

**1250 E. 222<sup>nd</sup> Street**  
Euclid, Ohio 44117

**CONFIDENTIALITY AGREEMENT**



INDUSTRIAL INVESTMENT OPPORTUNITY  
**OFFERING PREVIEW**

TWO (2) TENANT 152,790 SQUARE FOOT INDUSTRIAL MANUFACTURING COMPLEX ON  
9.47 ACRES IN AN OPPORTUNITY ZONE



## Key Highlights

- 1250 E. 222nd Street, Euclid Ohio. Two (2) Tenant, 100% leased - 152,790 SF 17-crane industrial complex, heavy power (sub-station on property), two (2) docks, six (6) 14' x 16' drive-in doors, 30' clear ceiling heights, etc.

- Two long term tenants in place:

**Mechanical Dynamics & Analysis (MD&A):** Provides power generators around the globe with a full-service, OEM-alternative for services, parts, and repairs for Gas Turbines, Steam Turbines, Industrial Turbines, and Generators

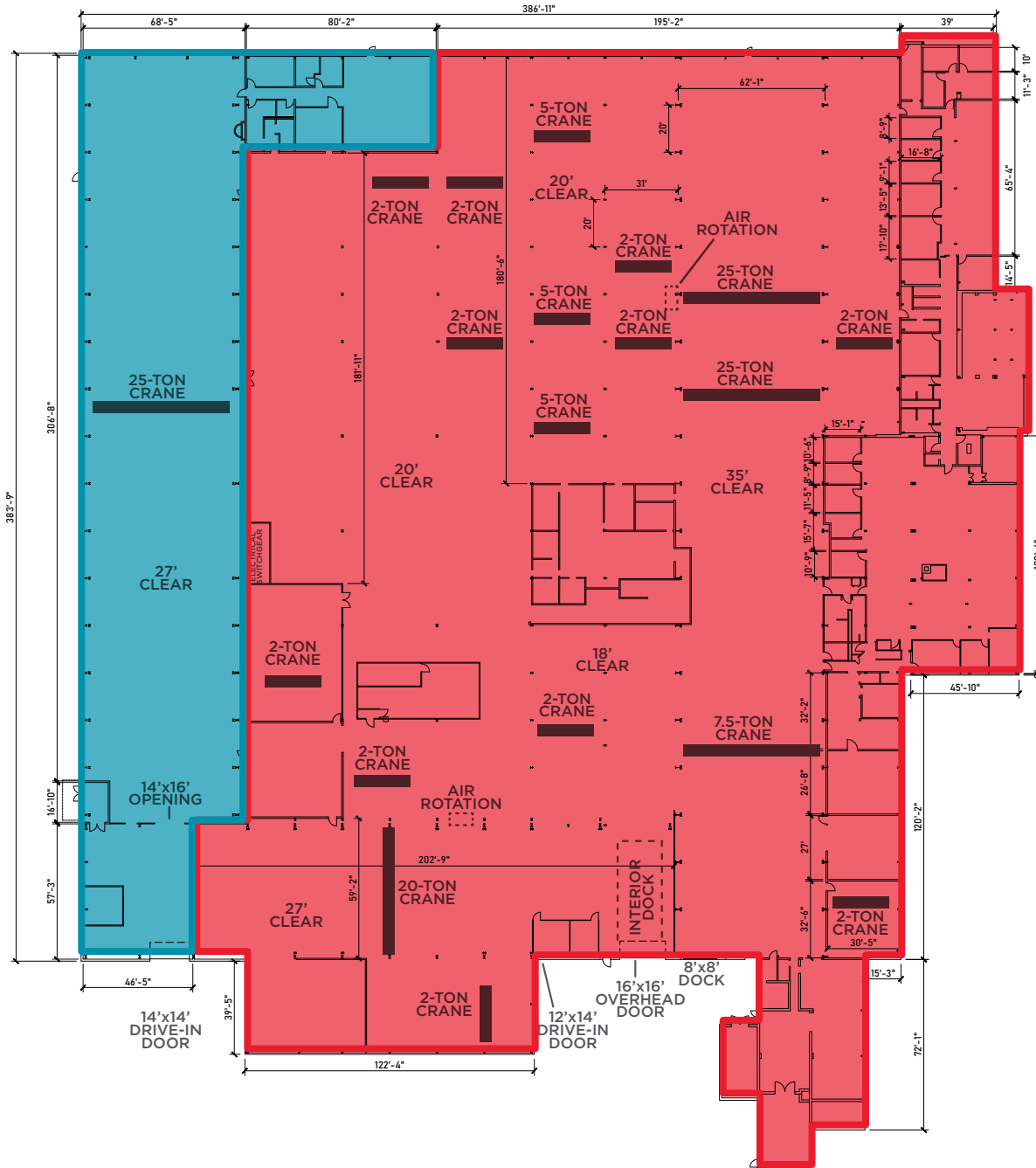
**BONENG Transmission, USA:** A subsidiary of SUZHOU.CO LTD. A professional manufacturer of mechanical and electrical products integrating design, manufacturing, assembly, and sales services servicing the mining, metallurgy, chemical, cement, and power industries to name a few

- The property, being offered at substantially below replacement cost, has undergone non-stop renovations since 2015 continuing through fall of 2024. The renovations include (but not inclusive): roof repairs and replacements, updated and expanded electrical, exterior parking lot work, LED lighting, etc

## Specifications

1250 E. 222nd Street, Euclid, Ohio 44117	
<b>Year Built</b>	1957
<b>Building Size</b>	152,790 SF
<b>Acreage</b>	9.47 Acres
<b>Construction Type</b>	Masonry/Metal
<b>Roof</b>	TPO & EPDM
<b>Docks</b>	Two (2) - One (1) interior and one (1) exterior
<b>Drive-in Doors</b>	Two (2) - 12'x14' and 14'x14'
<b>Cranes</b>	17 - Three (3) 25-ton, one (1) 20-ton, one (1) 7.5-ton, three (3) 5-ton and nine (9) 2-ton
<b>Clear Height</b>	18' - 35'
<b>Sprinkler</b>	100% Wet
<b>Lighting</b>	LED and Fluorescent
<b>Heat</b>	Air-Rotation, Radiant Tube and OHD Gas
<b>Power</b>	Abundant including 1500 KVA sub-station on site. Extensive buss duct throughout
<b>Parking</b>	250 spaces

# FLOOR PLAN



# PARCEL MAP



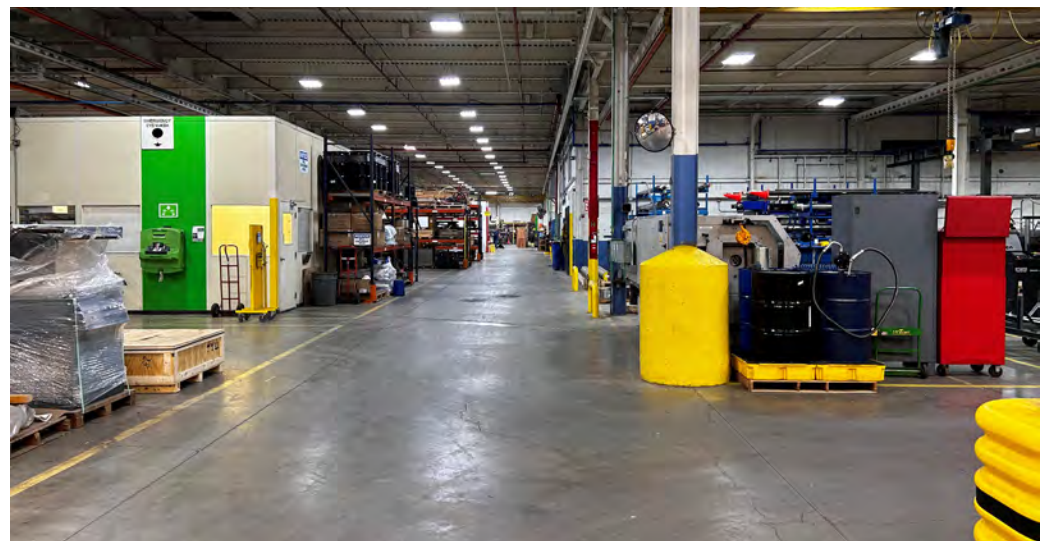
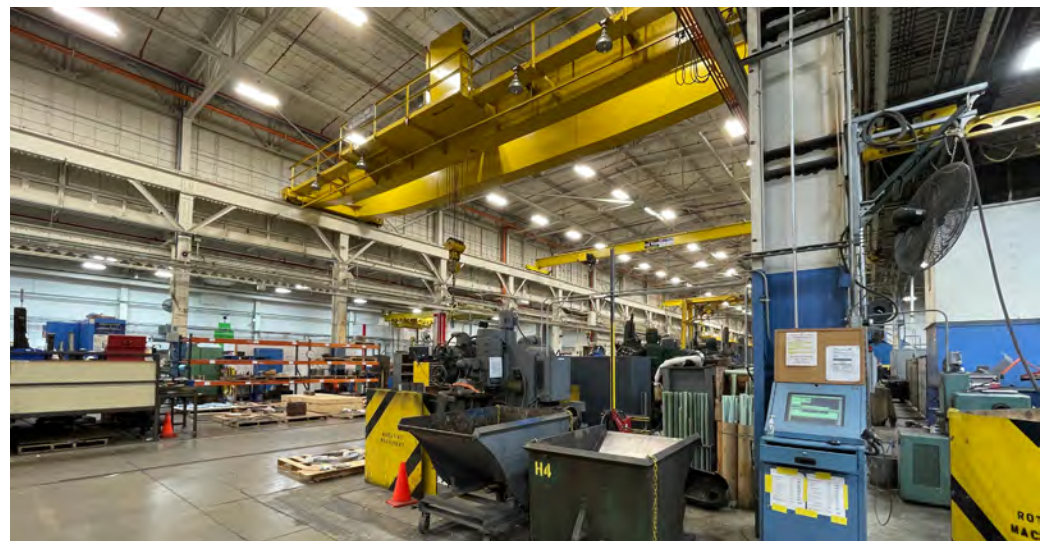
PROPERTY PHOTOS  
AERIAL



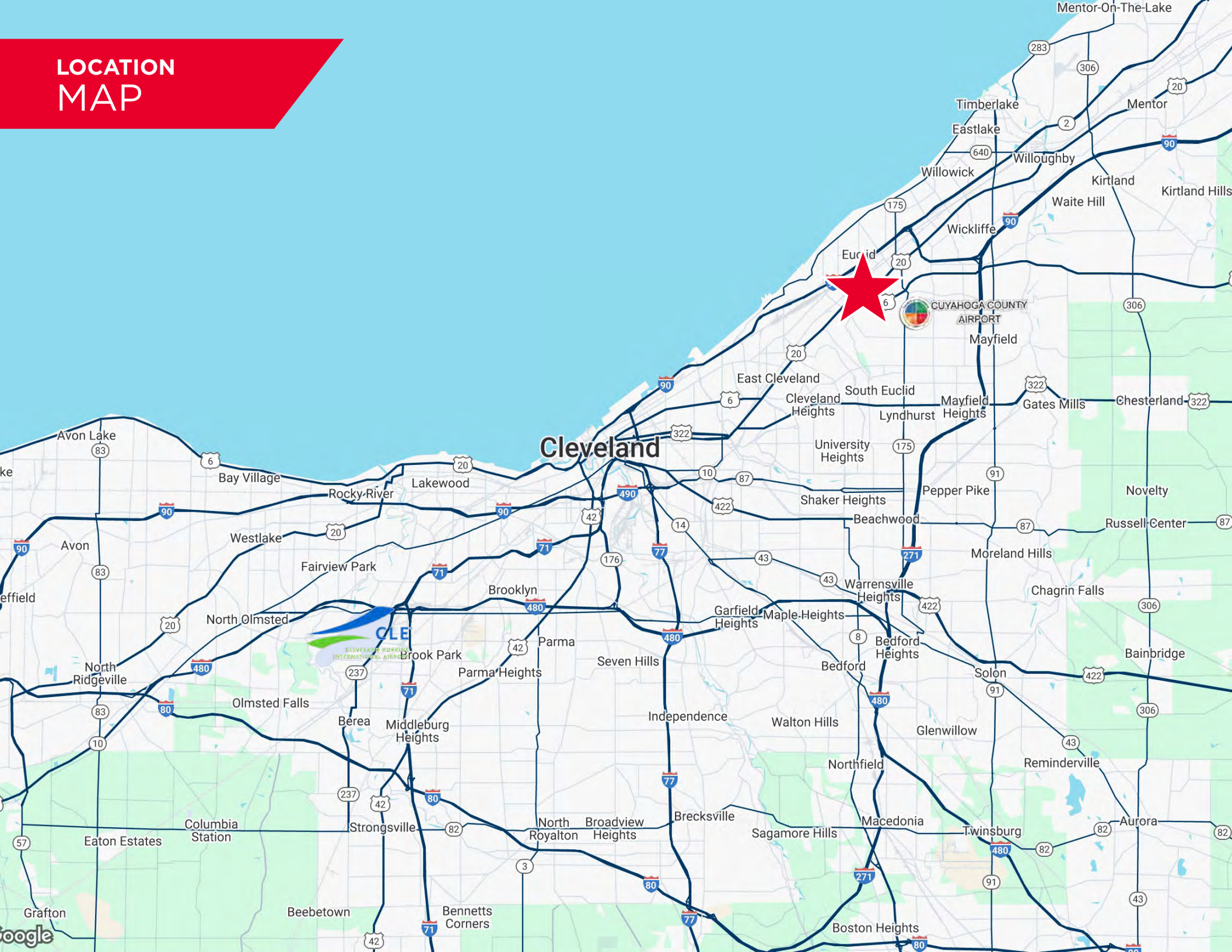
**EXTERIOR  
PHOTOS**



# INTERIOR PHOTOS

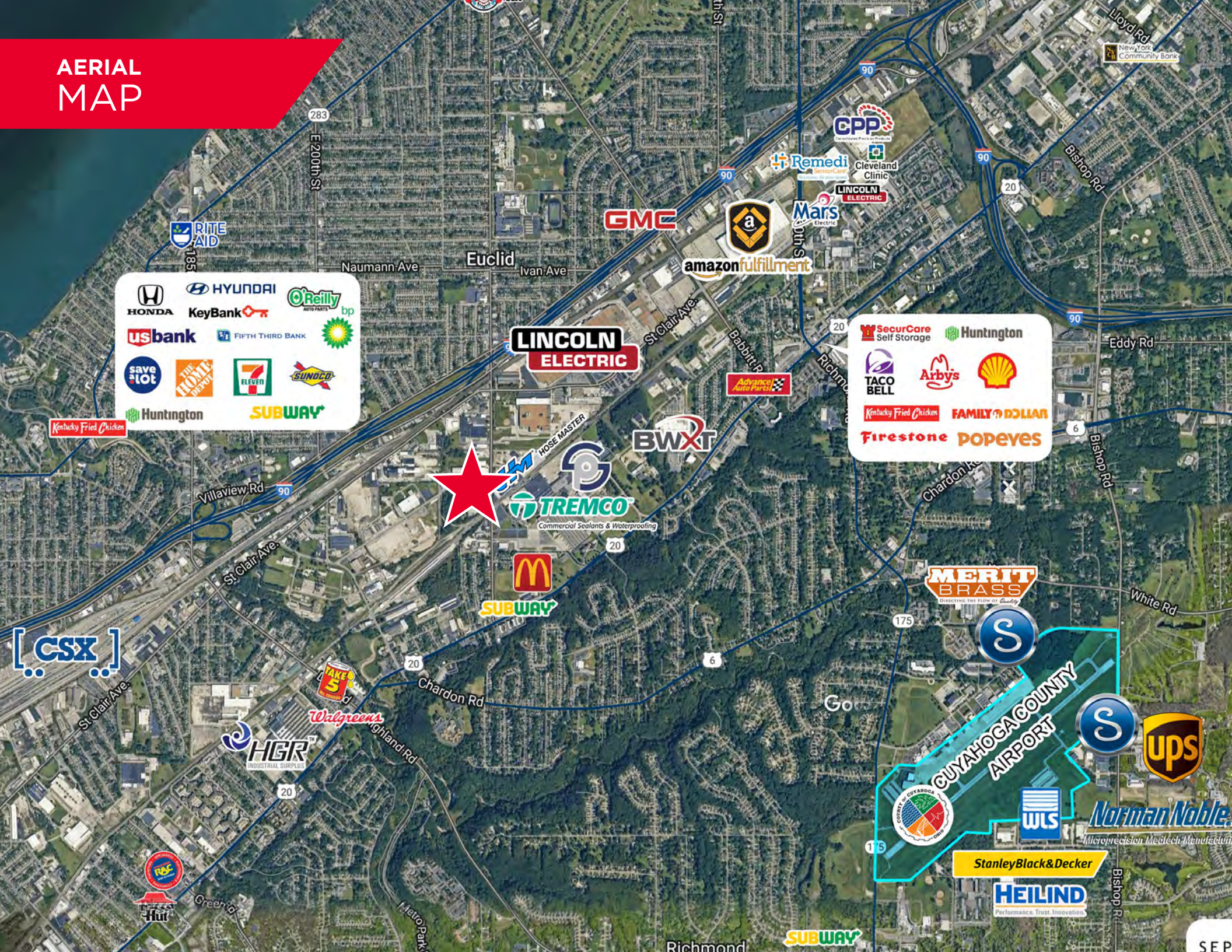


# LOCATION MAP





# AERIAL MAP



**HONDA** **HYUNDAI** **O'Reilly** **KeyBank** **usbank** **FIFTH THIRD BANK** **save a lot** **THE HOME DEPOT** **7 ELEVEN** **SUNOCO** **Huntington** **SUBWAY**

**SecurCare** **Huntington** **TACO BELL** **Arby's** **Shell** **Kentucky Fried Chicken** **FAMILY DOLLAR** **Firestone** **POPEYES**

**LINCOLN ELECTRIC** **HOSE MASTER** **TREMCO** *Commercial Sealants & Waterproofing*

**MERIT BRASS** **ups** **Norman Noble** *Microprecision Medtech Manufacturing* **StanleyBlack&Decker** **HEILIND** *Performance. Trust. Innovation.*

[CSX]

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**FOR FULL OFFERING, PLEASE SIGN AND RETURN THE CONFIDENTIALITY AGREEMENT**

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