

Prime Location Industrial Suites

For Lease | 2912 - 2972 E. 34th Street, Cleveland, Ohio 44115





PROPERTY HIGHLIGHTS

- Under new ownership! Building upgrades incoming!
- Prime location with immediate interstate access to I-77 & I-490
- Flexible space layouts with tall ceilings, wide bays, drive-thru capability, and more
- Ideal space for warehouse, storage, and distribution
- Heavy power available for manufacturing uses

LEASE RATE

\$4.50/SF NNN | NNN = \$0.85/SF

Building Specifications

Building SF: 173,315 SF

of Floors: One (1)

of Buildings: Two (2)

Land Size: 4.83 AC

Year Built/Reno: 1972/2016 (Ongoing)

Construction: Metal / Pre-engineered

Power: Heavy: Varies per unit

Clear Height: 26'3" - 29'

Parking: 15+ Outdoor

Exterior Type: Brick/Steel

Roof Type: Built-up on Metal Deck

Docks: Four (4)

of DID: 23

Lighting: Fluorescent/LED

A/C: Office Only

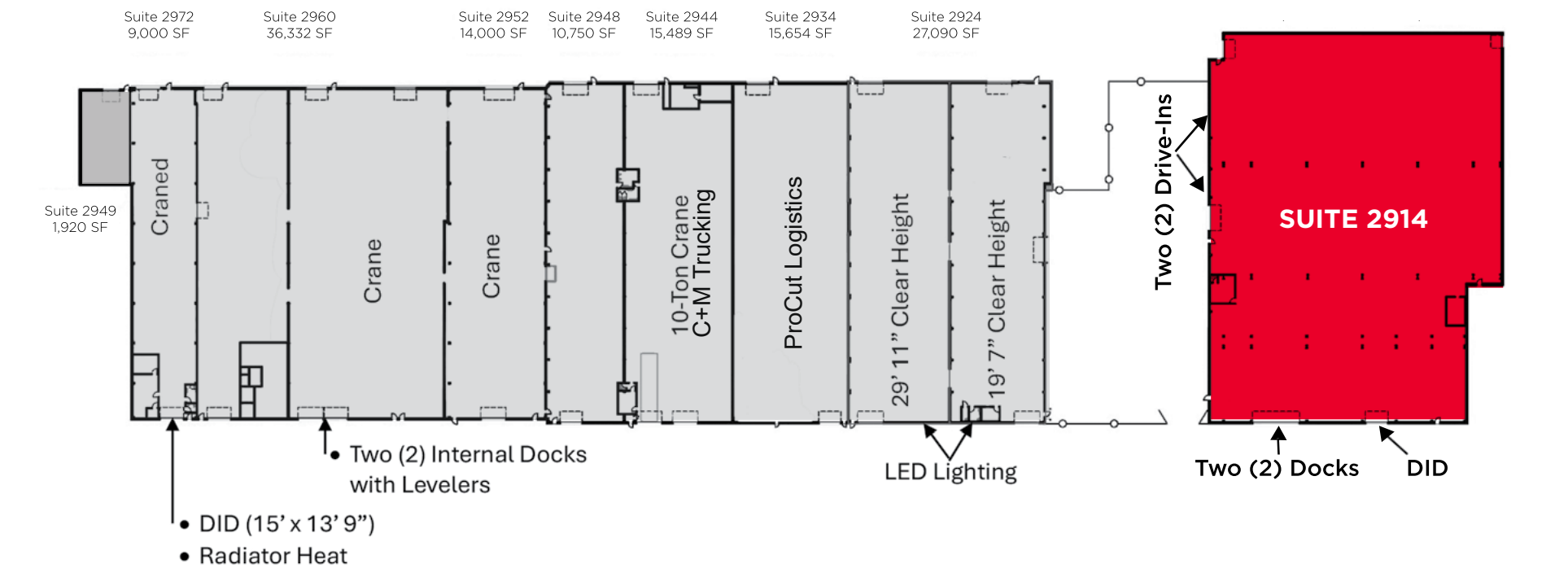
Heat: Radiant Gas/Tube

Gas: Dominion Energy

Water: City

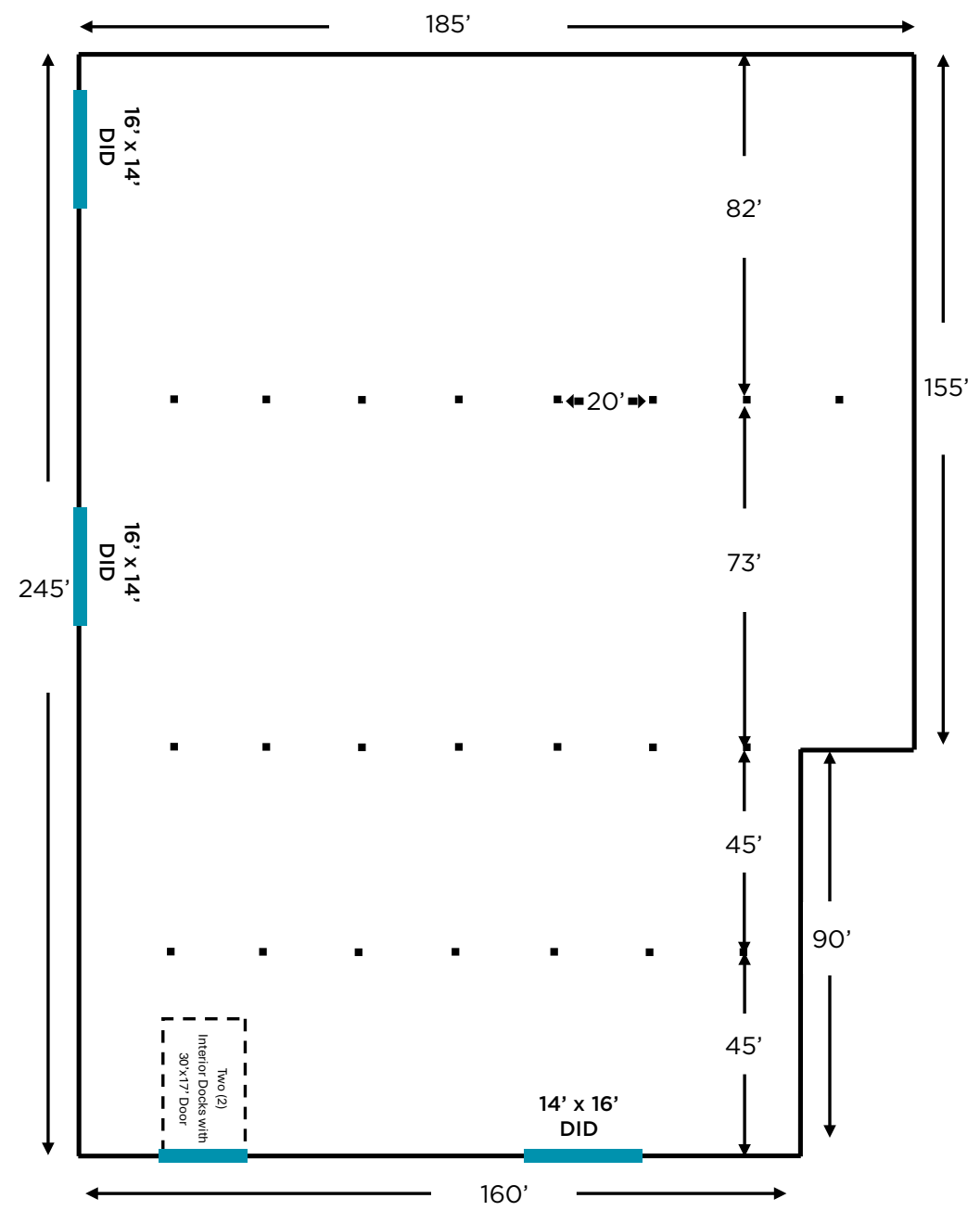
Sprinkler: No

Availability



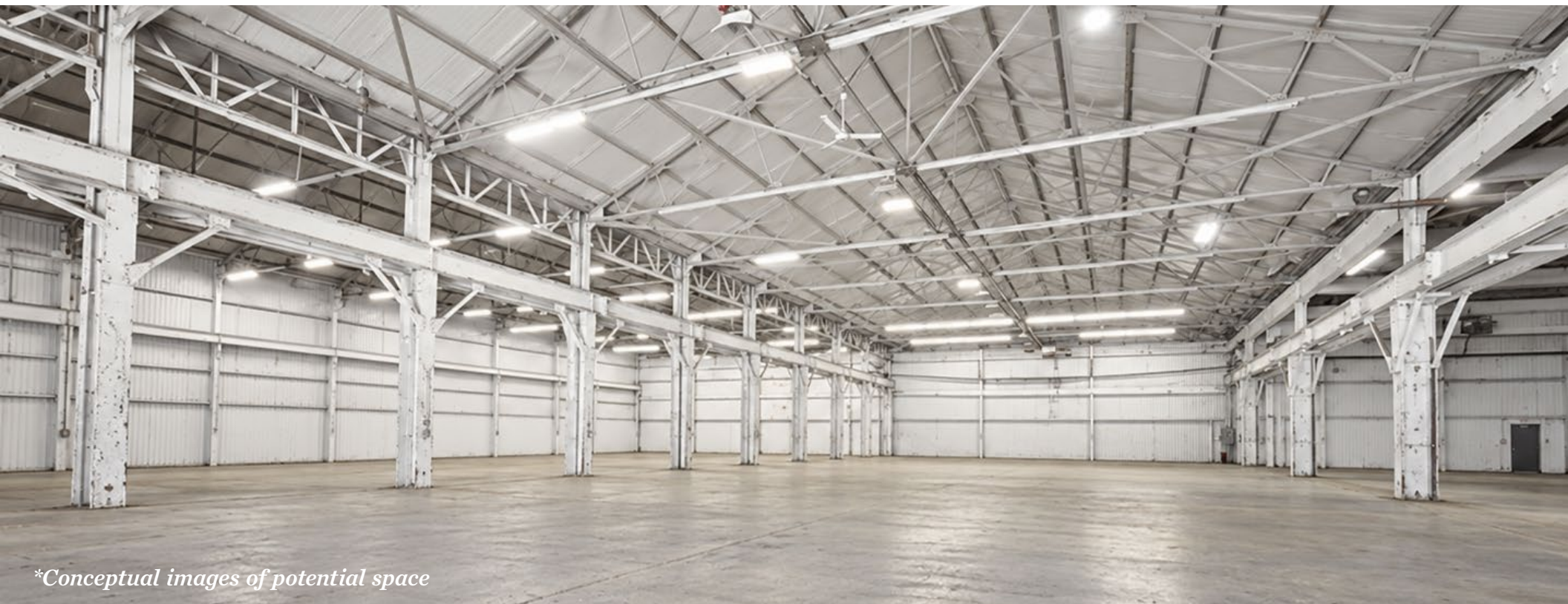
Unit	Total SF	Office SF	Warehouse SF	Dock Doors	Drive-In Doors	Clear Height
2914	43,075 SF	0	43,075 SF	Two (2) interior with a 30' x 17' door	Two (2) - 16' x 14' One (1) - 14' x 16'	26'3"

Suite 2914



EAST 34TH STREET

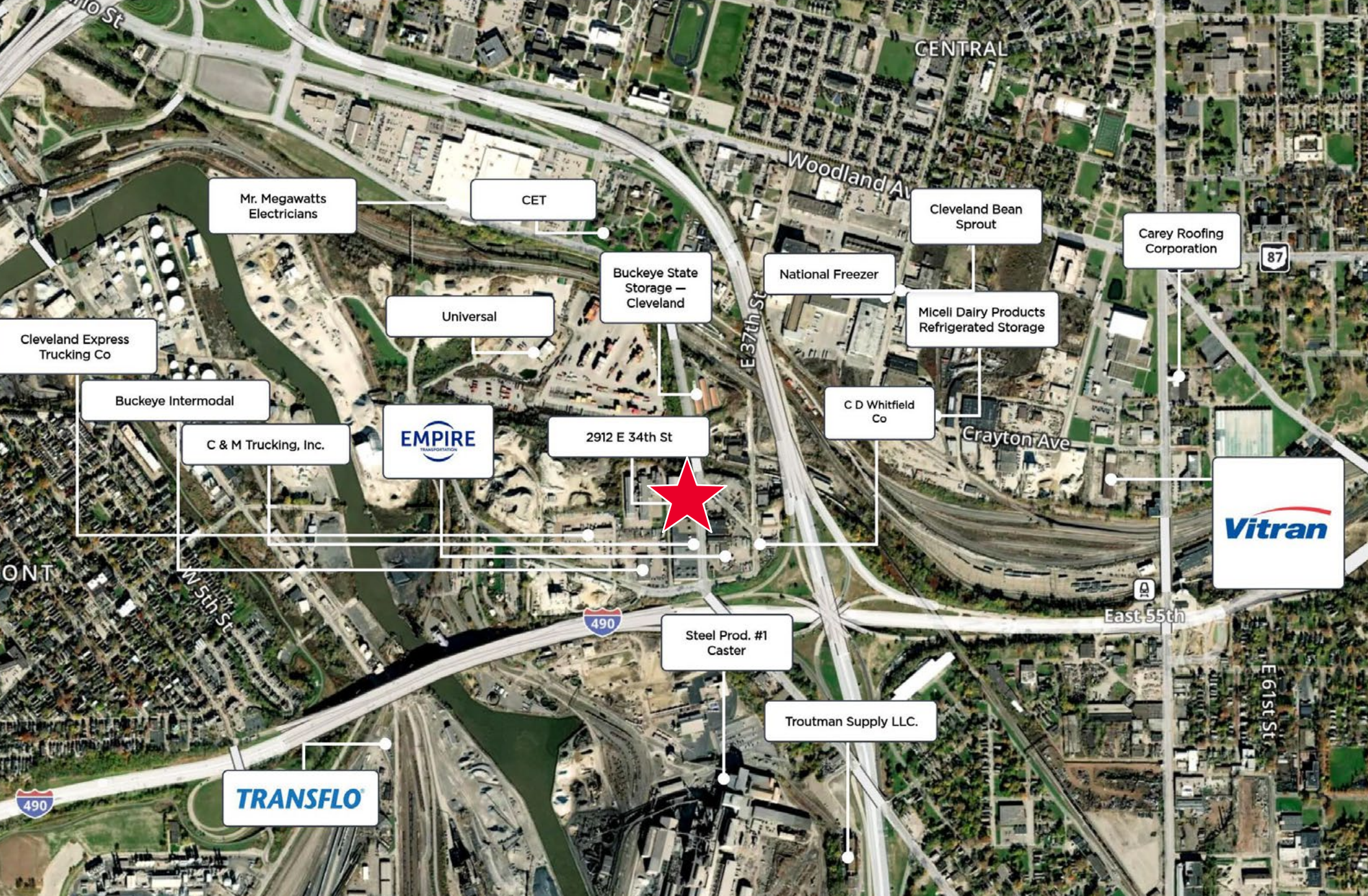
Interior Photos | Suite 2914



**Conceptual images of potential space*

Exterior Photos





305,938
Population
(2025 | 5 Mile)

35.1
Median Age
(2025 | 5 Mile)

140,196
Households
(2025 | 5 Mile)

\$69,899
Household Income
(2025 | 5 Mile)

14,158
Total Businesses
(2025 | 5 Mile)

196,639
Total Employees
(2025 | 5 Mile)



**2912 - 2972 E 34TH
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