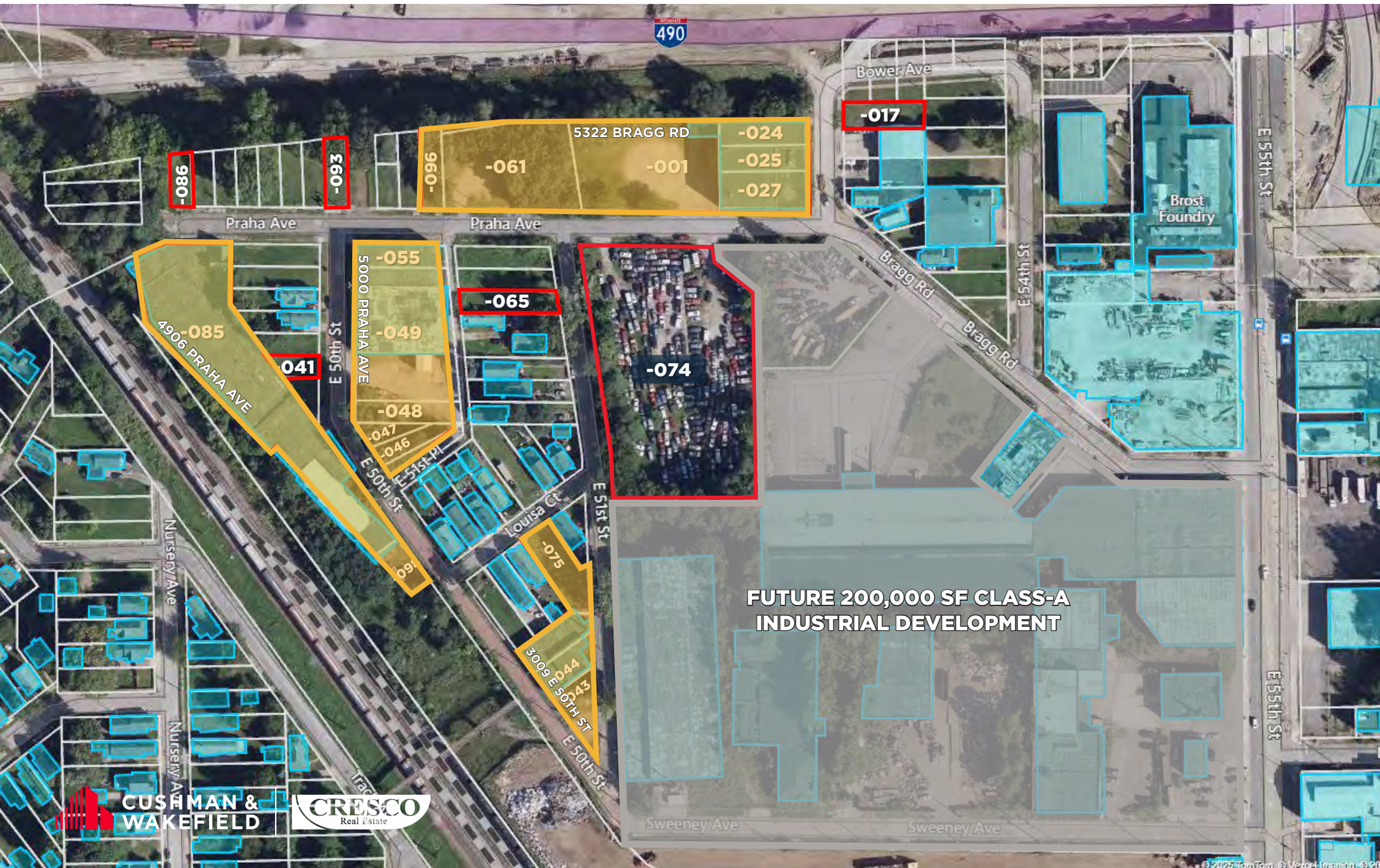


FOR SALE

5322 BRAGG ROAD
CLEVELAND, OHIO 44127
(NEAR EAST 55TH STREET)

Former Quality Stamping Portfolio
Four Industrial Buildings Totaling
79,365 SF on 5.56 Acres



PROPERTY INFORMATION

QUICK STATS

Building SF	79,365 SF
Industrial SF	74,465 SF
Office SF	4,900 SF
Buildings	Four (4)
Year Built / Renovated	1953 / 1973
Zoning	Residence - Industry
Land Area	5.56 Acres

Sale Price: \$975,000

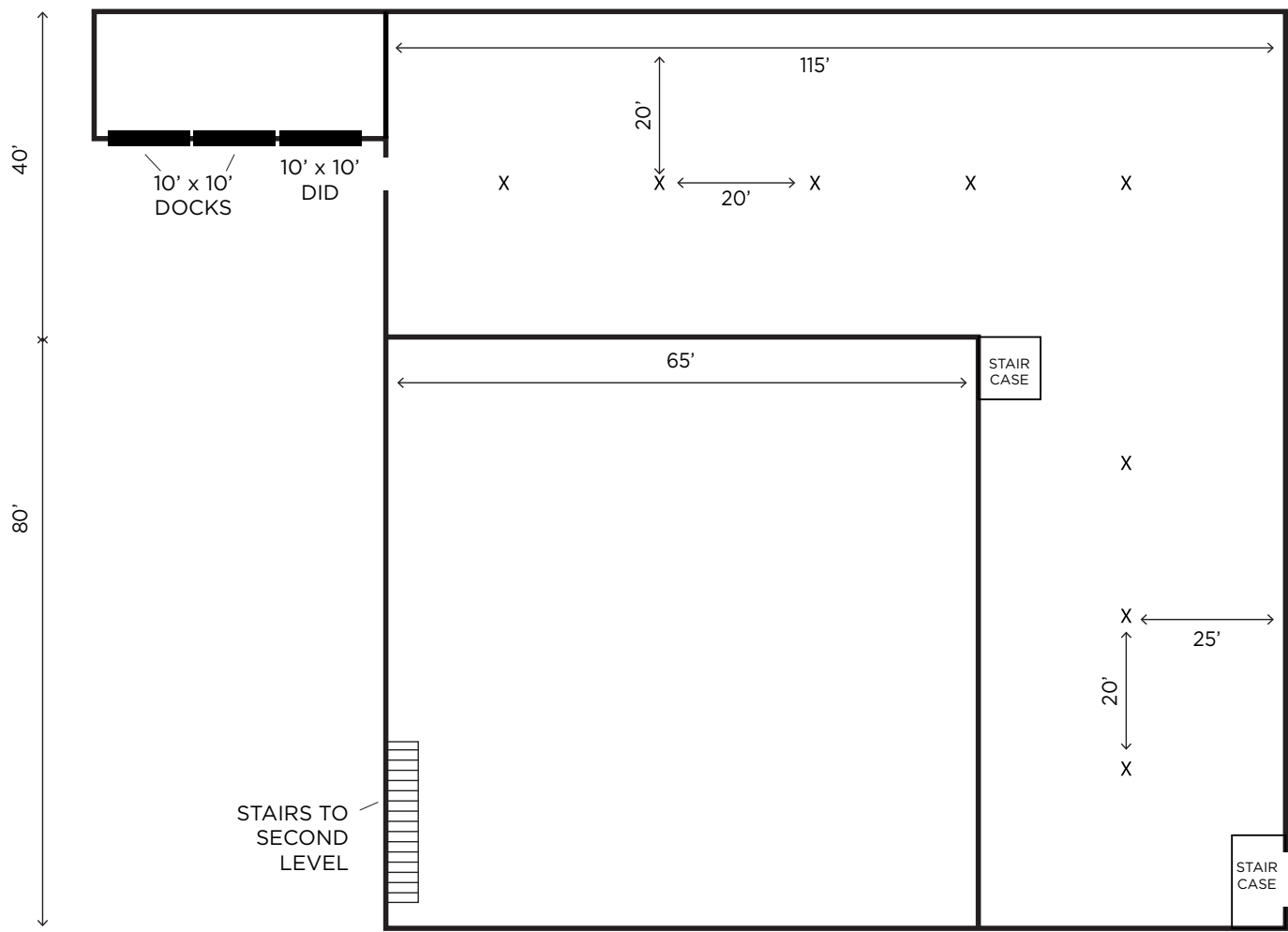
AVAILABILITY

ADDRESS	TOTAL SF	OFFICE SF	WAREHOUSE SF	DOCKS	DRIVE-IN	CLEAR HEIGHT	POWER
5322 Bragg Road	29,925 SF	3,200 SF	26,725 SF	Two (2) - 10' x 10'	One (1) - 10' x 10'	11'6" - 32'	400A / 480V / 3P
5000 Praha Avenue	17,300 SF	200 SF	17,100 SF	One (1) - 14' x 14'	Two (2) - 14' x 14'	15'	400A / 480V / 3P
4906 Praha Avenue	25,510 SF	NONE	25,510 SF	One (1) - 25' x 14'	One (1) - 14' x 14'	13'6" - 15'	200A / 240V / 3P
3009 East 50th Street	6,630 SF	1,500 SF	5,130 SF	-0-	One (1)	14'	200A / 240V / 3P



5322 BRAGG

SITE PLAN



BUILDING INFORMATION

Total Building	29,925 SF
First Floor	14,325 SF
Second Floor	7,800 SF 3,200 SF (Office) 4,600 SF (Warehouse)
Third Floor	7,800 SF
Docks	Two (2) - 10' x 10'
DID	One (1) - 10' x 10'
Clear Height	11.5' (First Floor) 8' (Second Floor) 9' (Third Floor)
Heat	Overhead Gas
Power	400A / 480V / 3P
Lighting	Fluorescent
Column Spacing	20' x 20'

**Potential for 32' Clear in Approx. 5,250 SF*

5322 BRAGG PHOTOS



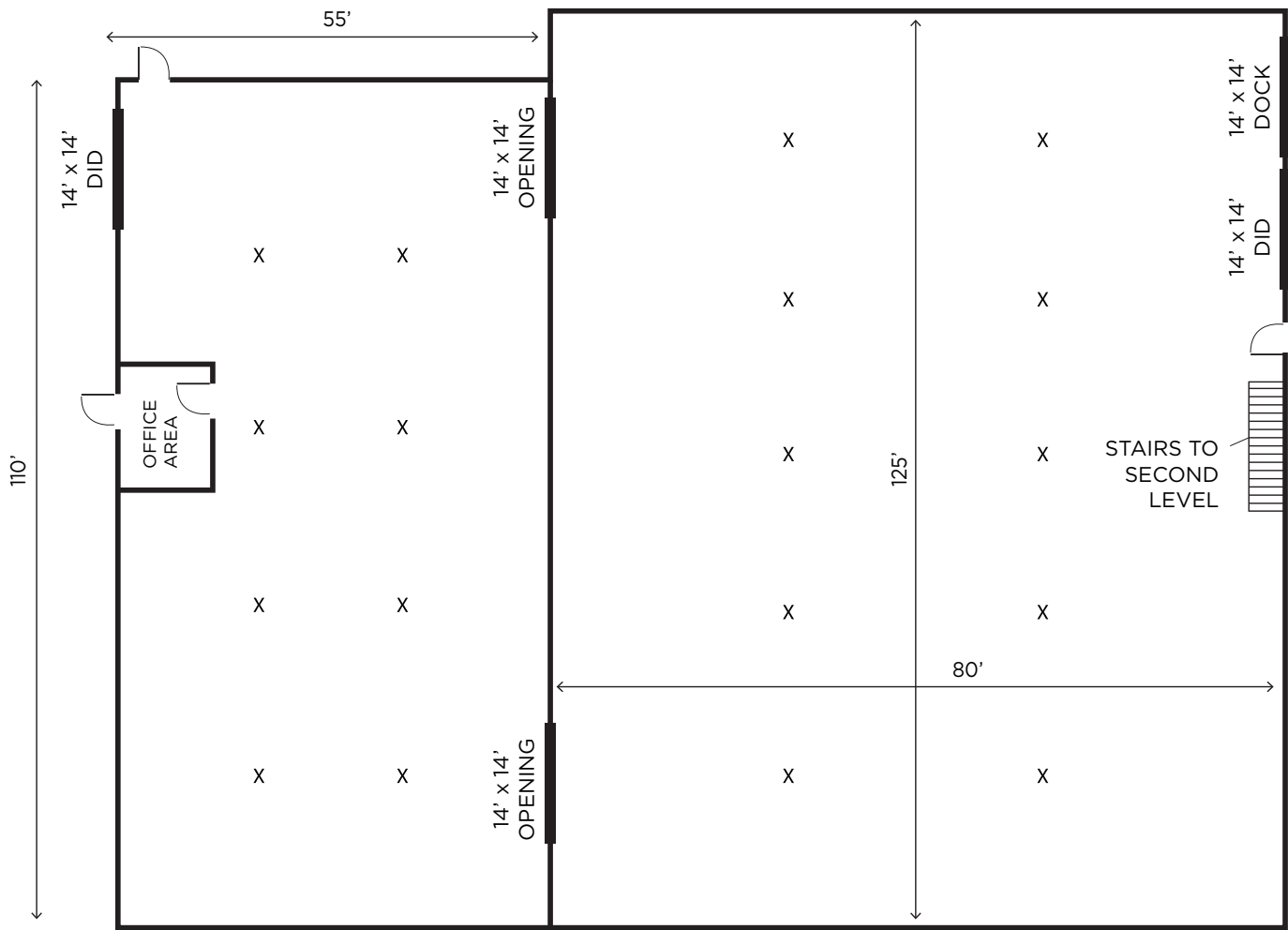
5322 BRAGG PHOTOS



5322 BRAGG PHOTOS



5000 PRAHA SITE PLAN



BUILDING INFORMATION

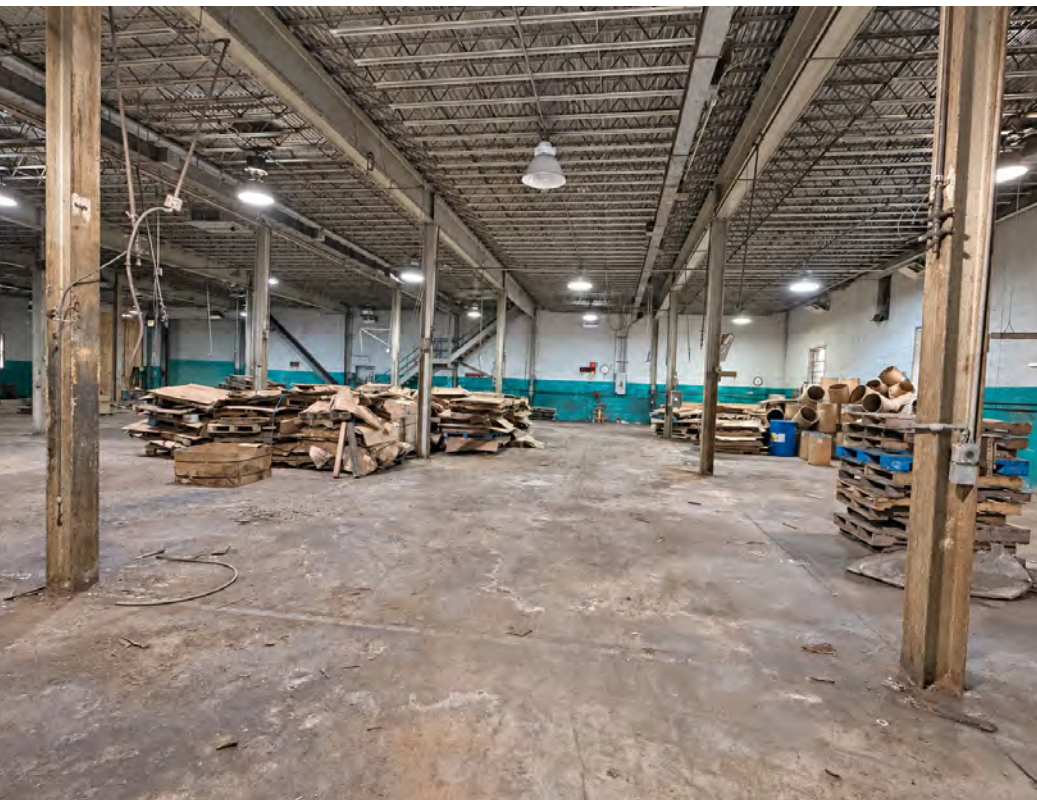
Total Building	17,300 SF
Office SF	200 SF
Warehouse SF	17,100 SF
DID	Two (2) - 14' x 14'
Docks	One (1) - 14' x 14'
Clear Height	15'
Heat	Radiant
Power	400A / 480V / 3P with Buss Bar
Lighting	Sodium Vapor
Cranes	One (1) - Six (6) Ton

**17,300 SF on the Second Floor with Service
via Conveyor System, 8' Clear Height*

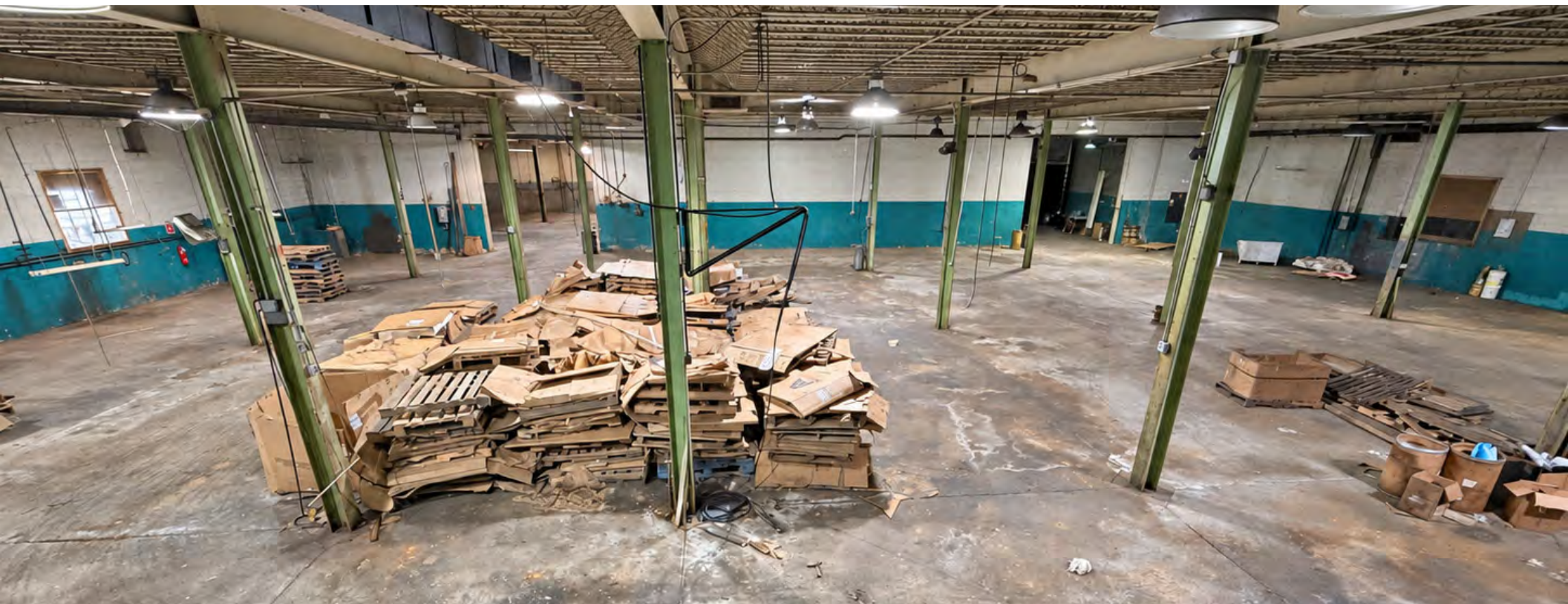
5000 PRAHA PHOTOS



5000 PRAHA PHOTOS



5000 PRAHA PHOTOS



4906 PRAHA PHOTOS

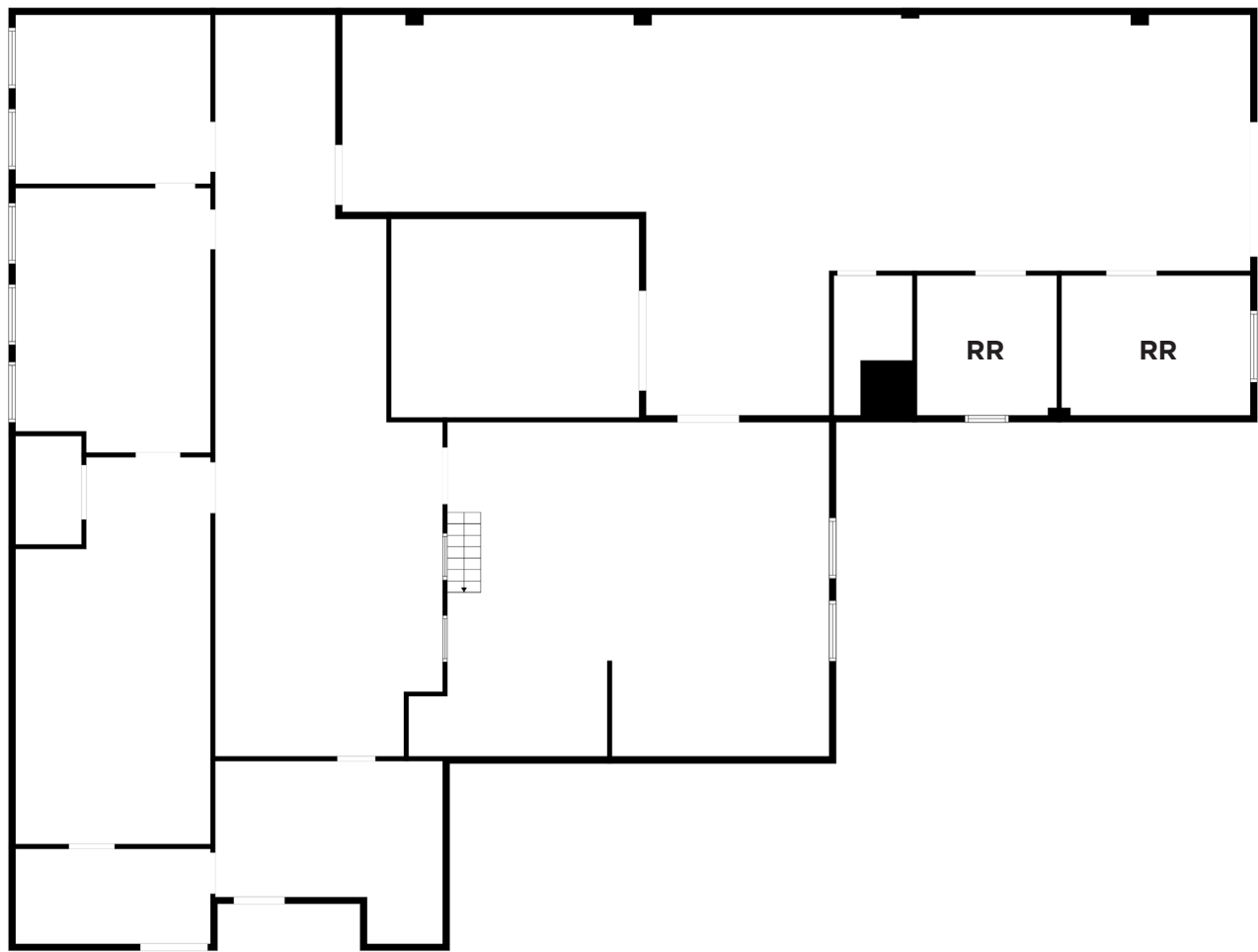


BUILDING INFORMATION

Total Building	25,510 SF
Docks	One (1) - 25' x 10'
DID	One (1) - 14' x 14'
Clear Height	13'6" - 15'
Power	200A / 240V / 3P

3009 E. 50TH

SITE PLAN



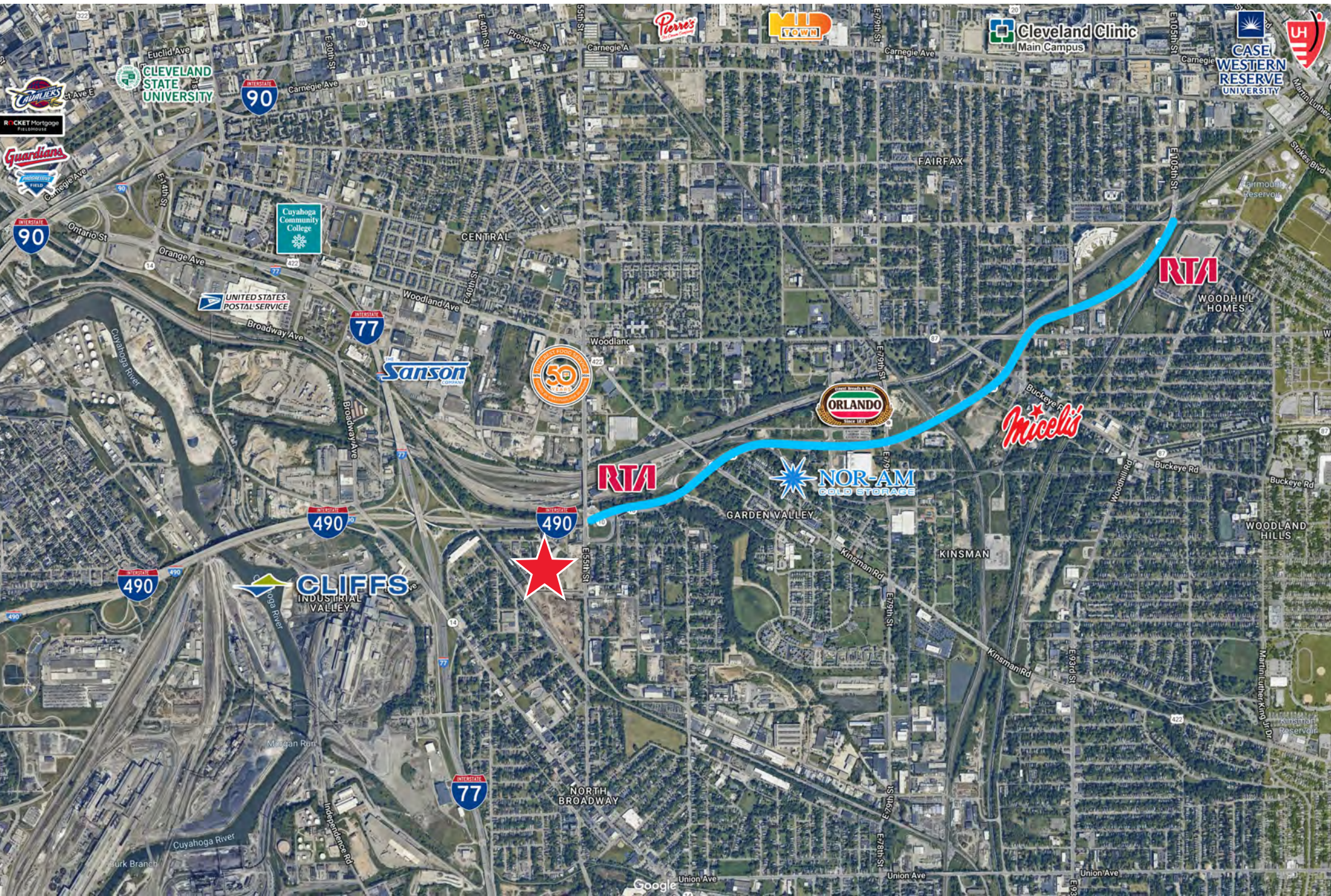
BUILDING INFORMATION

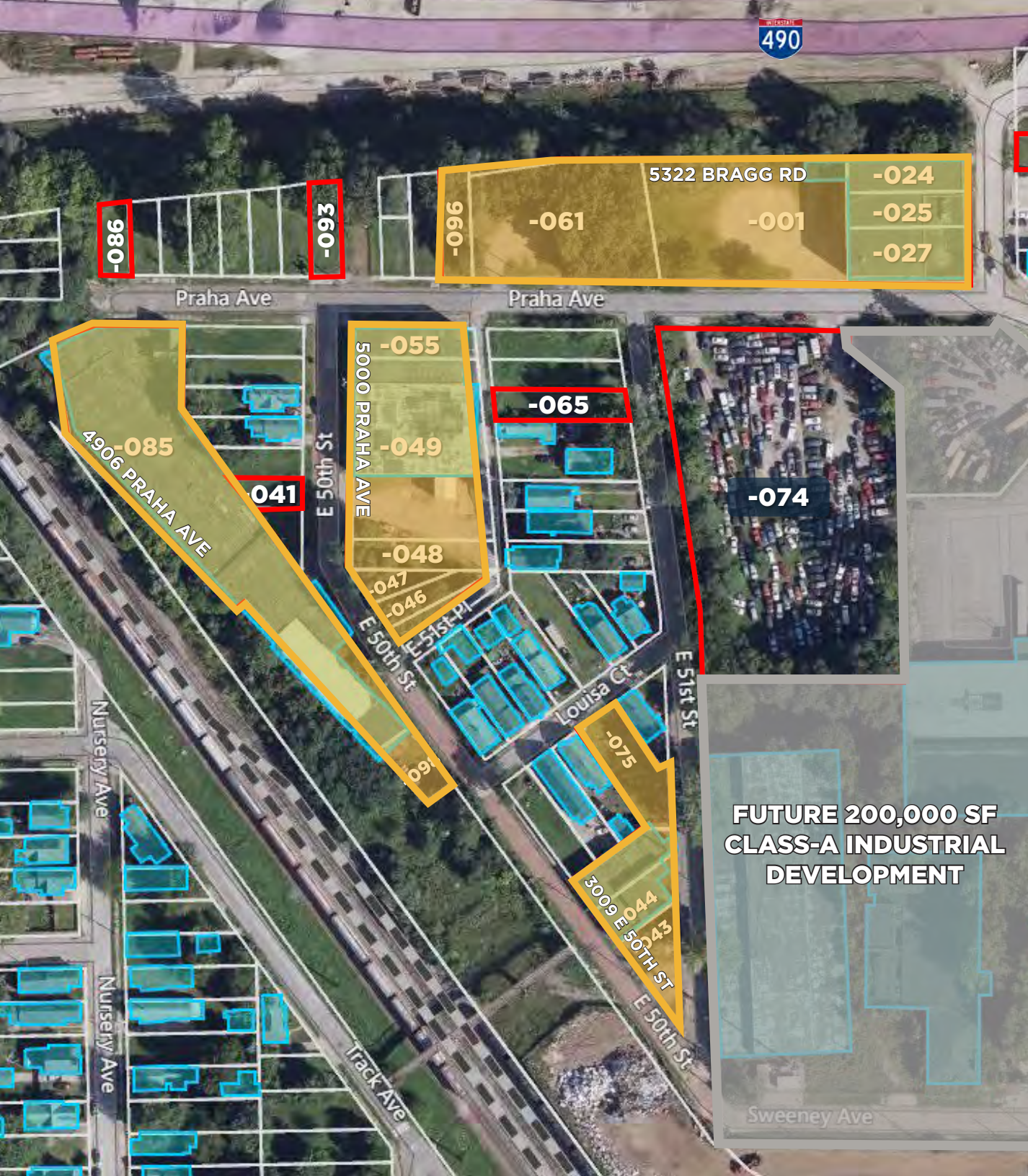
Total Building	6,630 SF
Office SF	1,500 SF
Warehouse SF	5,130 SF
DID	One (1)
Docks	-
Clear Height	14'
Power	200A / 240V / 3P

3009 E. 50TH
PHOTOS



MARKET AERIAL





490

FORMER QUALITY STAMPING PORTFOLIO

**5322 BRAGG ROAD
CLEVELAND, OHIO 44127**

GEORGE J. POFOK, CCIM, SIOR
Principal
+1 216 525 1469
gpofok@crescorealestate.com

GEORGE S. POFOK, JR.
Associate
+1 216 525 1393
gpofokjr@crescorealestate.com



Cushman & Wakefield | CRESCO Real Estate
6100 Rockside Woods Blvd N, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

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