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CONFIDENTIALITY AGREEMENT

**5200 HARVARD AVENUE**  
Cuyahoga Heights/Newburgh Heights, Ohio 44105



INVESTMENT / INDUSTRIAL  
OFFERING MEMORANDUM TEASER

50,068 SF SINGLE-TENANT INVESTMENT OPPORTUNITY



# EXECUTIVE SUMMARY

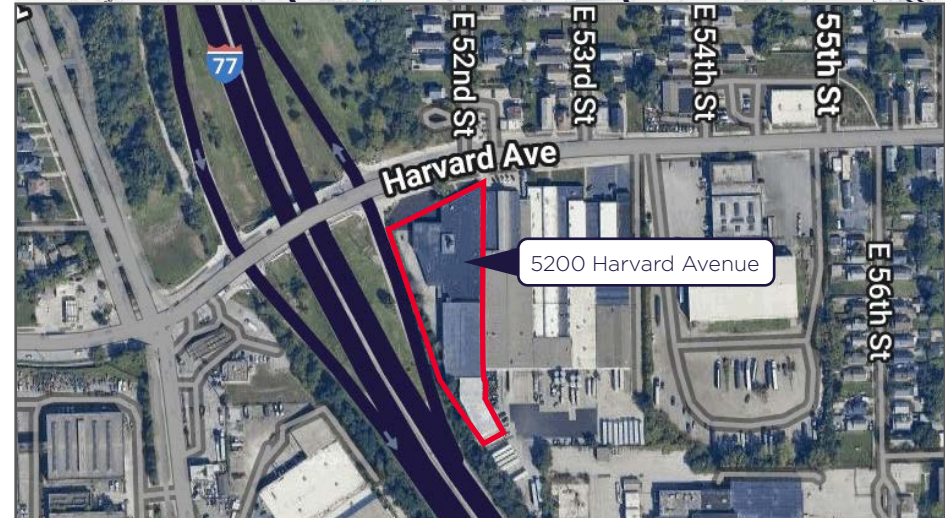
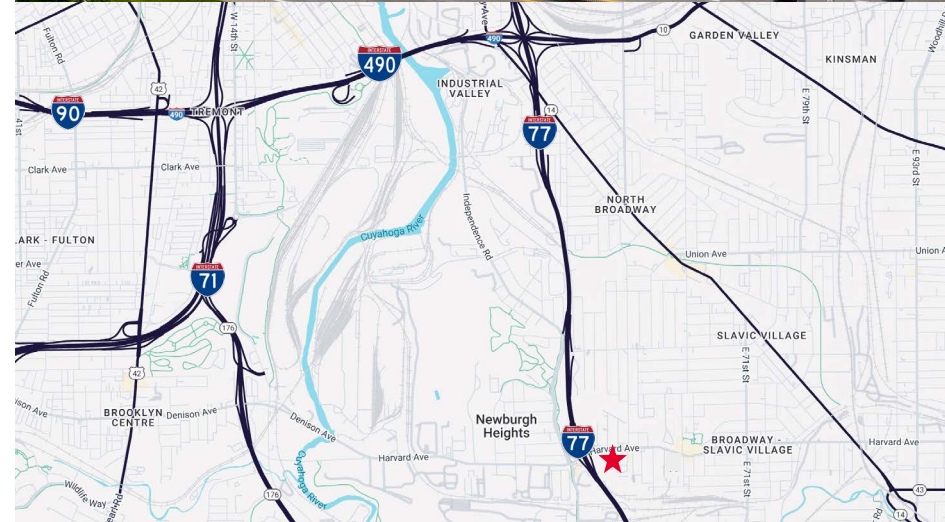
Cushman & Wakefield | CRESCO Real Estate has been retained by ownership as its exclusive advisor in the sale of 5200 Harvard Avenue, Cuyahoga Heights/Newburgh Heights, Ohio. This single-tenant industrial building, totaling 50,068 SF on 1.415 acres, is centrally located in a well-established industrial sector and borders the first-ring suburbs of Downtown Cleveland.

This location provides excellent connectivity to major interstates, public transportation and a skilled workforce. The primary physical structure consists of masonry construction, is well maintained, and features above-standard manufacturing amenities. Additionally, the existing tenant has and is continuing to make significant infrastructure investments, unique to their individual process.

## KEY HIGHLIGHTS

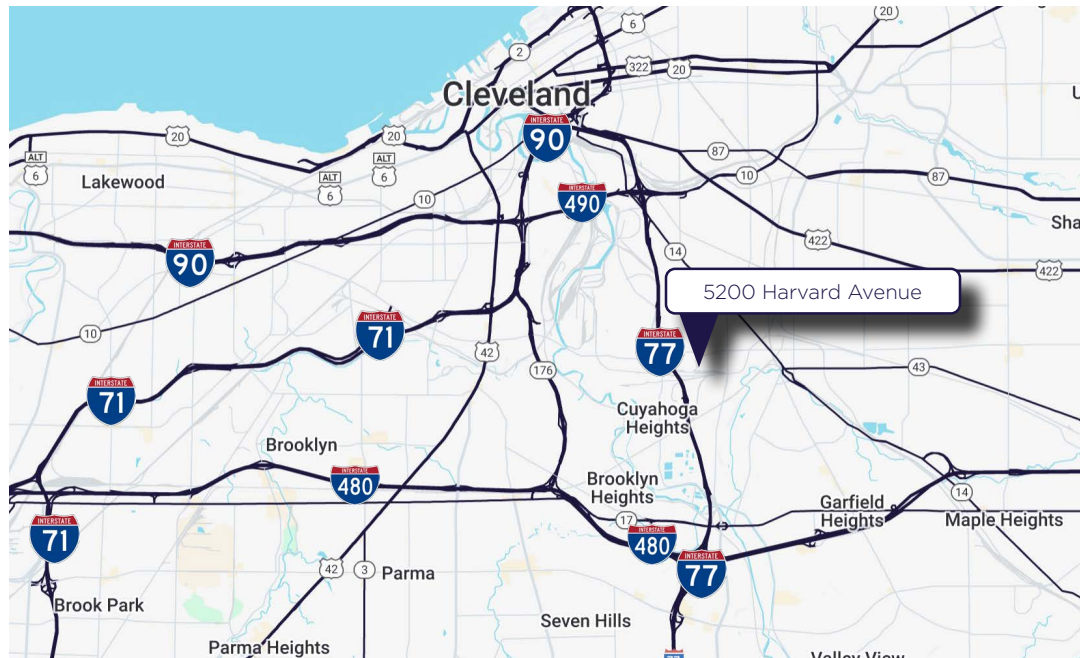
- 100% leased
- Below market rates - long term upside potential
- High-demand location with manufacturing amenities
- 3.4% industrial vacancy rate in Northeast Ohio
- Northeast Ohio ranks in the Top 10 largest industrial markets in the United States

SUB-MARKET	SF	% LEASED	BUILT
South	50,068	100%	1925 (expansions in 1941, 1953, and 1995)
CLEAR HEIGHT	# OF TENANTS	IN PLACE RENT	MARKET NET RENT
12' - 18'	Clecorr Packaging	\$3.30 Gross	\$4.00 Gross



# PROPERTY OVERVIEW

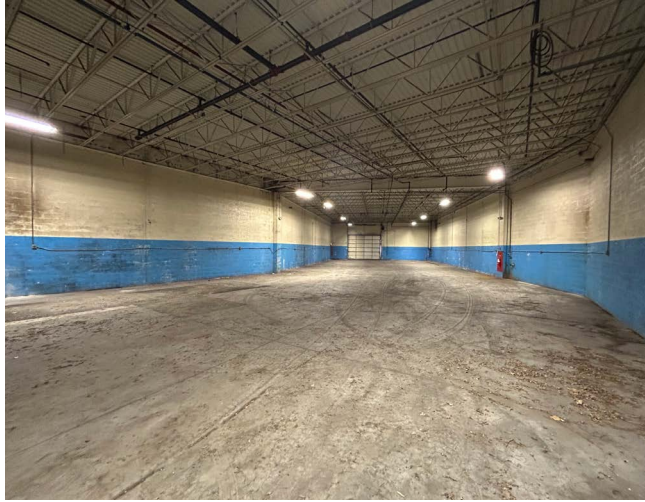
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<b>Building Size:</b>	50,068 SF (Excludes second floor mezzanine)
<b>Construction:</b>	Masonry
<b>Year Built:</b>	1925 (with expansions in 1941, 1953, and 1995)
<b>Renovated:</b>	2025 (renovations underway with new tenant)
<b>Land Size:</b>	1.415 Acres
<b>Roof:</b>	EPDM
<b>Clear Height:</b>	12' - 18'
<b>Column Spacing:</b>	20' x 35'
<b>Docks:</b>	Six (6) interior docks: Three (3) - 8' x 10'; Three (3) - 8' x 8' Five (5) docks with levelers (2-PIT and 3-EOD)
<b>Drive-In Doors:</b>	Two (2) - 6' x 8'
<b>Sprinkler:</b>	100% wet
<b>Lighting:</b>	T5 (motion sensed)
<b>Heat:</b>	Overhead Gas
<b>A/C:</b>	Office only
<b>Power:</b>	2000A / 480V / 3P
<b>Parking:</b>	±15
<b>Zoning:</b>	Cuyahoga Heights: Industrial Newburgh Heights: Harvard Avenue Corridor and Commercial
<b>RE Taxes:</b>	\$17,261.04
<b>PP #s</b>	511-14-009 & 522-02-005

# PROPERTY OVERVIEW PHOTOS

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