000 A / 480 V / 3P	200 A / 480V / 3P
Land Size:	5.71 Acres	5.71 Acres
Outdoor Storage:	Ample	Ample
Parking:	Ample	Ample
Zoning:	Industrial	Industrial
RE Taxes:	\$43,177.80/yr	Same
PP #s:	132-23-005/006/007	Same
Cranes:	7 Total Two (2) 5-ton Two (2) 2-ton One (1) 10-ton One (1) 25-ton One (1) 4-ton	
Comments:	12.053 SF Common Area	



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