

# Amenity Rich Industrial Space Available

For Lease | 5502 Cass Avenue, Cleveland, Ohio 44102





## HIGHLIGHTS

- 100% air-conditioned industrial space with above standard manufacturing amenities
- Excellent location in the heart of a growing area with easy access to a skilled workforce, major interstates and public transportation
- Highly visible along the Lakefront Shoreway (SR-2) with approximately 36,000 vehicles per day which allows for excellent signage opportunities
- Heavy power with multiple services from both CPP and First Energy
- Nearby multiple dining, shopping, and service amenities
- 145+ car parking



## AVAILABILITY

Total SF: 75,987 SF  
 Industrial SF: 67,587 SF  
 Office SF: 8,400 SF

## LEASE RATE

\$5.75/SF NNN  
 Expenses = \$1.75/SF

# SPECS

## Building Size: (1st Floor Footprint)

Total SF: 75,987 SF  
Industrial SF: 67,587 SF  
Office SF: 8,400 SF

## Construction:

Masonry Steel

## Year Built:

1938, 1959, 1969/1970

## Land Size:

4.74 Acres

## Renovated:

On going

## Roof:

Wood/Metal Deck - EPDM

## Floor:

6" - 8" Concrete

## Clear Height:

13' 4" (Main Plant)  
21' 2" (High Bay)  
12' 2" (Low Bay)

## Column Spacing:

20' x 34' (Main Plant)  
36' 9" x 19' 11" (High Bay)  
29' x 20' (Low Bay)

## Docks:

Three (3) Interior  
(Two (2) with Levelers)

## Sprinkler:

100% Standard Wet System

## Lighting:

Fluorescent and LED

## Heat:

Boiler (2) Hot Water & Steam

## A/C:

100% (15 roof top and 2 office units)

## Power:

2000A / 240V / 3P  
1200A / 240V / 3P  
600A / 480V / 3P  
3 separate services (2 - FirstEnergy, 1 - CCP)

## Outdoor Storage:

Yes

## Parking:

145+

## Zoning:

3400 Industrial - MFG/Light Assembly

## Airlines:

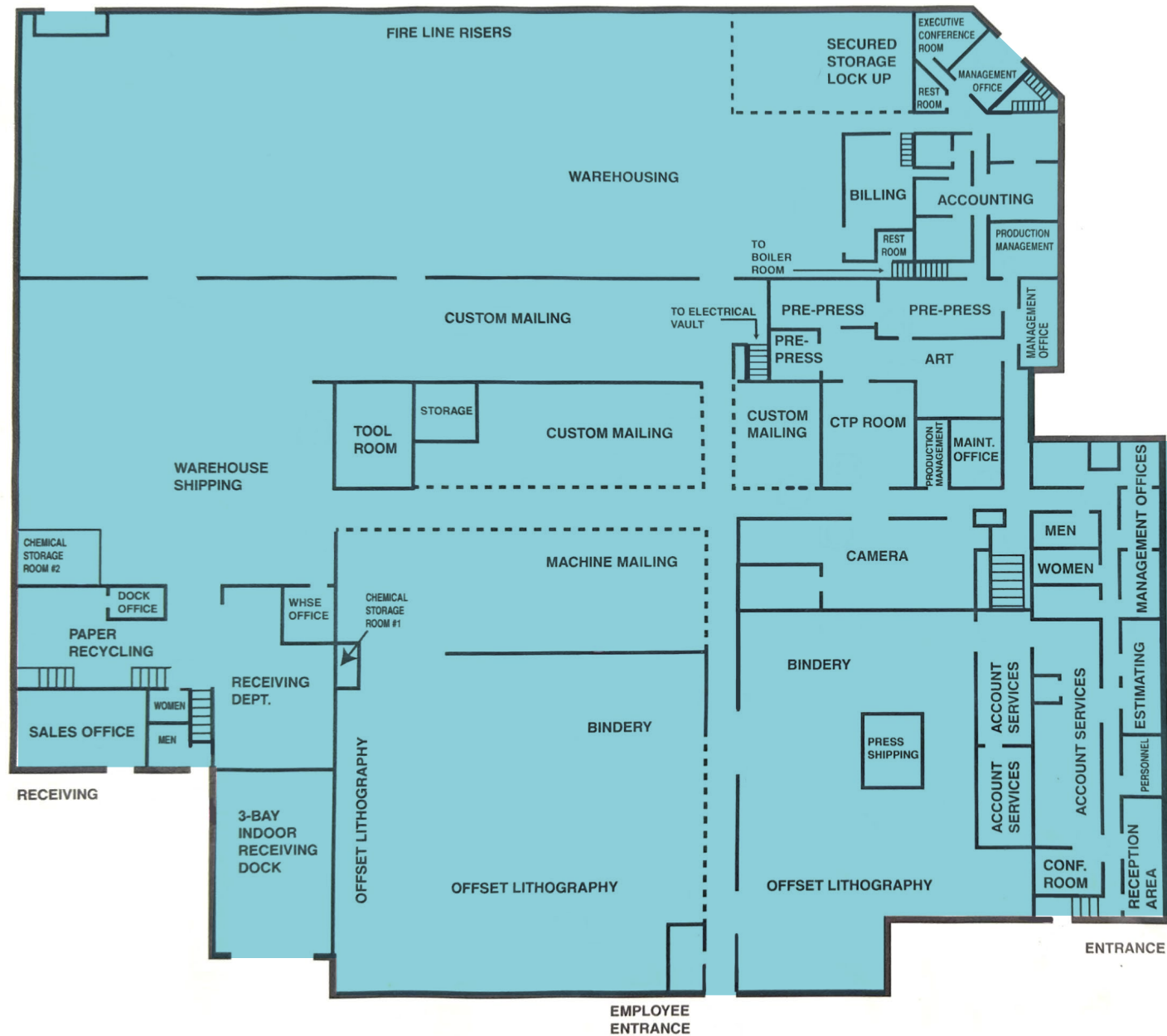
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## Comments

Total SF excludes lower-level office, penthouse, boiler room, and electrical vault.



# FLOOR PLAN



# PARCEL MAP



# LOCATION MAP





The area surrounding the subject property in Cleveland, Ohio offers a vibrant mix of industrial prowess and urban convenience. With a population of approximately 383,331 residents and a median age of 36.4 years, the community is diverse and dynamic, with a significant proportion of households comprising young professionals and families.

In the near vicinity to the subject property, the area is rich with amenities that enhance the quality of life for its residents and businesses. Notably, the area is in close proximity to major transportation routes, including I-71 and I-480, providing easy access to downtown Cleveland and beyond. Additionally, the area is well-served with healthcare facilities, including the Cleveland Clinic and University Hospitals, which offer comprehensive medical services. For outdoor enthusiasts, the Cleveland Metroparks system offers expansive green spaces and recreational opportunities.

**22,645**  
**1-MILE RADIUS RESIDENTS**

**36.6 YEARS**  
**1-MILE RADIUS MEDIAN AGE**

**\$84,690**  
**1-MILE RADIUS MED. HH INCOME**



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