

21,000 SF Turn Key Freestanding Warehouse

For Lease | 5600 S Marginal Road, Cleveland, OH 44103



Photo AI enhanced to show exterior improvements





Photo AI enhanced to show exterior improvements



Photo AI enhanced to show warehouse improvements



Photo AI enhanced to show improved office space

HIGHLIGHTS

- Ideal opportunity for a local or regional contractor, service company, or warehouse user looking for a turn key freestanding industrial facility near Downtown Cleveland.
- Full building renovation underway which includes new exterior paint and tuck pointing, updated offices, LED lights, updated parking areas, and new landscaping
- Local and experienced ownership that can provide build-to-suit delivery, allowing users the ability to customize office/warehouse areas as desired
- Excellent signage opportunity with high visibility from I- 90
- Immediate highway access via I-90 & E 55th street providing easy access throughout greater Cleveland and users further East.
- Potential opportunity for additional outdoor industrial storage area or parking if needed

AVAILABILITY

Full Building Available: 21,000 SF

LEASE RATE

\$10.00/SF Gross

Photo AI enhanced to show exterior improvements



Building Stats

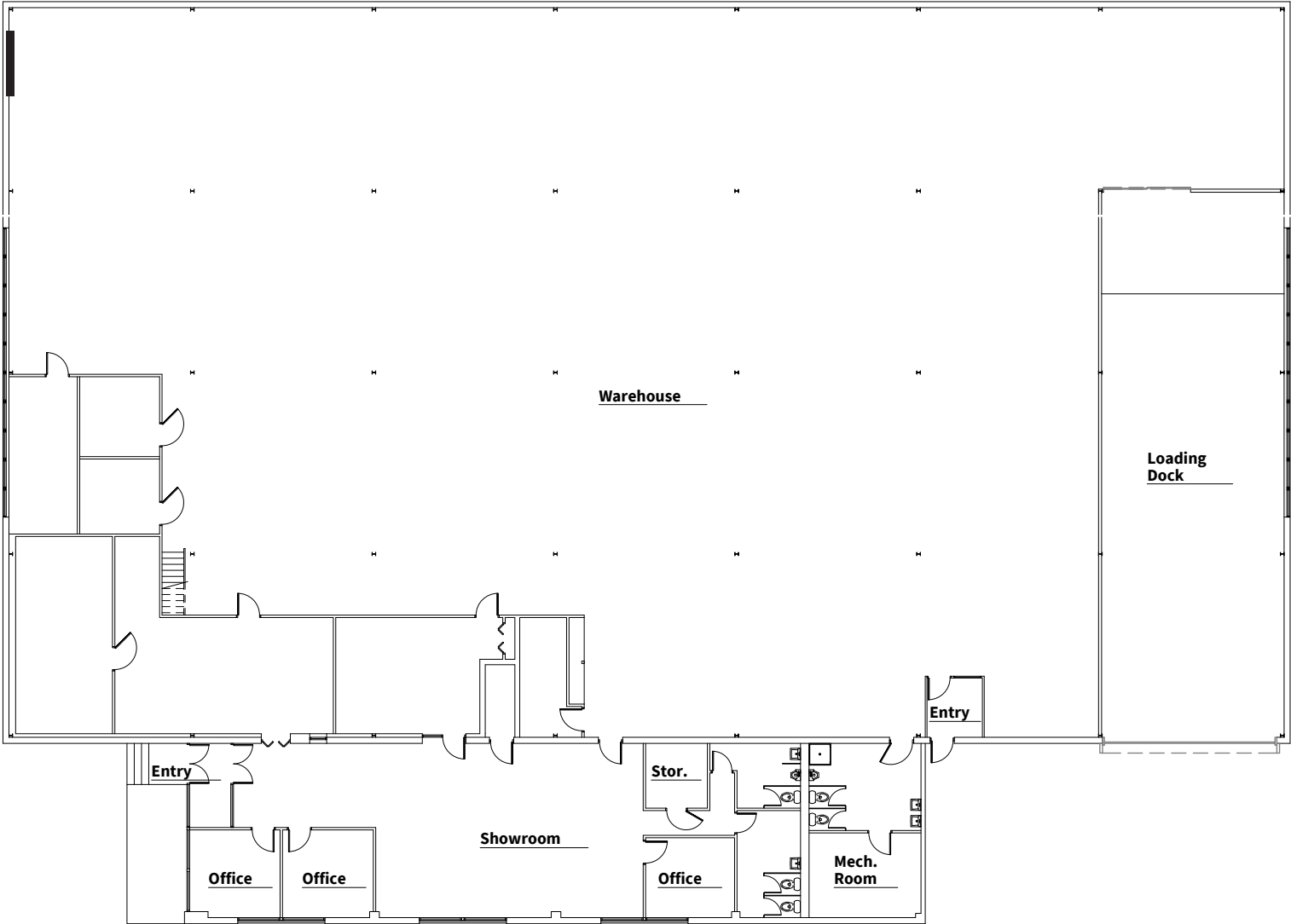
Total Building SF:	21,000 SF	Lighting:	LED	Exterior Type:	Brick & Steel
Industrial SF:	18,475 SF	Clear Height:	15' - 16'	Drive In Doors:	One (1) - 12' x 14'
Office SF:	2,525 SF	Parking:	Ample	Docks:	One (1)
Construction Type:	Brick/Block/Metal	A/C:	Office	Power:	3-Phase / 240V / 200 Amps
Roof Type:	Flat	Heat:	Gas/Forced Air	Sprinkler:	No
Floor Type:	Concrete				

Parcel Map



Floor Plan | 21,000 SF

Proposed 12'x14'
Drive-In Door





204,383

Population
(2026 | 5 Mile)

35.5

Median Age
(2026 | 5 Mile)

98,829

Households
(2026 | 5 Mile)

\$73,052

Household Income
(2026 | 5 Mile)

11,210

Total Businesses
(2026 | 5 Mile)

160,296

Total Employees
(2026 | 5 Mile)

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JASON LAVER, SIOR

Senior Vice President

jlaver@crescorealestate.com

+1 216 525 1489

ALEX VALLETTO

Associate

+1 216 525 1485

avalletto@crescorealestate.com

Cushman & Wakefield | CRESCO

6100 Rockside Woods Blvd, Suite 200

Cleveland, OH 44131

crescorealestate.com



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