Greenhouse Facility for Sale

5800 Diamond Avenue, Cleveland, Ohio 44104



5800 Diamond Avenue

- Former Green City Growers greenhouse, built in 2011 for about $16M. Replacement cost today is estimated at $20M to $22M.
- 178,980 SF under roof on 9.8 acres, including 151,620 SF of greenhouse (3.5 acres under glass)
- 27,360 SF office, storage and processing area (72′ x 380′) with dock access for post-harvest distribution
- Six 8′ x 10′ docks and two drive-in doors (10′ x 12′ and 12′ x 12′)
- Priva 900 climate control system (irrigation, heating and lighting) included in the sale
- Over 11,470 LED fixtures, gas and Co-Ray Vac heat with four boilers, buss duct and airlines throughout
- Fully secured site with a 250,000-watt generator, coolers and boiler systems
- On the Opportunity Corridor with direct interstate access, inside a federal Opportunity Zone and a New Markets Tax Credit area

Pricing

SALE: $2,700,000*

*Sale price includes all equipment.



Quick Stats

Building SF	178,980 SF
Greenhouse SF	151,620 SF
Office / Processing SF	27,360 SF
Land Area	9.80 Acres
Year Built	2011
Zoning	SI (Semi-Industry)
Clear Height	14′
Loading	6 Docks | 2 Drive-Ins
Power	600A / 480V / 3P, 350 kVA (280 kW @ 80% PF)
Parcel	124-20-012
Taxes	$121,597.86 / Year

Property History

Green City Growers (GCG) developed the property in 2011 as part of a City of Cleveland initiative to create skilled-labor jobs. The site was selected for the state-of-the-art greenhouse because of its immediate interstate access and the number of public transit lines close by.

The project opened in 2012 and was growing produce for consumption by February 2013.

In May 2022, GCG was sold to Local Roots Cleveland, a company headquartered in Fort Wayne, Indiana.

The Priva climate control system that ran the operation, managing irrigation, heating and lighting, is included in the sale.

Learn More

Green City Growers video: youtube.com/watch?v=zJZnCW-V3Ww

Priva climate systems: priva.com



Aerial Photos









Photos









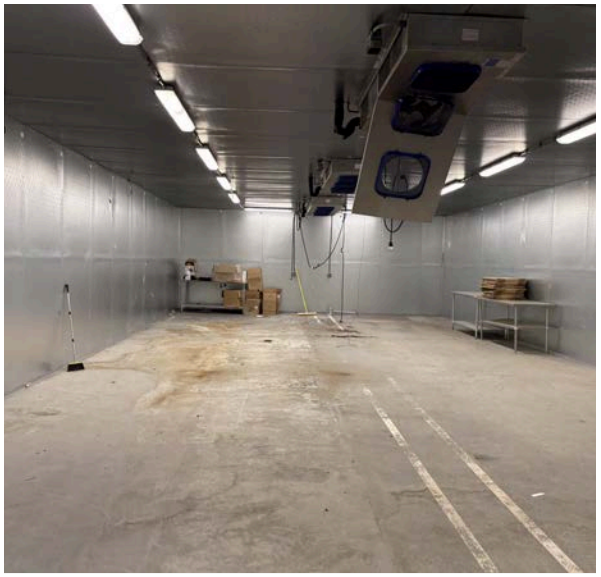
Photos



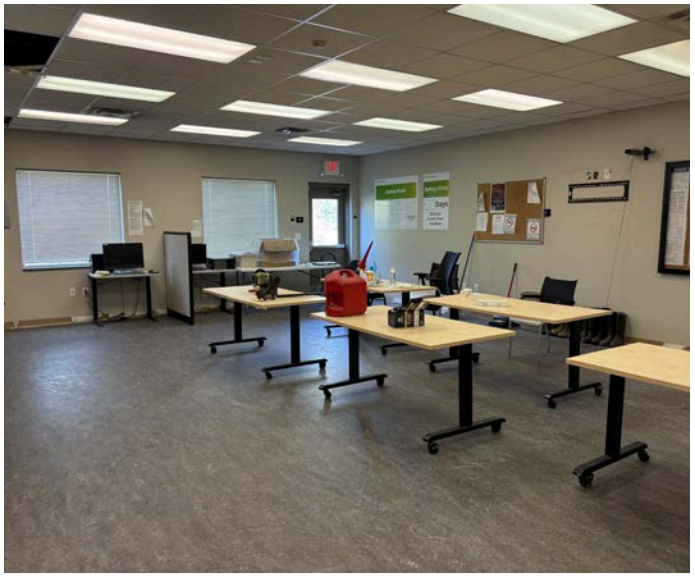




Photos











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