

# Prime Industrial with Heavy Power

For Sublease | 12201 Elmwood Avenue, Cleveland, Ohio 44111



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WAKEFIELD

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Real Estate



# 12201 Elmwood Avenue

- Great highway access and visibility from I-90
- Heavy power, well distributed
- Ideal for a manufacturing operation
- High bay provides excellent distribution ability
- Fantastic access to both skilled and unskilled labor pool
- Sublease through: 6/30/2029

**Lease Rate: \$4.75 NNN | NNN = ~\$1.51**

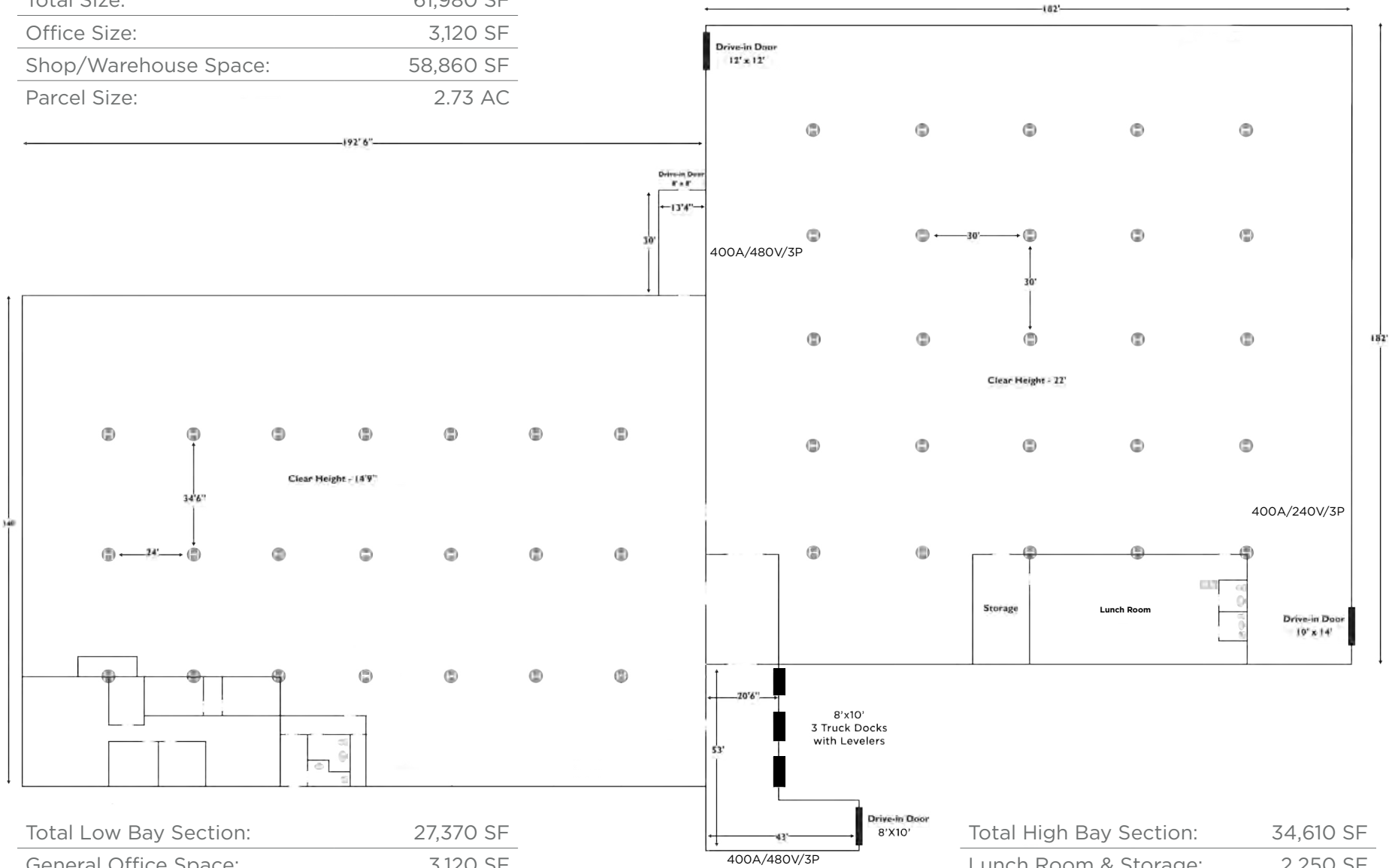


## Quick Stats

Available Space	61,980 Total
	58,860 SF Industrial   3,120 SF Office
Year Built	1952
Zoning	General Industry (GI-B3) & Semi-Industry (SI-B3)
Clear Height	14'9" - 22'
Docks	Three (3) - 8' x 10' w/levelers, seals and lights
Drive-In Doors	Four (4) - 8'x8, 8'x10', 12'x12', and 12'x14"
Power	Two (2) - 400A/480V/3P & One (1) - 400A/240V/3P

# Floor Plan

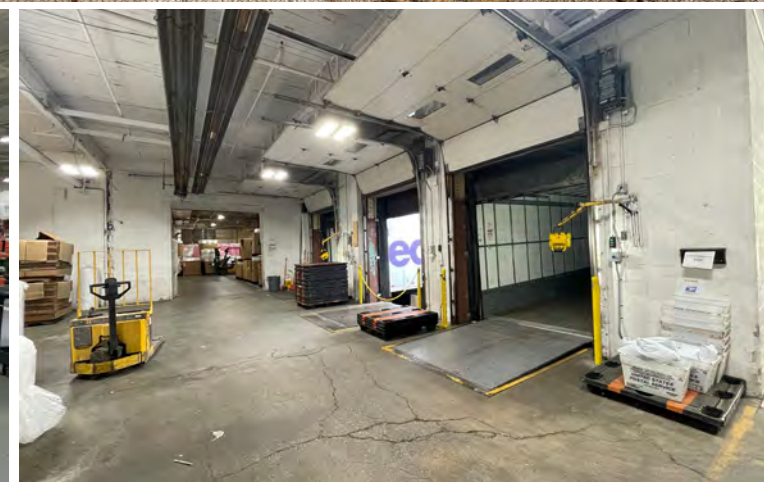
Total Size:	61,980 SF
Office Size:	3,120 SF
Shop/Warehouse Space:	58,860 SF
Parcel Size:	2.73 AC



Total Low Bay Section:	27,370 SF
General Office Space:	3,120 SF
Shop Area:	24,250 SF

Total High Bay Section:	34,610 SF
Lunch Room & Storage:	2,250 SF
Warehouse Space:	32,360 SF









Population  
(2025 | 5 Mile)

Median Age  
(2025 | 5 Mile)

Households  
(2025 | 5 Mile)

Household Income  
(2025 | 5 Mile)

Total Businesses  
(2025 | 5 Mile)

Total Employees  
(2025 | 5 Mile)





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