

AVAILABLE

19100 Holland Road

Brook Park, Ohio 44142



61,145 SF INDUSTRIAL COMPLEX ON 3.74 ACRES

- 7 Docks & 4 Drive-ins
- Exterior Yard with 2,475 SF Storage Building, 6,875 SF of Covered Storage, and Truck Scale

**Ideal Opportunity near
Cleveland Hopkins
International Airport**



**CUSHMAN &
WAKEFIELD**



PROPERTY FEATURES



61,145 SF

TOTAL BUILDING SIZE

55,540 SF

WAREHOUSE SIZE

5,605 SF

OFFICE SIZE

3.74 ACRES

TOTAL SITE SIZE

\$5.90/SF

LEASE RATE - NNN

\$1.35/SF

ESTIMATED EXPENSES

HIGHLIGHTS

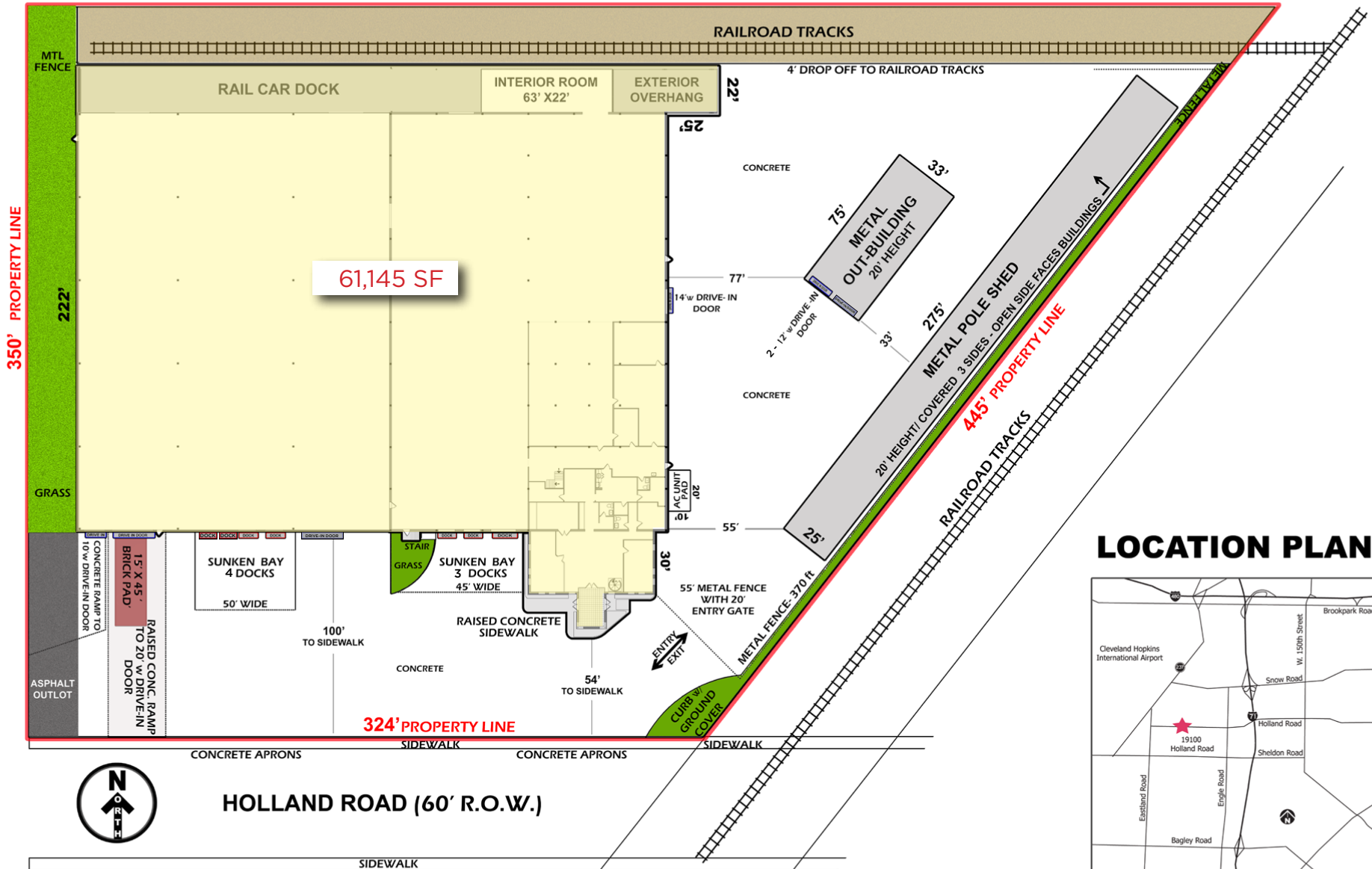
- Efficient warehouse space with approximately .9 acres of outside storage.
- The exterior yard includes a 2,475 SF storage building, 6,875 SF of covered storage, and truck scale (*excluded from total SF*).
- 5,605 SF of first and second story functional office space (private offices, open office, conference room, and lunch room).
- Minutes from I-71, I-480, I-80 (Ohio Turnpike) and Cleveland Hopkins International Airport

PROPERTY SPECIFICATIONS

TOTAL SF:	61,145 SF
WAREHOUSE SF:	55,540 SF
OFFICE:	5,605 SF
CONSTRUCTED:	1961 & 2003
CONSTRUCTION:	Metal / Masonry
LAND:	3.74 Acres
ROOF:	Rubber / Composition
LIGHTING:	LED Motion Sensor / Fluorescent
HEAT:	Gas/Radiant Tube
AC:	HVAC - Office Only
SPRINKLER	100% Wet
CLEAR HEIGHT:	18' - 20'
COLUMN SPACING:	40' x 50'; 20' x 66'
DOCKS:	Seven (7): <ul style="list-style-type: none">• Six (6) - 8' x 10' with levelers• One (1) 12' x 10' with leveler
DRIVE-IN DOORS:	Four (4): <ul style="list-style-type: none">• One (1) 10' x 10'• Two (2) 20' x 14'• One (1) 12' x 14' <i>Note: Additional two (2) 12' x 14' Drive-In Doors on storage building</i>
POWER:	400A / 600V / 3P
ZONING:	GI - General Industrial District

PROPERTY SITE PLAN

597' PROPERTY LINE



LOCATION PLAN:



PROPERTY PHOTOS

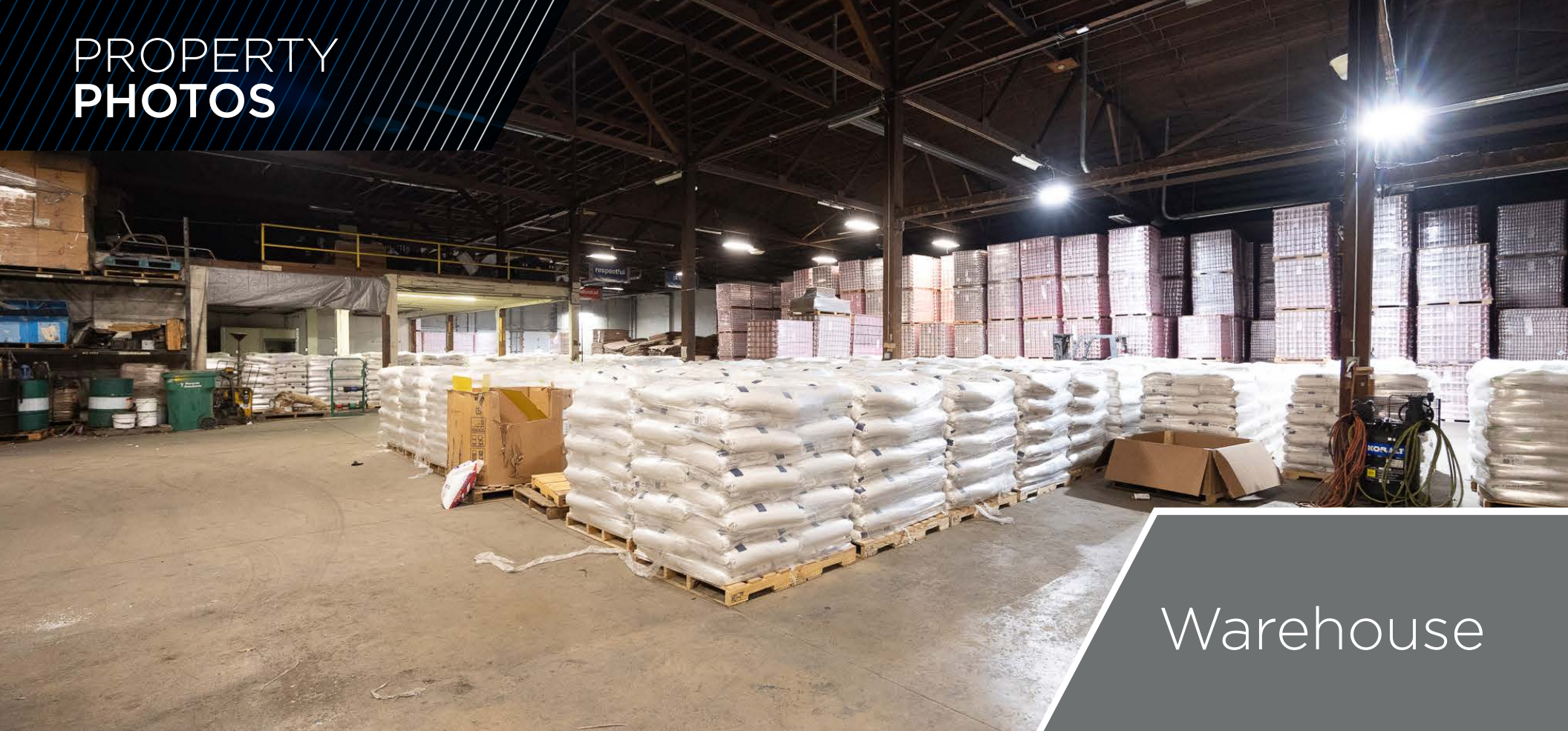


Office

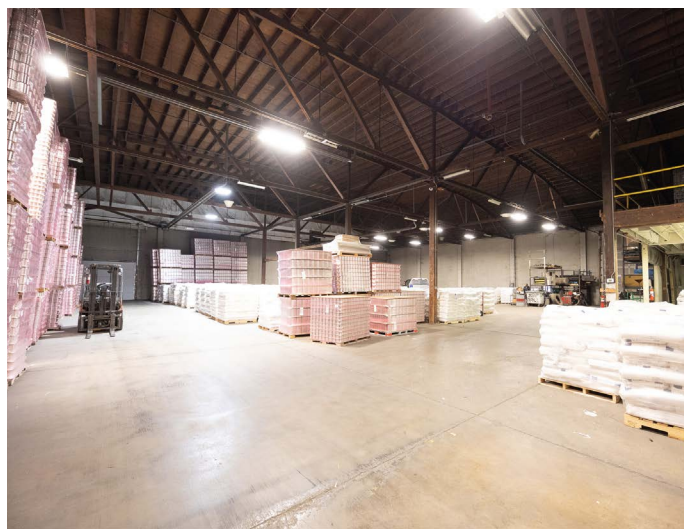
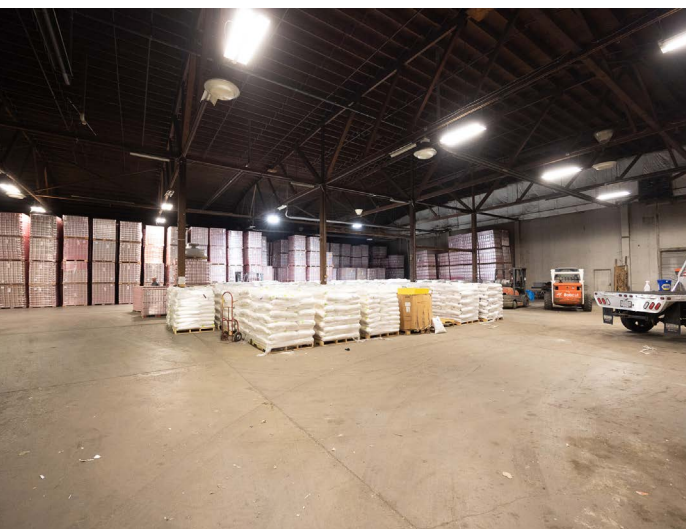


19100 HOLLAND ROAD, BROOK PARK, OHIO 44142

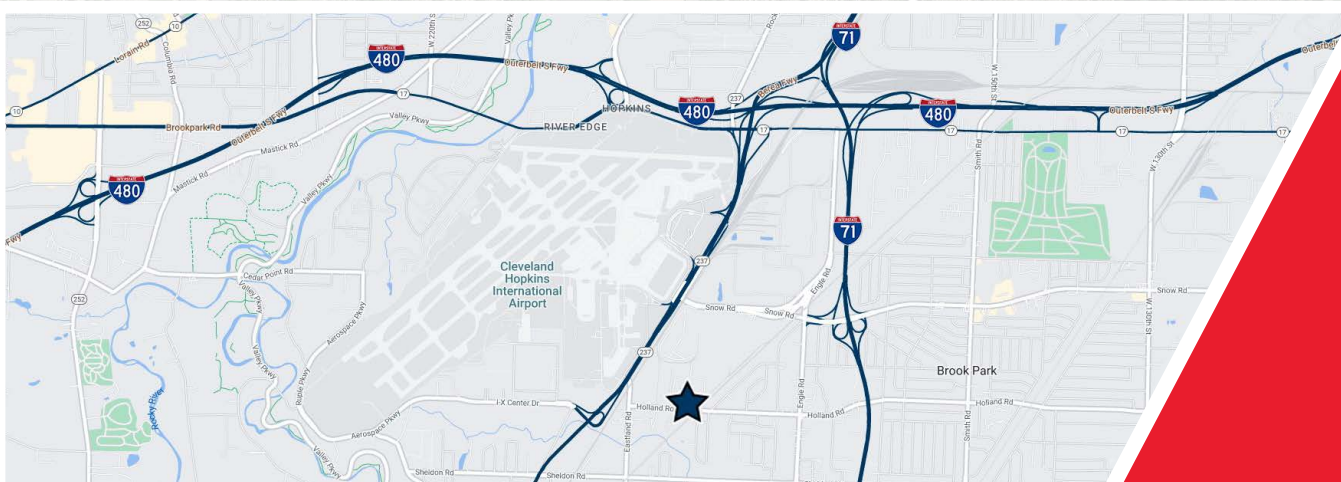
PROPERTY PHOTOS



Warehouse



PROPERTY AERIAL MAP



Minutes from I-71,
I-480 and Cleveland
Hopkins International
Airport



JOSEPH V. BARN, SIOR
Principal
+1 216 525 1464
jbarna@crescorealestate.com

COLE SORENSON
Associate
+1 216 525 1470
csorenson@crescorealestate.com

RYAN CURTIN
Associate
+1 216 232 4105
rcurtin@crescorealestate.com