

FOR SALE

# 7210 CARNEGIE AVENUE

Cleveland, Ohio 44103



CUSHMAN &  
WAKEFIELD



## 21,750 SF LIGHT INDUSTRIAL SPACE ON 1.50 AC

# PROPERTY FEATURES



**21,750 SF**

TOTAL BUILDING SF

**1.50 ACRES**

TOTAL SITE SIZE

**\$999,000**

SALE PRICE

## COMMENTS

- Great flex opportunity in Cleveland's growing Midtown neighborhood
- Building 1: Small office, warehouse, mezzanine space and restrooms
- Building 3: Showroom, bullpen area, glass conference room, parts room, offices and restrooms
- All three buildings are connected
- Great visibility along Carnegie Avenue
- Easy access to I-90 and I-77
- Close proximity to Downtown Cleveland and less than a mile from The Cleveland Clinic Main Campus
- Parking - 32 spaces
- Land has a curb cut

## PROPERTY SPECIFICATIONS

	BUILDING 1	BUILDING 2	BUILDING 3
YEAR BUILT:	1920	1946	1950
BUILDING SIZE:	5,976 SF	9,575 SF	6,199 SF
CONSTRUCTION:	Masonry		
ROOF:	Flat		
LIGHTING:	Fluorescent & Metal Halide		
HEAT:	Reznor		
SPRINKLER:	Wet/Partial		
CEILING HEIGHT:	12'9"	14'	12'9"
DRIVE-IN DOORS:	Three (3)	One (1)	-0-
POWER:	200A/480V/3P	400A/480V/3P	400A/480V/3P



# PARCEL MAP



Carnegie Ave

E 71st St

11825123

11825121

11825120

11825119

11825118

11825085



# BUILDING LAYOUT

Carnegie Ave

**BUILDING 1**  
**5,976 SF**

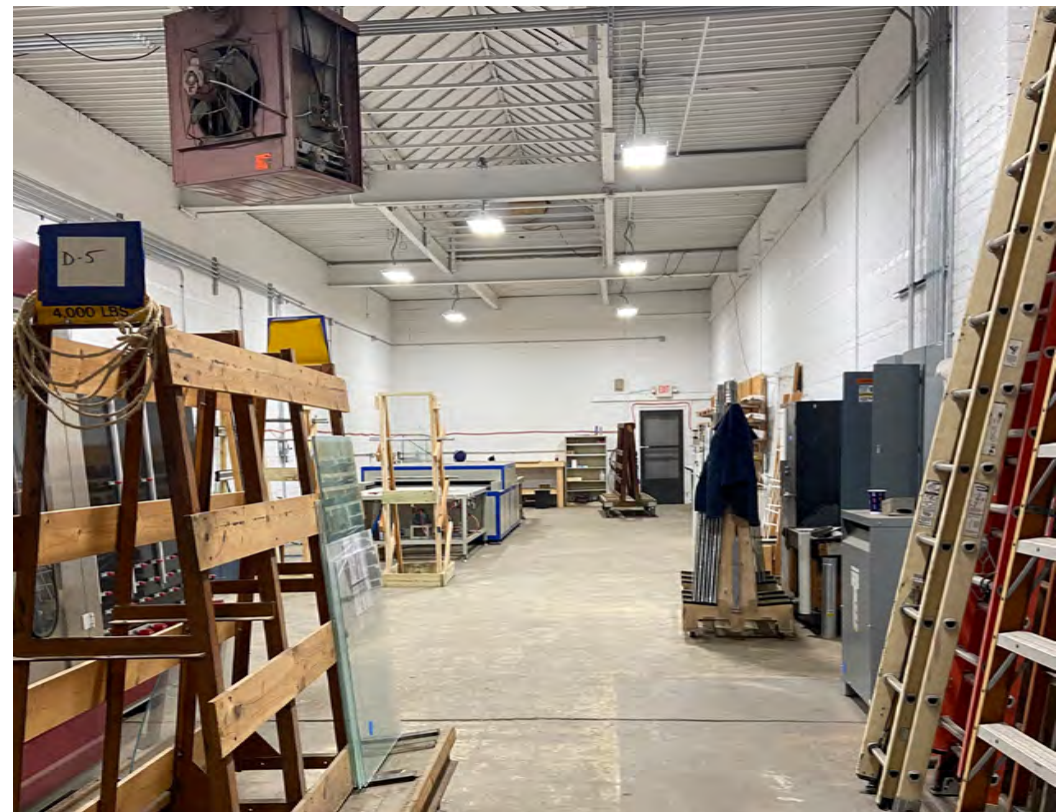
**BUILDING 3**  
**6,199 SF**

**BUILDING 2**  
**9,575 SF**



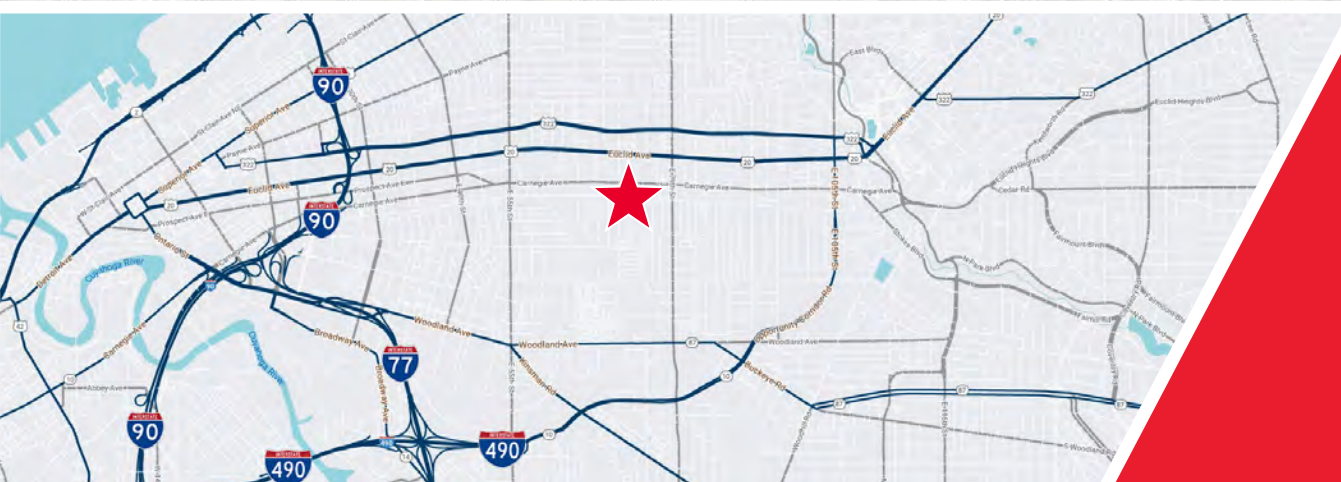
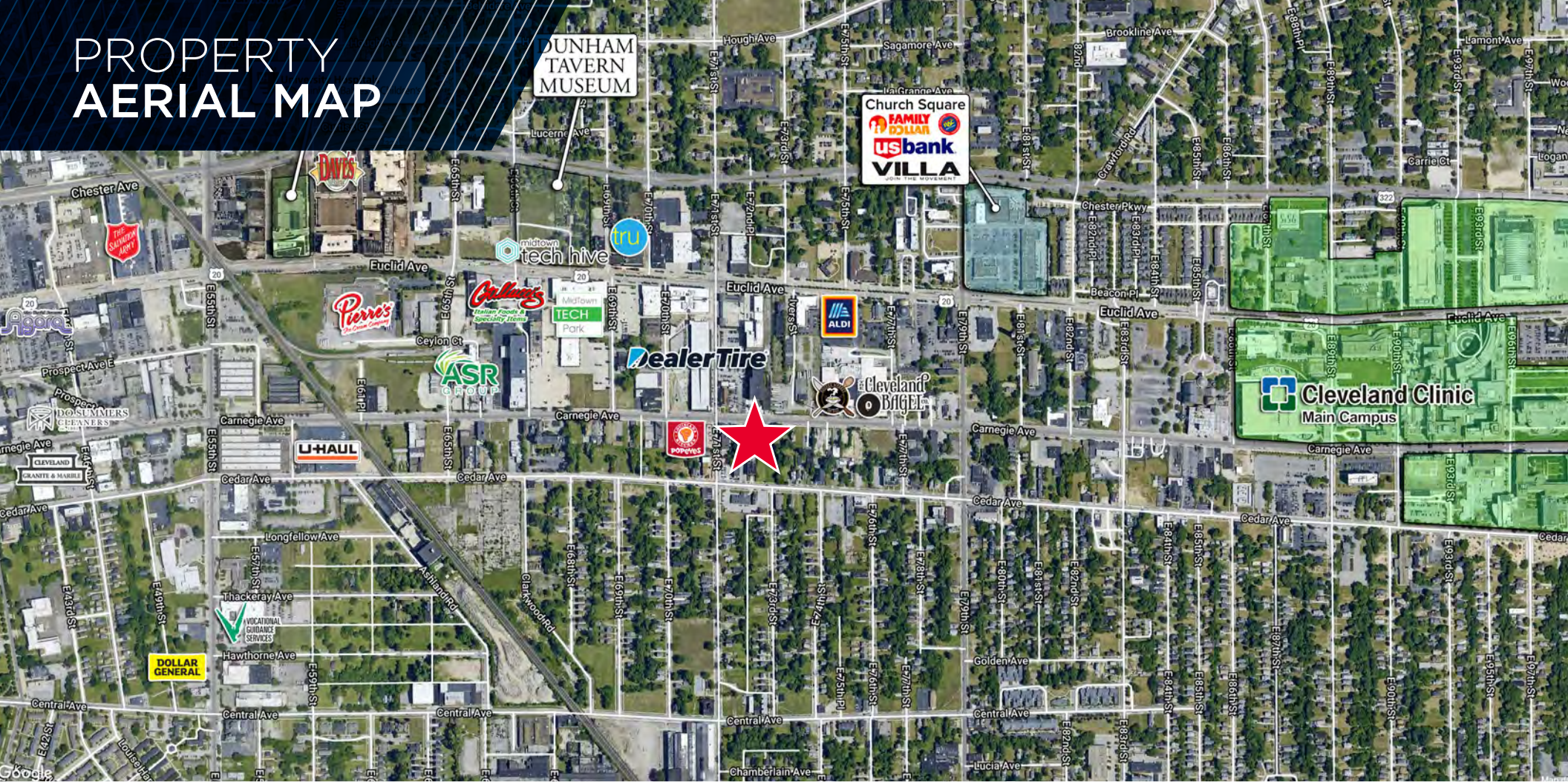


# PROPERTY PHOTOS





# PROPERTY AERIAL MAP



Easy Access  
to I-77 & I-90





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