

Recently Updated Industrial Warehouse Opportunity with Significant Outdoor Storage

For Sale | 6975 Bessemer Avenue, Cleveland, Ohio 44127



6975 Bessemer Ave

- This +- 14,000 SF industrial warehouse presents a truly move-in ready purchase opportunity, perfectly suited for an owner-user seeking immediate occupancy or an investor desiring a high-quality asset
- Recent Upgrades the owner has completed Include:
 - New overhead doors with electric openers
 - Efficient new forced air gas unit heaters installed throughout
 - Enhanced insulation in all buildings with recent spray foam application
 - Improved functionality with newly added concrete in majority of the yard area
 - Bright and energy efficient LED lighting added throughout
- Fenced, lit and secure yard area ready to accommodate Industrial Outdoor Storage (IOS) needs
- Situated in a central and strategic location, just minutes from I-77 and I-490, ensuring smooth logistics and regional reach.
- Neighboring businesses include Presrite Corporation, AAA Advanced Plumbing and Drain, Progress Rail, TraffTech, Inc. and Cleveland Delivery
- Located in an Opportunity Zone

Sale Price: \$575,000 (\$41.07/SF)



Quick Stats

Building SF	14,000 SF
Year Built (Reno)	1903/2020
# of Buildings	Two (2)
Lot Size	1.28 AC
Clear Height	13'-20'5"
Column Spacing	Clear Span
Drive-In Doors	Eight (8) - Four (4) 16' x 13' Two (2) 11'x13' - Two (2) 12'x14'
Power	3P/300A/240v
Exterior	Brick & Steel
Lighting	LED
Heat	Overhead Gas Unit

Exterior Photos



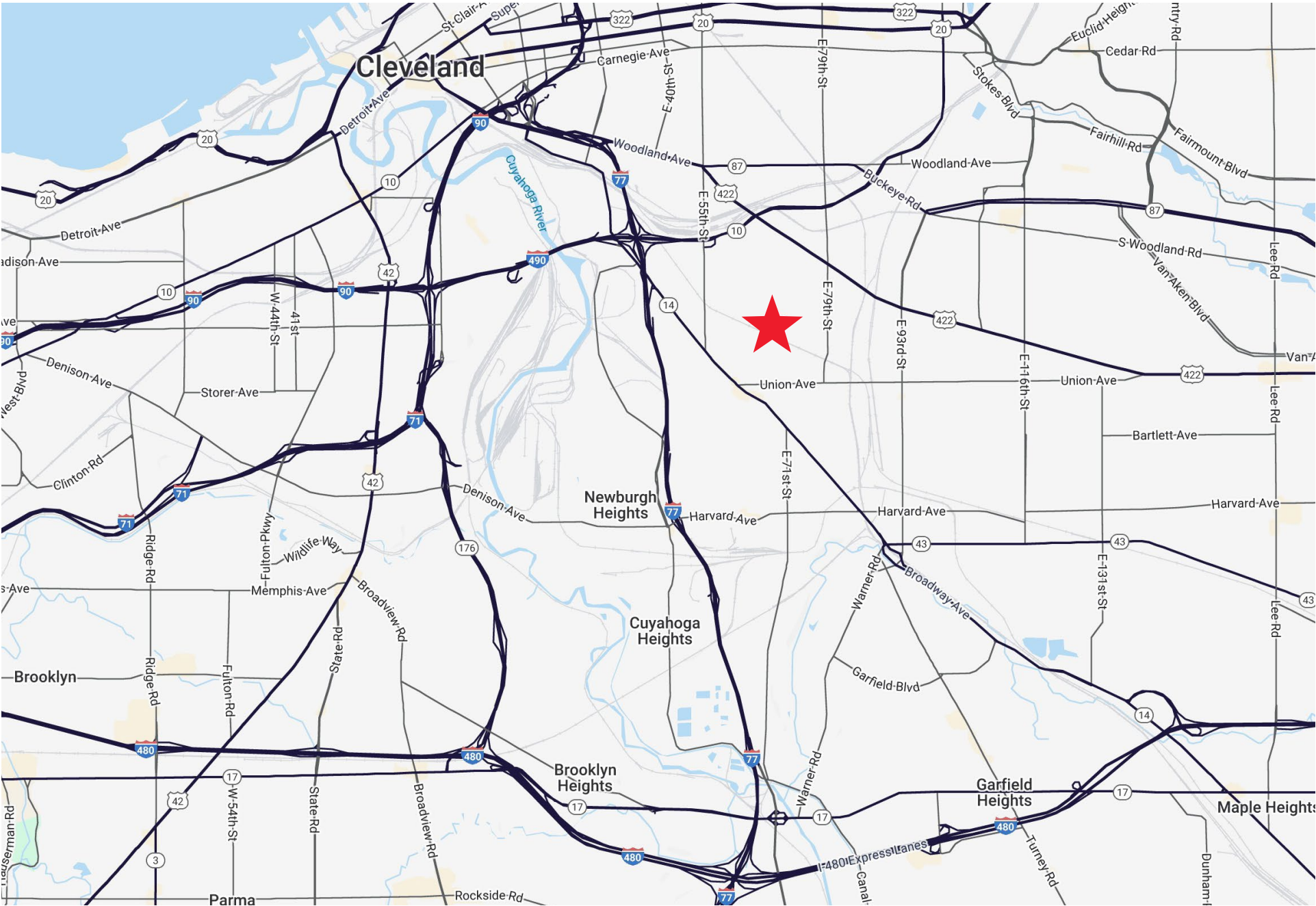
Interior Photos



Site Plan



Location





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