

# Prime Location Industrial Suites

For Lease | 2912 - 2972 E. 34th Street, Cleveland, Ohio 44115





## PROPERTY HIGHLIGHTS

- Under new ownership! Building upgrades incoming!
- Prime location with immediate interstate access to I-77 & I-490
- Flexible space layouts with tall ceilings, wide bays, drive-thru capability, and more
- Ideal space for warehouse, storage, and distribution
- Heavy power available for manufacturing uses

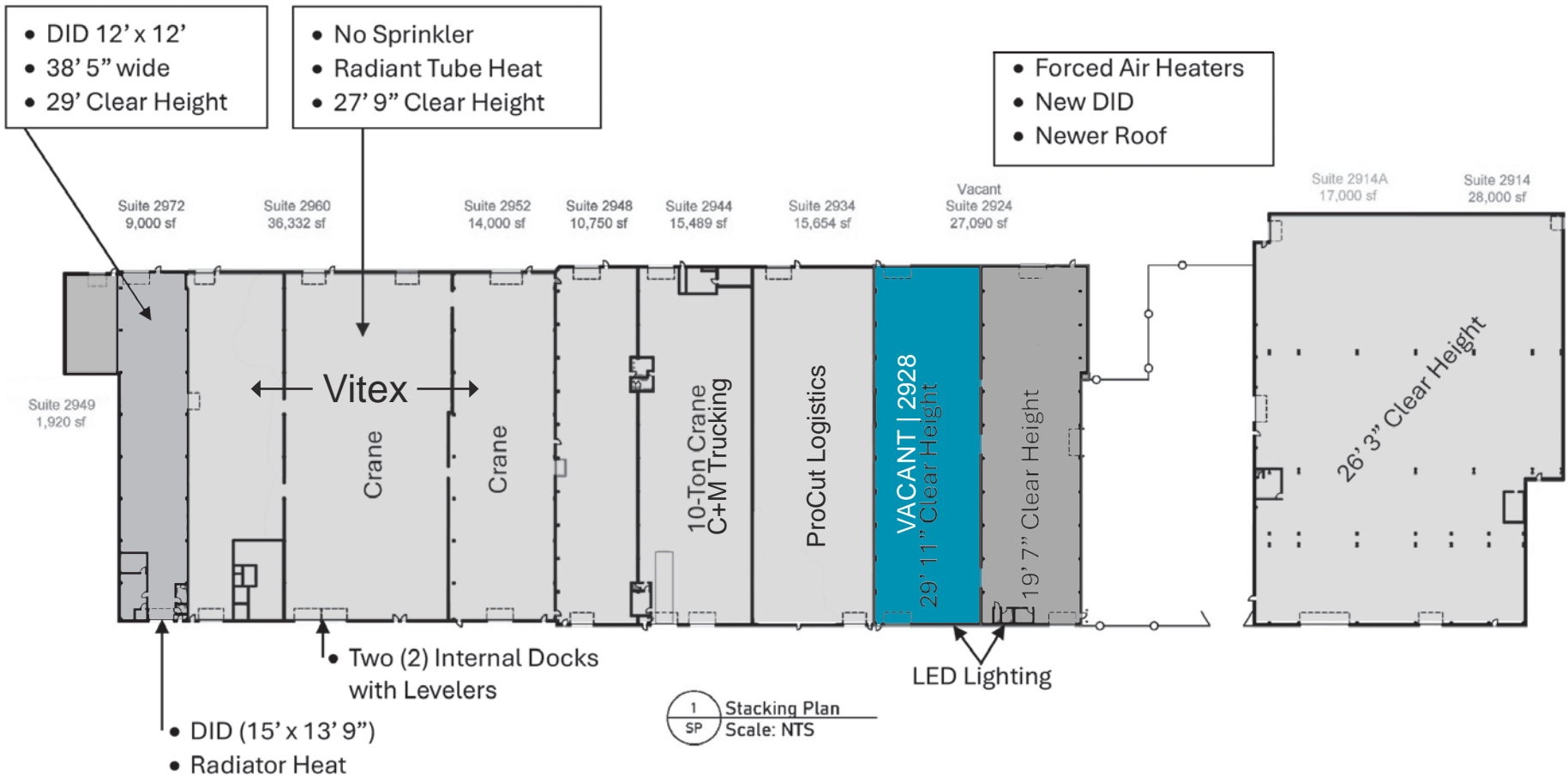
## LEASE RATE

\$4.50/SF NNN | NNN = \$0.85/SF

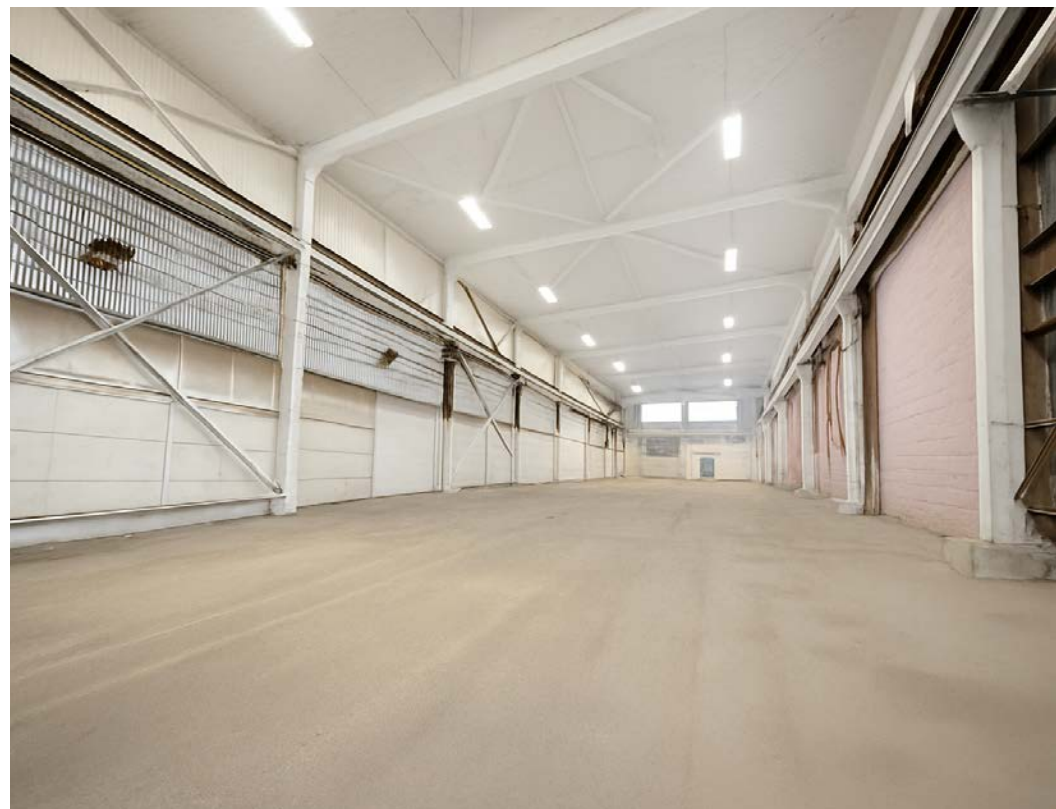
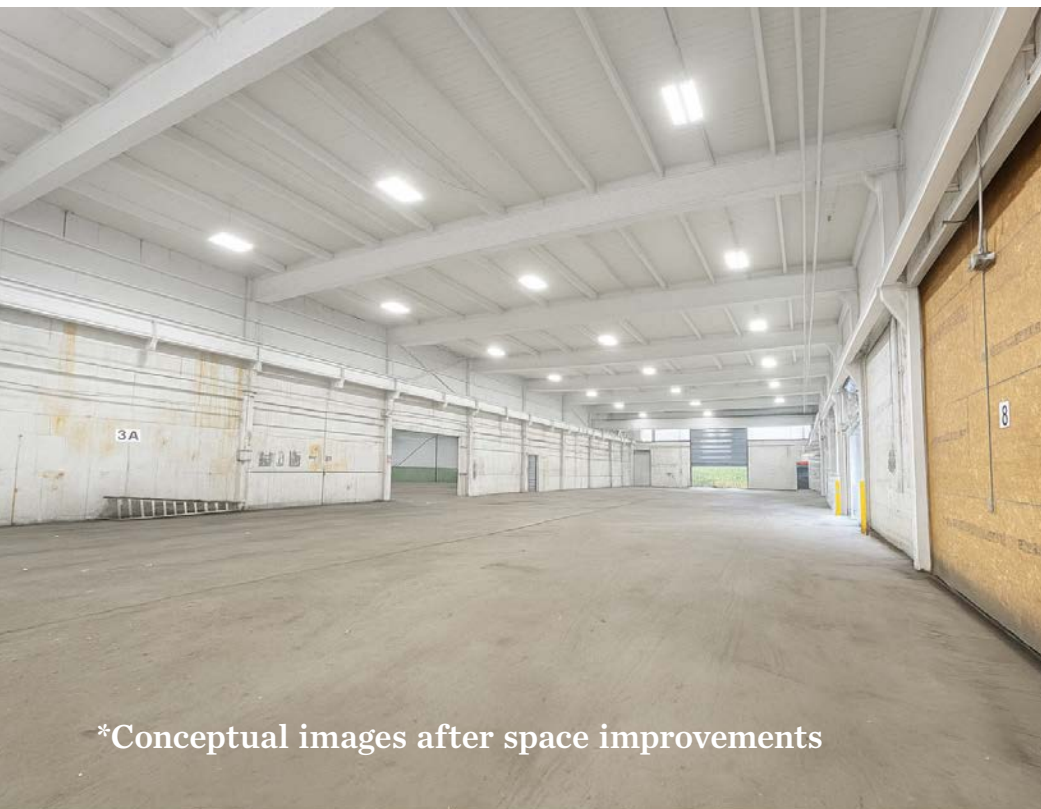
## Building Specifications

<b>Building SF:</b>	173,315 SF	<b>Clear Height:</b>	26'3" - 29'	<b>Lighting:</b>	Fluorescent/LED
<b># of Floors:</b>	One (1)	<b>Parking:</b>	15+ Outdoor	<b>A/C:</b>	Office Only
<b># of Buildings:</b>	Two (2)	<b>Exterior Type:</b>	Brick/Steel	<b>Heat:</b>	Radiant Gas/Tube
<b>Land Size:</b>	4.83 AC	<b>Roof Type:</b>	Built-up on Metal Deck	<b>Gas:</b>	Dominion Energy
<b>Year Built/Reno:</b>	1972/2016 (Ongoing)	<b>Docks:</b>	Two (2)	<b>Water:</b>	City
<b>Construction:</b>	Metal / Pre-engineered	<b># of DID:</b>	23	<b>Sprinkler:</b>	No
<b>Power:</b>	Heavy: Varies per unit				

# Availability

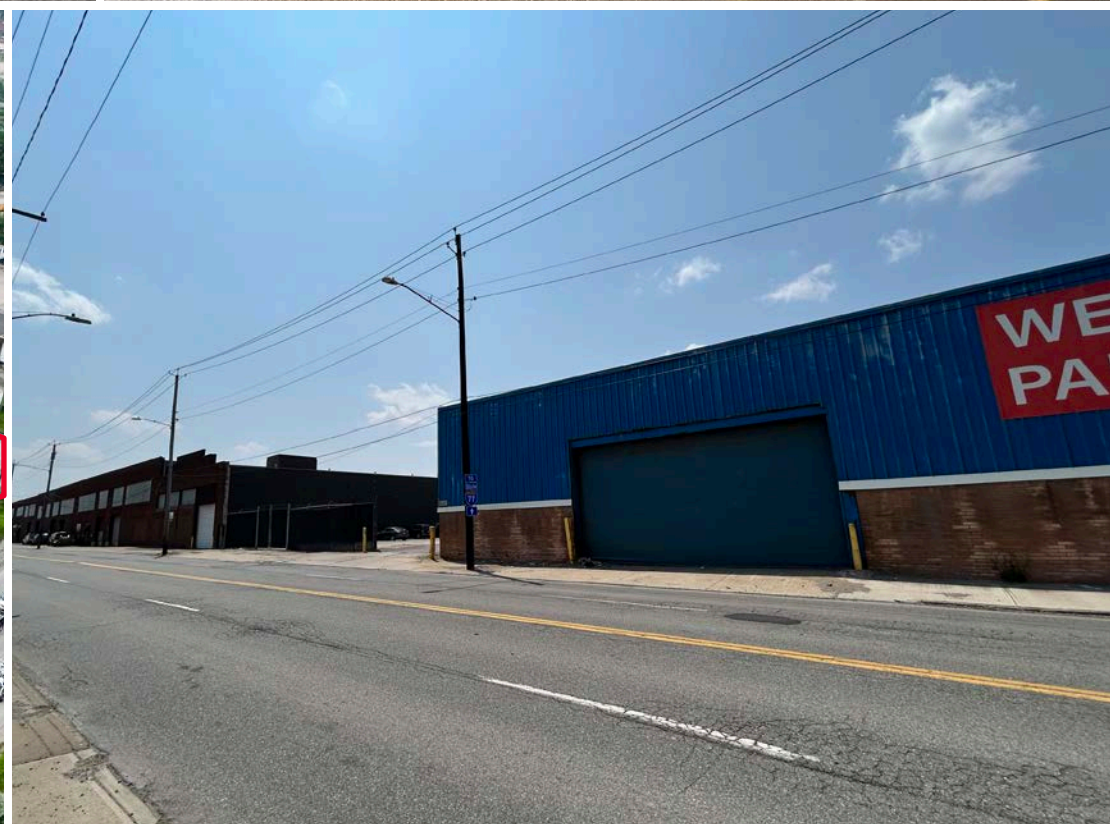


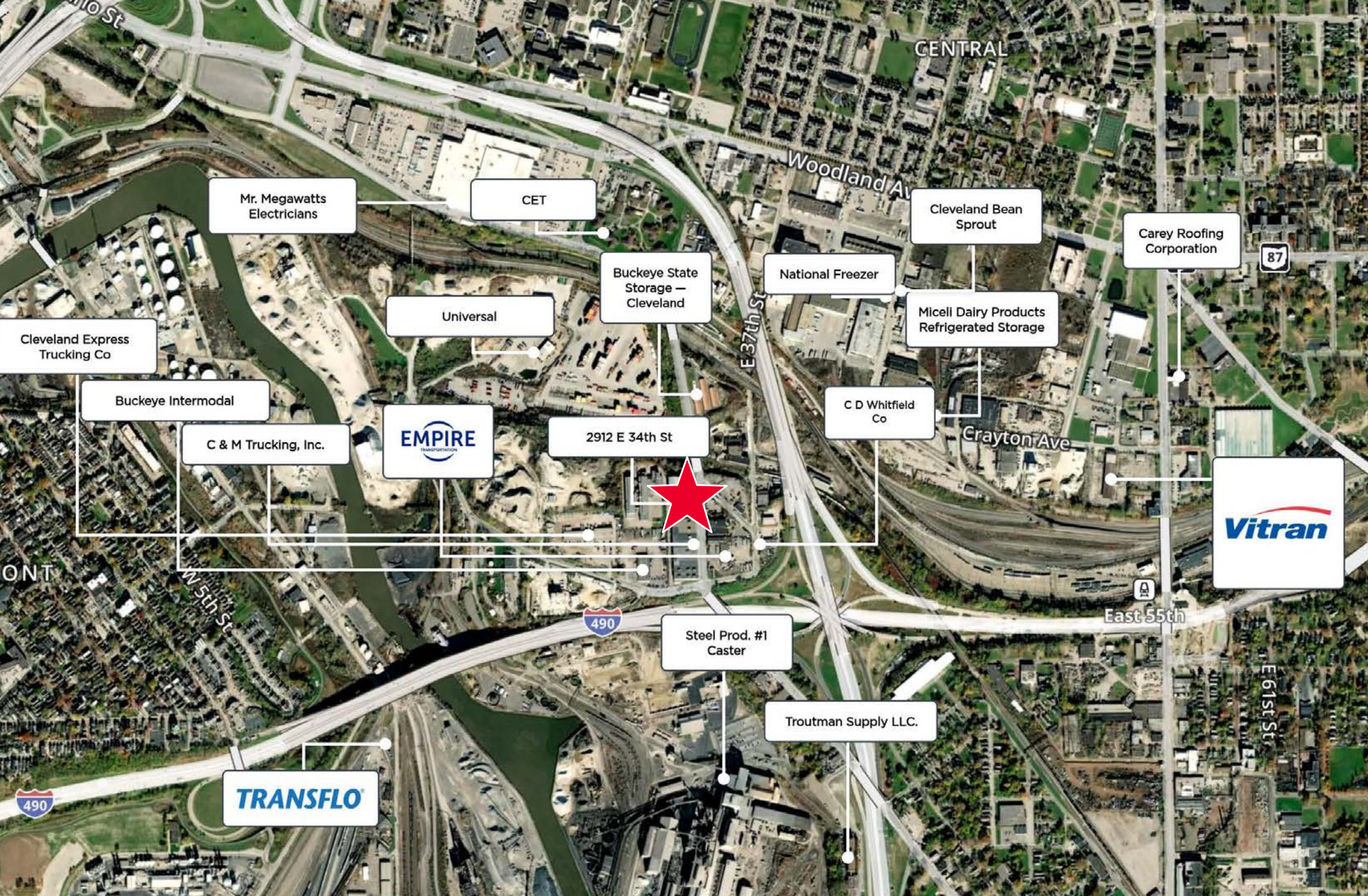
Unit	Total SF	Office SF	Warehouse SF	Min Divisible	Drive-In Doors
2928	13,816	0	13,816	13,816	Two (2)



\*Conceptual images after space improvements

# Exterior Photos





**305,938**  
Population  
(2025 | 5 Mile)

**35.1**  
Median Age  
(2025 | 5 Mile)

**140,196**  
Households  
(2025 | 5 Mile)

**\$69,899**  
Household Income  
(2025 | 5 Mile)

**14,158**  
Total Businesses  
(2025 | 5 Mile)

**196,639**  
Total Employees  
(2025 | 5 Mile)



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