

FOR SALE

**7500 ASSOCIATE AVENUE
BROOKLYN, OHIO 44144**

Freestanding industrial/manufacturing complex with additional acreage ideal for outside storage and excellent access to Interstate 480, Interstate 71 and Interstate 90.



PROPERTY INFORMATION

- Freestanding industrial/manufacturing complex with plenty of outside storage and extra land allows for building expansion or parking expansion
- Excellent access to I-480, I-71, I-90 and public transportation
- Other amenities include: air compressor and airlines, 2-ton crane with additional crane rails, locker rooms and buss duct and a transformer with capacity to 2000A / 480V / 3P
- Roof - Office Roof replaced in 2017 and Warehouse Roof replaced in 2026

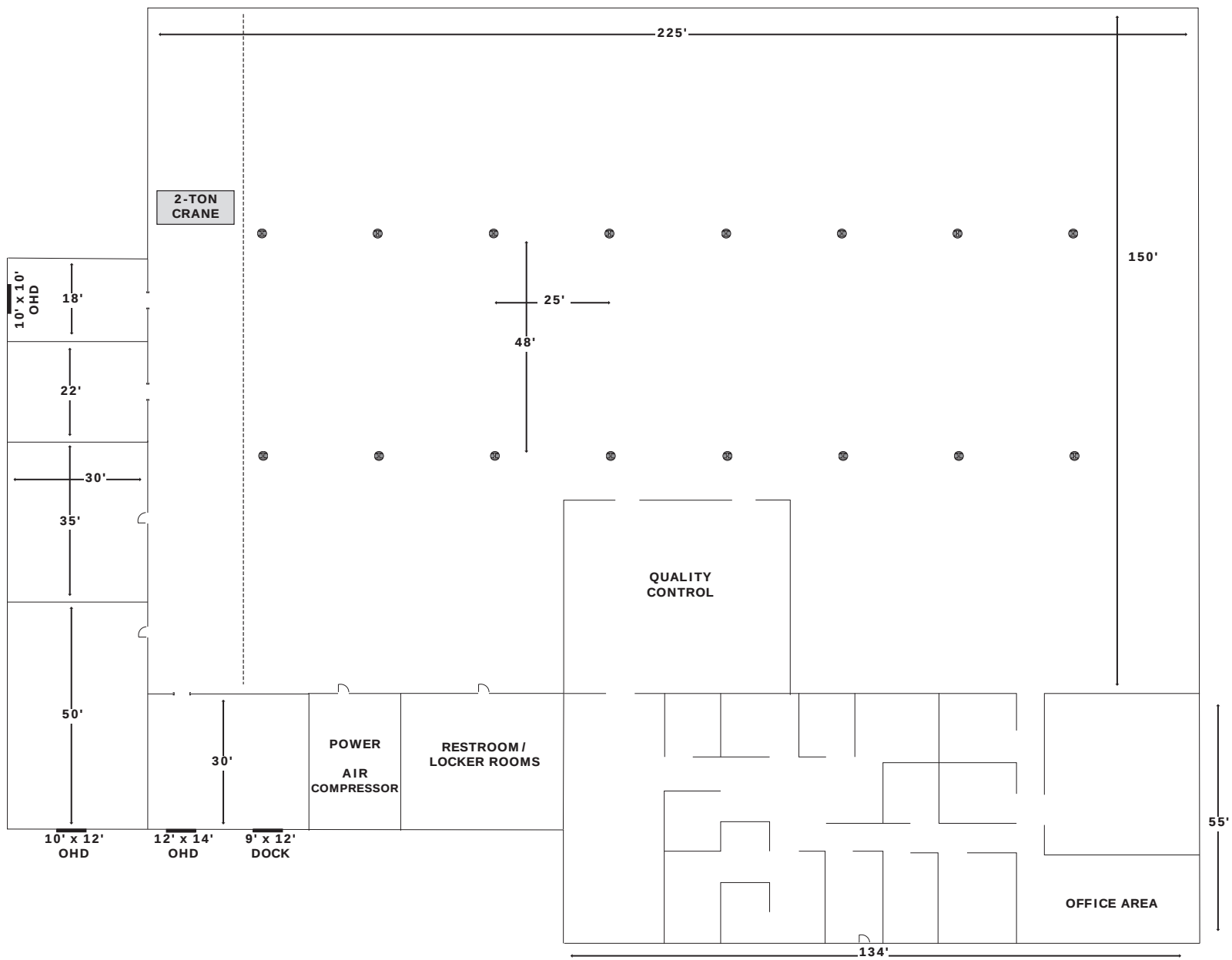
QUICK STATS

Building SF	47,577 SF
Industrial SF	40,073 SF
Office SF	7,504 SF
Year Built	1966
Land Area	4.27 Acres
Clear Height	16'
Column Spacing	25' x 48'
Docks	One (1) - 9' x 12'
Cranes	One (1) - 2-ton
DID	Three (3) - 10' x 10', 10' x 12', 12' x 14'
Power	Transformer in place with capacity to 2000A / 480V / 3P
Construction	Metal / Masonry
Roof	EPDM - Office (2017), Warehouse (2026)
Lighting	Fluorescent
A/C	Office
Heat	Overhead Gas / Radiant
Sprinkler	100% Wet



Sale Price: \$2,500,000

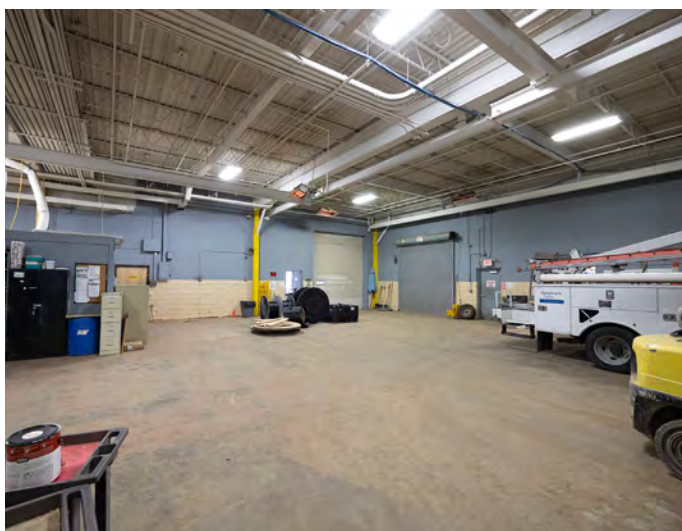
BUILDING FLOOR PLAN



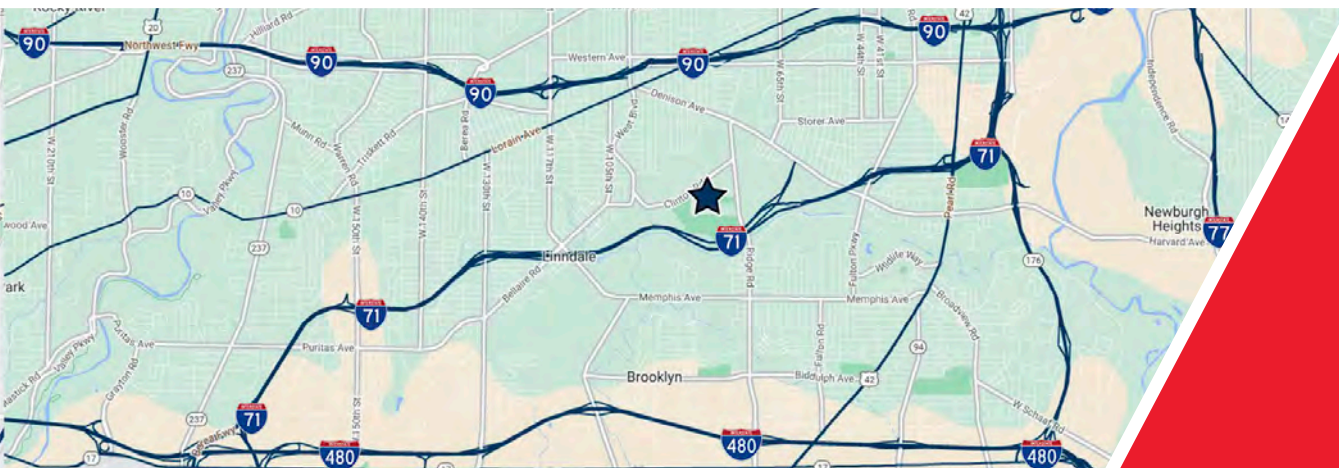
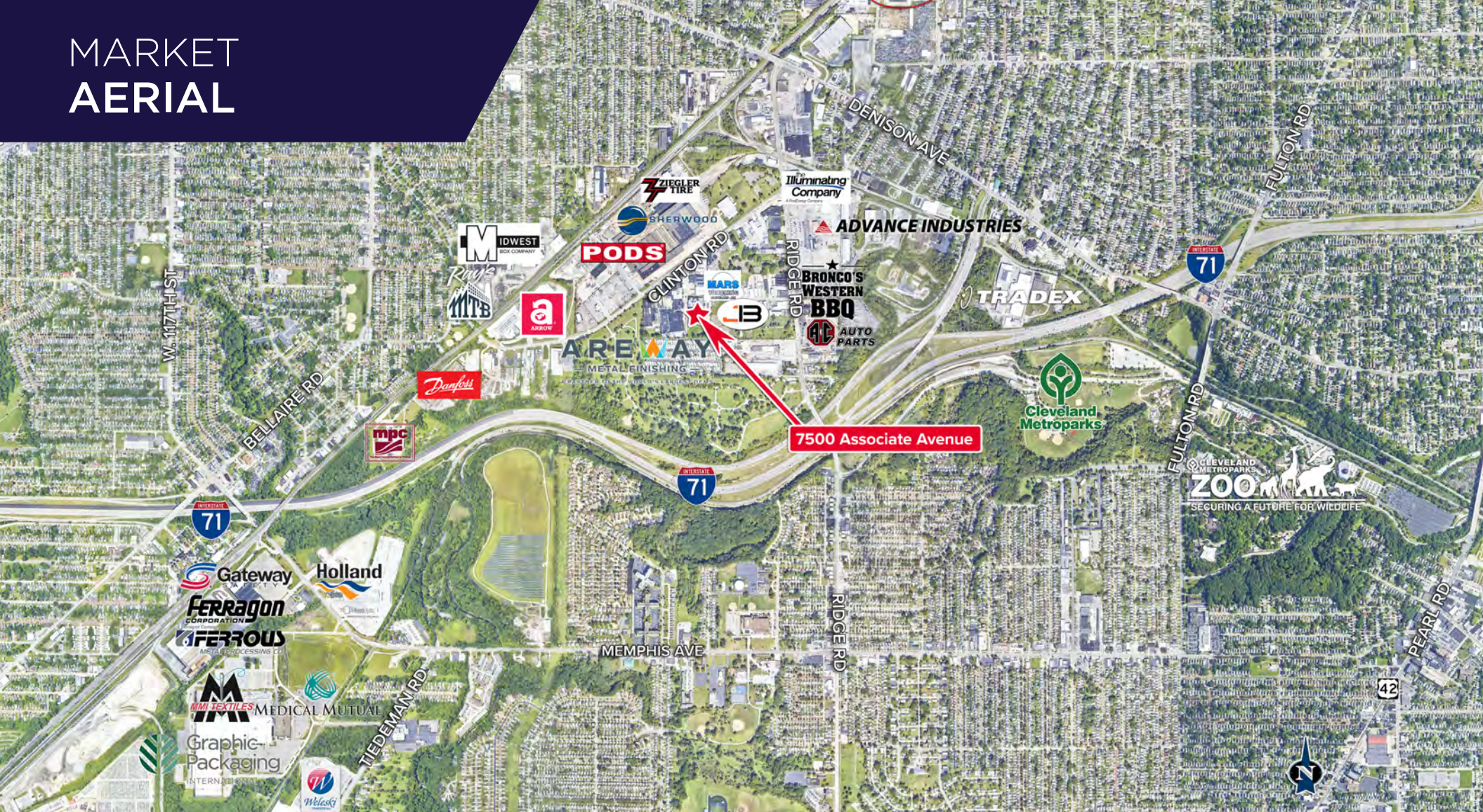
OFFICE PHOTOS



WAREHOUSE PHOTOS



MARKET AERIAL



Excellent access to
I-480, I-71, I-90 and
public transportation.



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

JOSEPH V. BARN, SIOR
Principal | Co-Founding Partner
+1 216 525 1464
jbarna@crescorealestate.com



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

crescorealestate.com

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