

# Freestanding Industrial Building

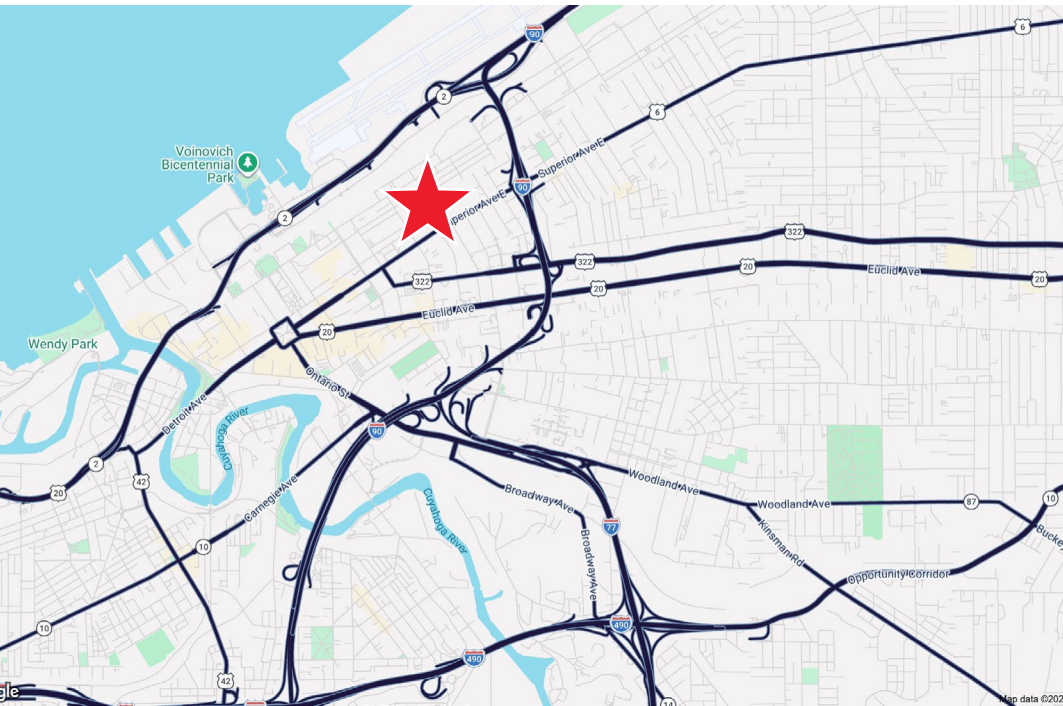
For Lease | 1934 St. Clair Avenue, Cleveland, Ohio 44114



# 1934 St. Clair Avenue

- Freestanding industrial property
- Secured private lot for employee parking or vehicle storage
- One (1) drive-in door (10' x 14')
- Close proximity to highway with easy access to I-90 / I-77
- Newly improved side lot featuring fresh gravel installation, providing a clean, low-maintenance area ideal for additional parking, outdoor storage, or operational use

**Lease Rate: \$2,500/Month**



## Quick Stats

|                   |                              |
|-------------------|------------------------------|
| Available Space   | Total: 3,778 SF              |
|                   | Industrial: 3,578 SF         |
|                   | Office: 200 SF               |
| Year Built        | 1940                         |
| Parcel #          | 102-08-053 & 102-08-052      |
| Land Area         | 0.21 AC                      |
| Zoning            | Light Industrial             |
| Clear Height      | 16'2" - 11'1"                |
| Column Spacing    | 14' x 17'                    |
| Drive-In Doors    | One (1) 10' x 14'            |
| Power             | 100 A / 240 V / Single Phase |
| Construction Type | Brick / Block                |
| Roof              | Flat Deck with Membrane      |
| Deck              | Wood                         |
| Floor             | Concrete                     |
| Lighting          | Fluorescent                  |
| Heat              | Radiant Tube                 |
| Sprinkler         | No                           |
| Gas               | Dominion Energy              |
| Water             | City                         |
| Parking           | 10 Spaces                    |

# Photos





**237,728**  
Population  
(2026 | 5 Mile)

**34.4**  
Median Age  
(2026 | 5 Mile)

**112,368**  
Households  
(2026 | 5 Mile)

**\$67,805**  
Household Income  
(2026 | 5 Mile)

**11,753**  
Total Businesses  
(2026 | 5 Mile)

**169,363**  
Total Employees  
(2026 | 5 Mile)

**1934 ST. CLAIR AVENUE  
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*AI Enhanced Photo Upon New Gravel Installation*

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