

# 10,000 SF Freestanding Flex Warehouse Opportunity

9257 Midwest Avenue, Cleveland, Ohio 44125



# Exterior Photos

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# Interior Photos





## Property Highlights

- Fully climate-controlled space ideal for light manufacturing, assembly, general office, R&D and climate sensitive storage
- Complete building renovation (2016) featuring a new roof, upgraded HVAC systems, and new finishes throughout the office/warehouse
- Asphalt parking lot repaved and striped in 2025
- Minutes from I-480 and I-77, providing connection to downtown Cleveland, Hopkins International Airport, and the I-80 Turnpike
- Join a thriving business park including notable neighbors such as Ohio Beverage Systems, OverDrive Inc., System Seals, Adams Manufacturing, and Temperature Supply.

**SALE PRICE:**  
**\$895,000 (\$89.50/SF)**

## Building Specifications

**Total Building Size:** ±10,000 SF

**Year Built/Renovated:** 1968/2016

**Zoning:** U-11B

**Land Area:** ±1.29 AC

**Clear Height:** 12'

**Primary Use:** Flex

**Secondary Use:** Office

**Parking Spaces:** 50

**Number of Docks:** One (1)

**Power:** 3P/480V/240V

**Lighting:** LED

**Construction Status:** Existing

**Construction Type:** Masonry

**Exterior:** Brick

**Roof:** EPDM

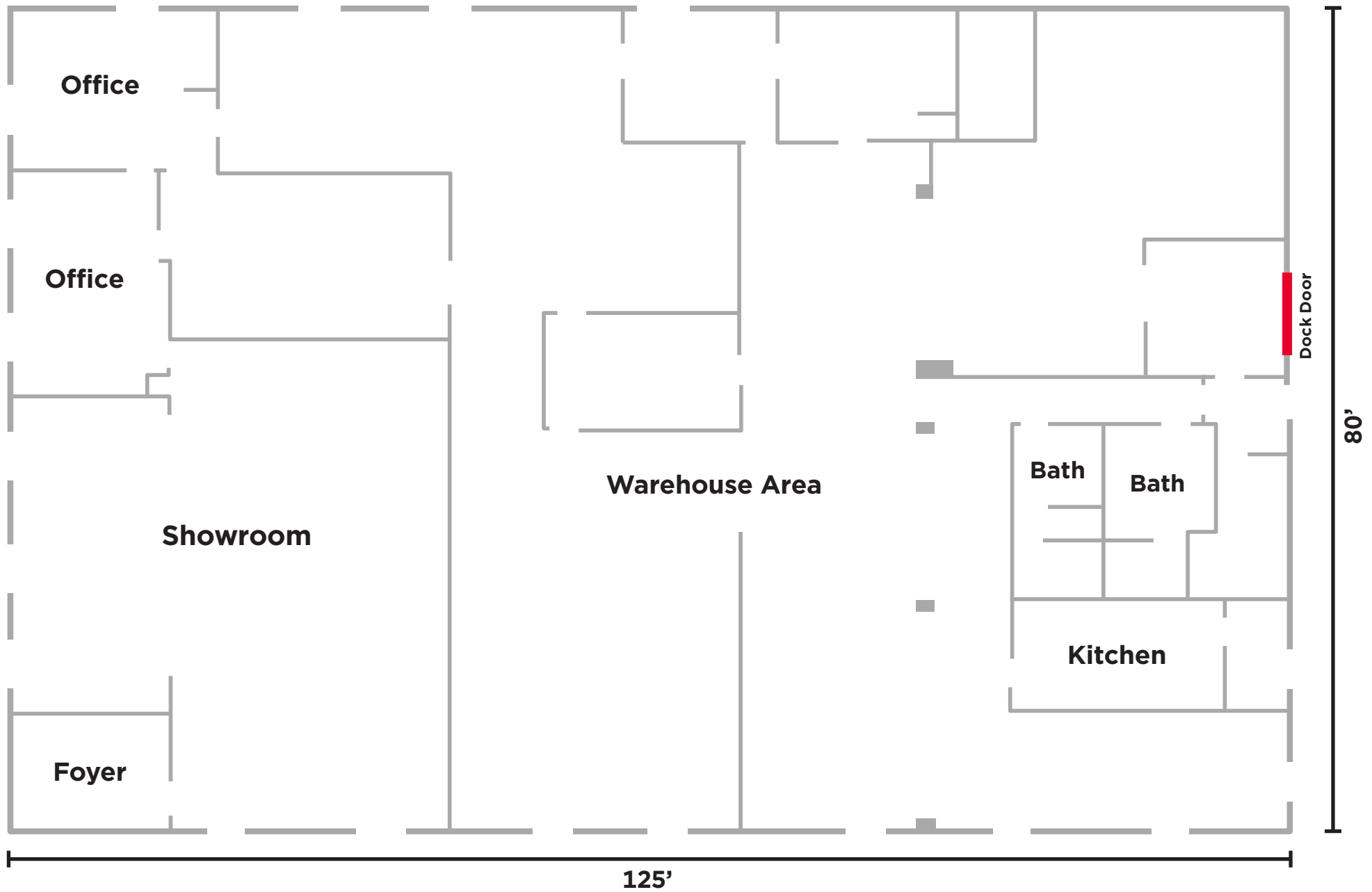
**Deck:** Metal

**Floor:** Concrete

**Heat:** Rooftop HVAC

**A/C:** 100%

# Floor Plan



# Property Aerial





# Amenities Map



# TOP EMPLOYERS

From Cleveland Crain's 2024 Book of Lists

## Cleveland Clinic

45,673

Healthcare

## Group Management Services Inc. 33,972

Employment Services Firm

## Minute Men Cos.

26,578

Staffing Services

## University Hospitals

25,029

Healthcare

## Amazon

20,000

Online Retailer

## MAJOR HEADQUARTERS IN NEO



## FORTUNE 500



## LARGEST IN NEO



# TRANSPORTATION

## METRO HEALTHLINE

The HealthLine, recognized by the Institute of Transportation and Policy as North America's premier bus rapid transit system, celebrated its 10th anniversary in 2018. Operating 24/7, it seamlessly connects Downtown Cleveland and University Circle—home to Ohio's first and fourth-largest employment hubs.

This bus rapid transit service transforms Historic Euclid Avenue into a pedestrian- and transit-friendly corridor, blending the city's rich history with modern landmarks like The Beacon and The Lumen. Enhancements include dedicated bus lanes, upgraded hybrid-electric vehicles, and synchronized traffic signals for peak-hour efficiency.

## RTA RAPID

Cleveland's light rail system—comprising the Blue, Green, and Waterfront lines—runs every 15 minutes, providing convenient access to key entertainment and cultural destinations, including the Flats, FirstEnergy Stadium, Great Lakes Science Center, and the Rock & Roll Hall of Fame.

## DOWNTOWN TROLLEY

Offering free rides throughout downtown, the trolley service connects all major districts and venues. Originally a weekday-only operation, it quickly expanded to evenings and weekends, making parking and city exploration more convenient.

## BURKE LAKEFRONT AIRPORT

Located along Cleveland's waterfront, Burke Lakefront Airport offers a safe, hassle-free travel experience with unmatched views of the city skyline. It serves as the region's premier hub for business and private aviation.

## PEDESTRIAN & BIKE-FRIENDLY INITIATIVES

With an expanding bike-share program and dedicated bike lanes, Cleveland continues to promote recreation, healthy living, and alternative transportation options.

## PORT OF CLEVELAND - AN ECONOMIC DRIVER

One of the largest ports on the Great Lakes, the Port of Cleveland plays a vital role in regional commerce and infrastructure:

- **20,273 jobs** supported by maritime activity
- **\$3.5 billion** in total economic impact (Port of Cleveland, 2021)
- **13 million tons** of cargo transported annually
- **\$4.5 billion** in bonds issued
- **\$6.1 billion** leveraged in construction
- **150+ projects** since 1993

The port offers multiple financing and tax-exemption opportunities, including sales-tax breaks for new construction materials.

## KEY IMPORTS & EXPORTS

- **Bulk Cargo:** Iron ore, limestone, cement, salt
- **Breakbulk & Project Cargo:** Capital equipment, heavy machinery, power generators, steel, wind turbines
- **Containers** for various goods

Located on Lake Erie, Cleveland is one of four major U.S. cities on the Great Lakes, benefiting from access to fresh water and international shipping routes.

## CLEVELAND NATIONAL AIR SHOW

Hosted annually over Labor Day weekend, the Cleveland National Air Show features breathtaking performances by the U.S. Navy Blue Angels and the U.S. Air Force Thunderbirds.

## AIRPORTS SERVING THE REGION

- Cleveland Hopkins International Airport
- Akron-Canton Airport
- Cleveland Burke Lakefront Airport



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