

±265,010 SF Industrial Campus with Heavy Power

FOR SALE OR LEASE | 18513 EUCLID AVENUE CLEVELAND, OHIO 44112



PROPERTY OVERVIEW

18513 Euclid Avenue offers two industrial buildings totaling $\pm 265,000$ SF on 12.07 acres. The property fronts Euclid Avenue, a busy corridor carrying 25,309 VPD. Owner-users get a strategic location at a strong price. Value-add investors get real income upside.

Building A totals $\pm 63,510$ SF with 5 drive-ins and clear heights up to 24.5'. Column spacing varies up to 60' x 60'. The office space ($\pm 6,510$ SF) was fully renovated in 2023 and offers a modern, professional environment.

Building B totals $\pm 201,500$ SF with 15 loading docks, 1 UPS dock, and 3 drive-ins. High ceilings and wide bays support a range of uses.

Recent upgrades include new dock motors, radiant tube and unit heaters, and new LED lighting throughout both buildings.

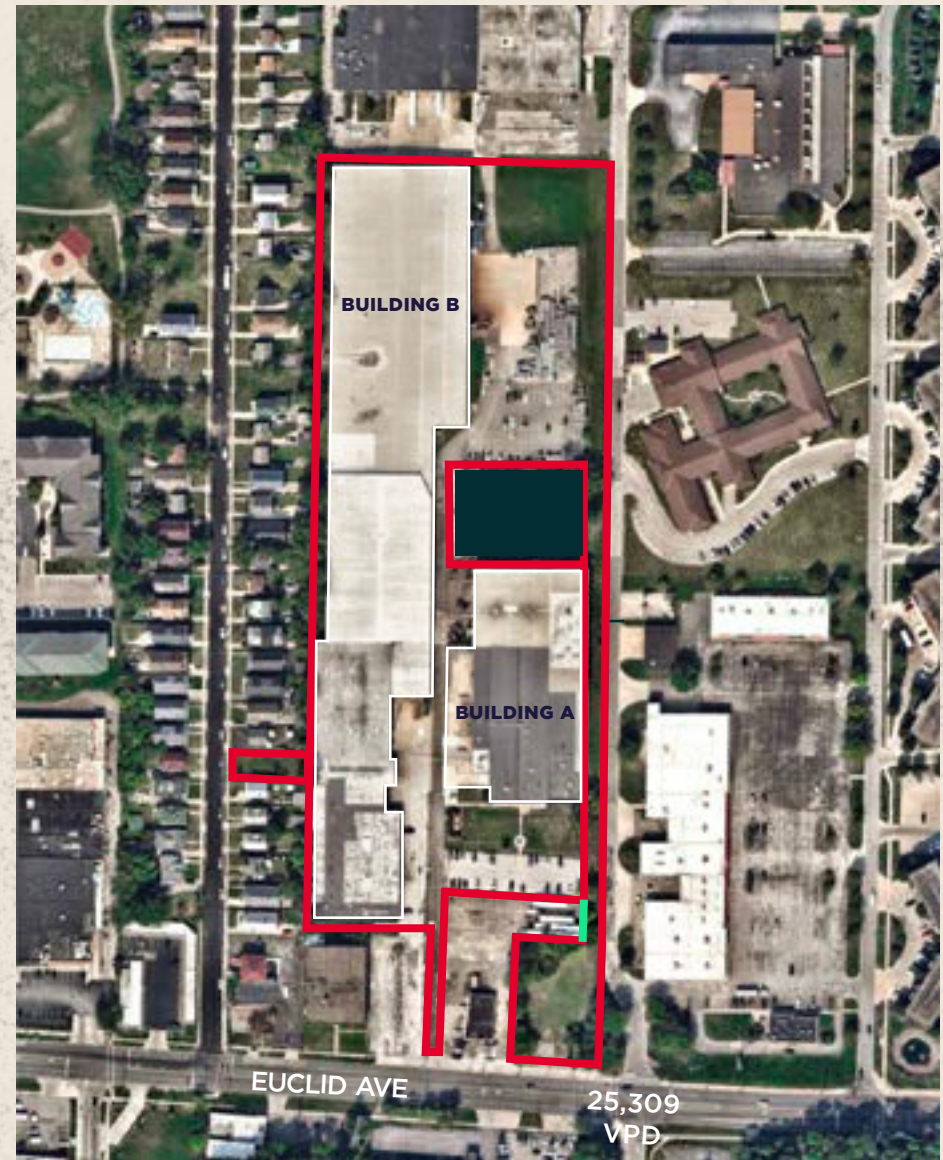
BUILDING HIGHLIGHTS

Ample drive-in doors & dock doors

Heavy Power Supply: 5000A / 600V / 3P

Maximum Clear Height of 27'

Newly installed LED lighting throughout the campus



$\pm 265,010$ SF
TOTAL BUILDING SIZE · 2 BUILDINGS

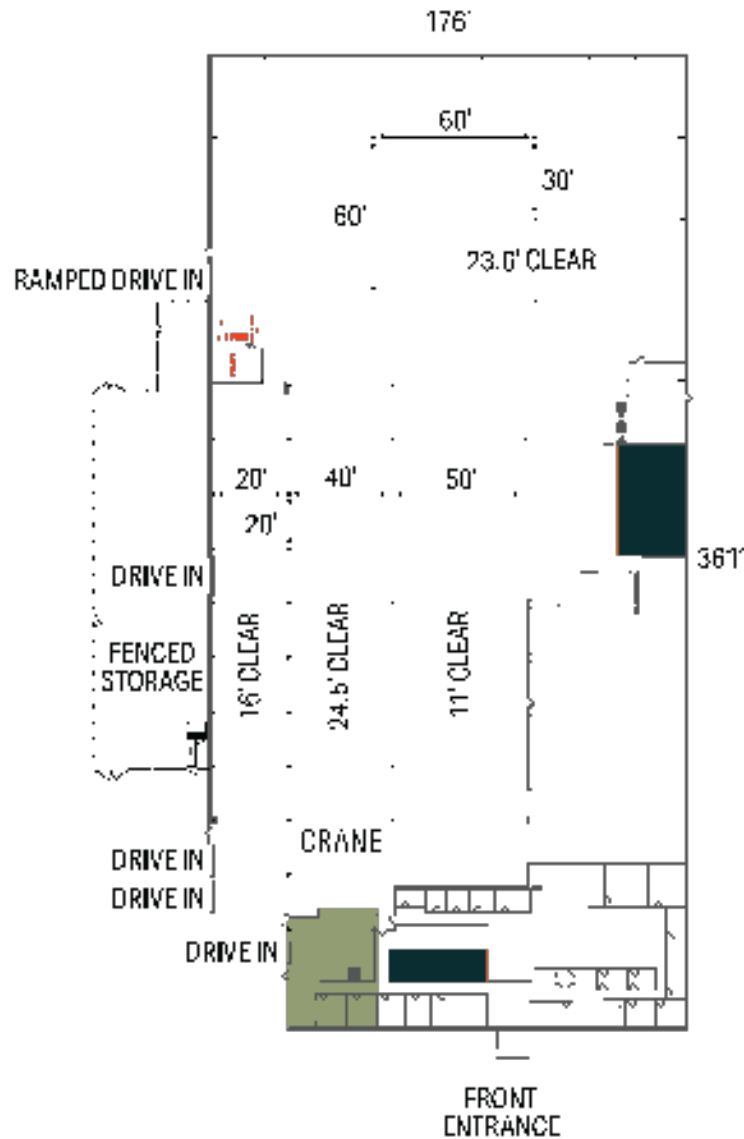
± 12.07 AC
TOTAL SITE · 7 PARCELS

POSSIBLE ACCESS & STORAGE



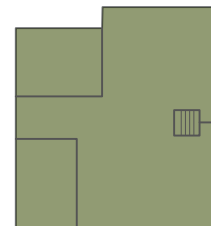
BUILDING A

±63,510 SF



 Restrooms

SECOND FLOOR OFFICE



±63,510 SF

WAREHOUSE | ±57,000

- 5-Ton Crane (ACCO Loudon Floor-Operated, Traveling Mast Crane)
- 5 Drive-Ins
- Clear Height Varies (See Plan)
- Column Spacing Varies (See Plan) Heavy Power (600V / 2000A / 3PH) Radiant Tube & Unit Heaters
- NEW LED Lighting
- Compressed Airlines
- Locker Rooms

OFFICE | ±6,510 SF

- COMPLETE RENOVATION 2023 (Paint, Flooring, Lighting, & HVAC)
- 2 Conference Rooms
- Breakrooms / Kitchenette
- Multiple Private Offices

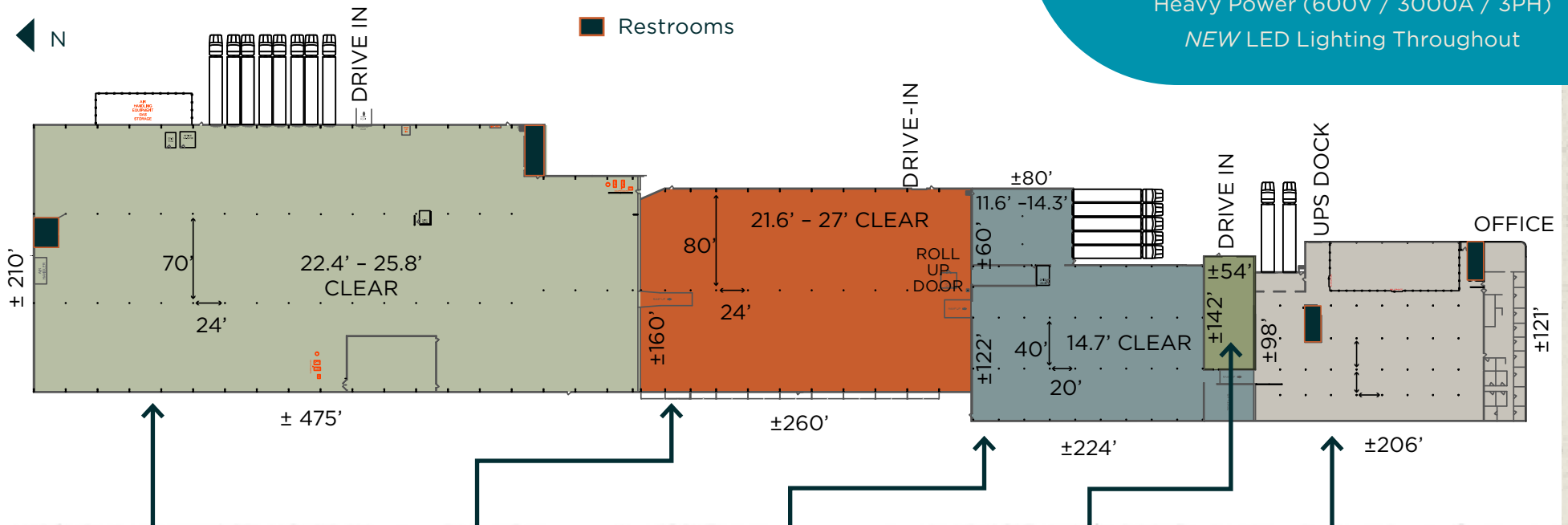
DISCLAIMER: All information on this page is subject to further verification. Floor plan is not to scale and measurements are estimates only.

BUILDING B

±201,500 SF

BUILDING HIGHLIGHTS

Radiant Heat (Tube & Unit Heaters)
15 Docks + 1 UPS Dock + 3 Drive-Ins
Heavy Power (600V / 3000A / 3PH)
NEW LED Lighting Throughout



±96,000 SF

8 Docks (8'x10') with Bumpers, Seals, & Plates
1 Drive-In (14'x16')
22.4' - 25.8' Clear Height
24'x70' Column Spacing
NEW Radiant Heaters
Compressed Airlines
Locker Rooms & Office
35'x70' Room with Drop Ceiling & Existing A/C Unit (Power Not Connected to Unit, Condition Unknown)

±41,600 SF

Partially Racked (Drive-In Pallet Racking)
1 Drive-In
21.6' - 27' Clear Height
24'x80' Column Spacing
Small Office

±28,300 SF

5 Docks (8'x10') with Bumpers, Seals, Plates, & NEW Motors
14.3' - 14.7' Clear Height
20'x40' Column Spacing
Small Office

±7,600 SF

Maintenance / Repair Shop
1 Drive-In
15' - 20.1' Clear Height
Clear Span (54'x142')
Trench Floor Drains

±28,000 SF

WAREHOUSE | ±24,000 SF

2 Docks (8'x10')
1 UPS Dock
13' Clear Height
20'x20' & 20'x30' Column Spacing
Floor Drains

OFFICE | ±4,000 SF

Breakroom & Kitchenette
Training / Conference Room
Private Offices

BUILDING A: FRONT EXTERIOR



BUILDING B: REAR WAREHOUSE LOADING DOCKS



BUILDING B: REAR WAREHOUSE



BUILDING A: FRONT LOBBY



BUILDING B: MIDDLE WAREHOUSE RACKING



BUILDING A: KITCHENETTE



BUILDING A: CRANED MANUFACTURING



BUILDING B: SHOP / MAINTENANCE



BUILDING A: KITCHENETTE

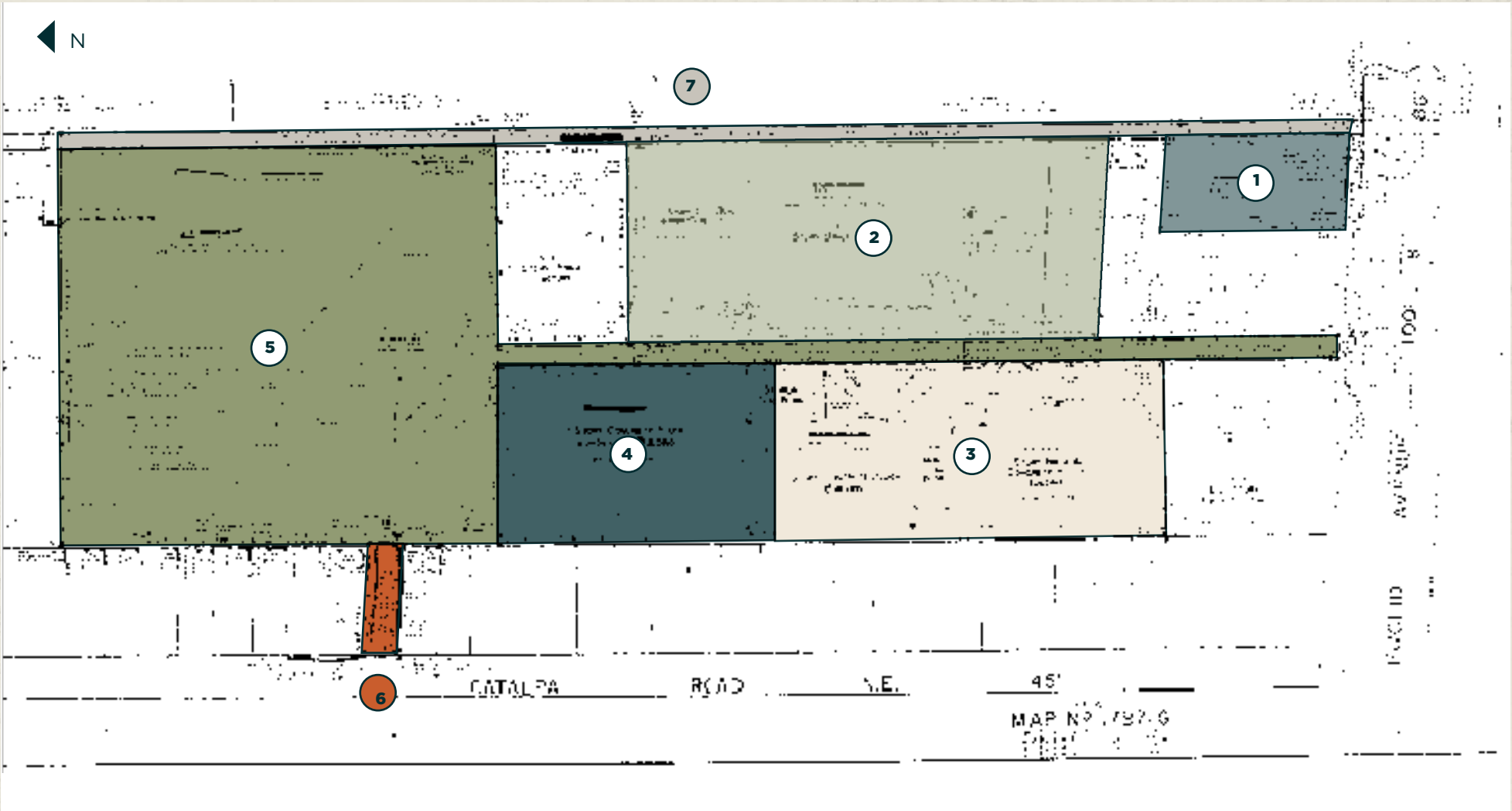


SITE PLAN

±12.07
TOTAL AC

#	PARCEL NUMBER	ACREAGE	ZONING
1	11711002	±0.45 AC	GR-D2 General Retail
2	11711001	±2.53 AC	GI-B3 General Industry
3	11711046	±1.84 AC	GI-B3 General Industry
4	11711048	±1.32 AC	GI-B3 General Industry
5	11711004	±5.19 AC	GI-B3 General Industry
6	117110021	±0.11 AC	2F-B1 Two Family Residential
7	64620005	±0.525 AC	U4 Local Retail or Wholesale

DISCLAIMER: Parcel acreage is subject to further verification.



AREA MAP

2025 Area Demographics 5 Mile Radius

241,393

POPULATION

108,550

HOUSEHOLDS

\$85,115

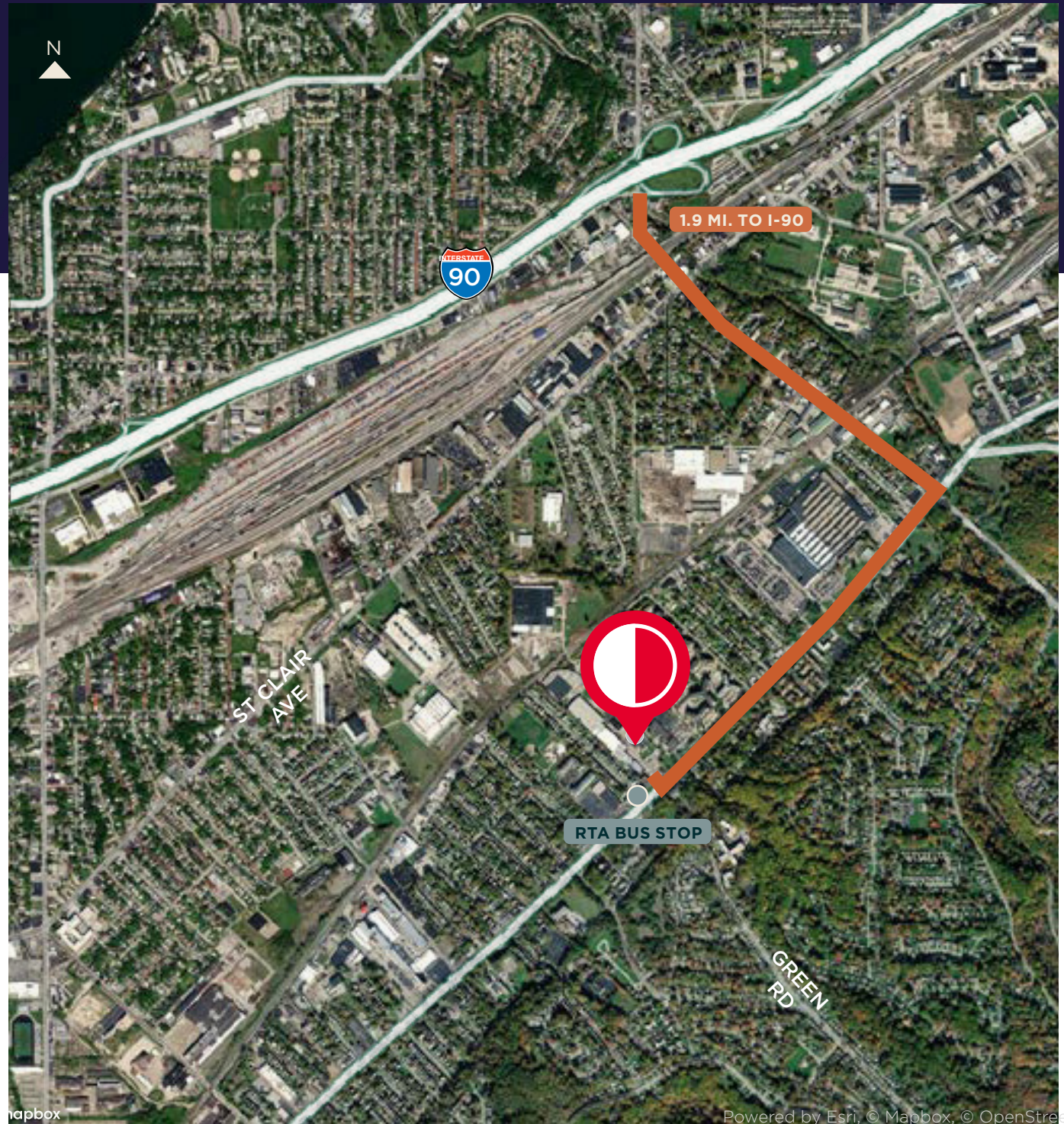
AVG. HOUSEHOLD INCOME

\$175,341

MEDIAN HOUSING VALUE

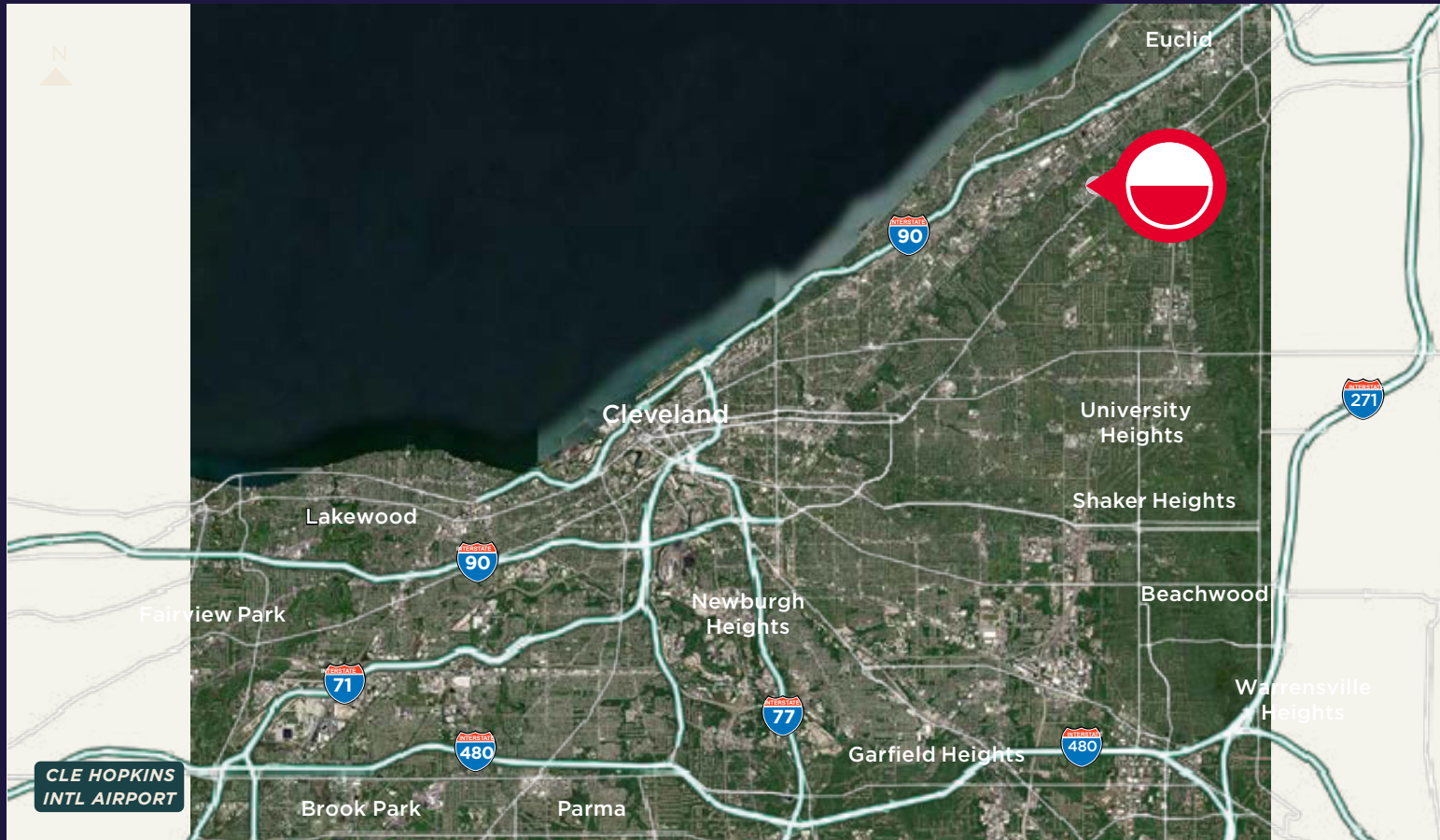
96,347

EMPLOYEES



AVAILABLE FOR SALE OR LEASE

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Proximity to Major Highways & Locations

1.9

MILES TO I-90

6

MILES TO I-271

12.1

MILES TO I-490/I-77

13.8

MILES TO I-490/I-71
INTERCHANGE

11

MILES TO DOWNTOWN
CLEVELAND

22

MILES TO CLE-HOPKINS
INTL. AIRPORT

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