

FOR SALE OR LEASE

850 E 72nd Street

Cleveland, Ohio 44103



LIGHTHOUSE ART SPACE AT I-90

95,040 SF on First Floor - 57,001 SF Warehouse/Distribution, 36,617 SF Turnkey Event Space
76,640 SF Warehouse/Office Space on Second Floor (access via oversized freight and staircases)

PROPERTY FEATURES



PROPERTY SPECIFICATIONS

BUILDING SIZE:	171,680 SF
LAND SIZE:	4.99 SF
REFURBISHED:	2021
CONSTRUCTION:	Masonry
ROOF:	Flat - new roof completed 2021
LIGHTING:	New 2021 LED
SPRINKLER:	Fully sprinklered
HEAT:	Gas fired 2021
CEILING HEIGHT:	18'-30'
COLUMN SPACING:	20'x20'
DRIVE-IN DOORS:	One (1)
DOCKS:	Six (6) - Interior
POWER:	Heavy
PARKING	336

COMMENTS

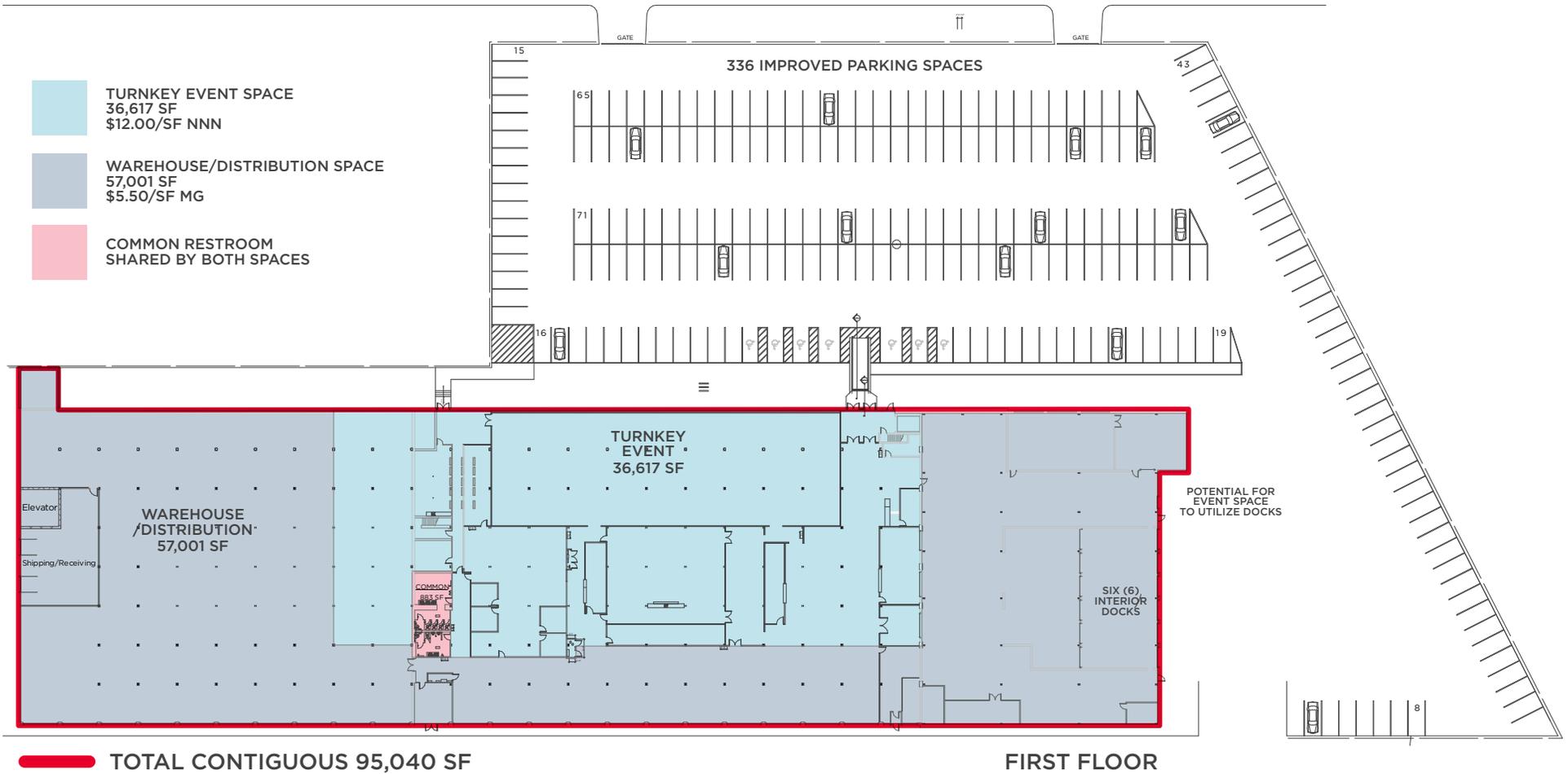
- Ideal warehouse/distribution facility
- Turnkey event space
- Building underwent major renovations in 2021, including a new roof, mechanicals, and finishes in a portion of the space
- Stable landlord with ability to fund improvements
- Easily accessible to I-90 and Downtown Cleveland amenities
- Improved parking lot with 336 parking spaces

CURRENT AVAILABILITY

SPACE	TOTAL SF	FLOOR	LEASE RATE
TURNKEY PRODUCTION	36,617 SF	1st	\$12.00/SF NNN
WAREHOUSE/DISTRIBUTION	57,001 SF	1st	\$5.50/SF MG
WAREHOUSE/OFFICE	76,640 SF	2nd	\$3.50/SF MG

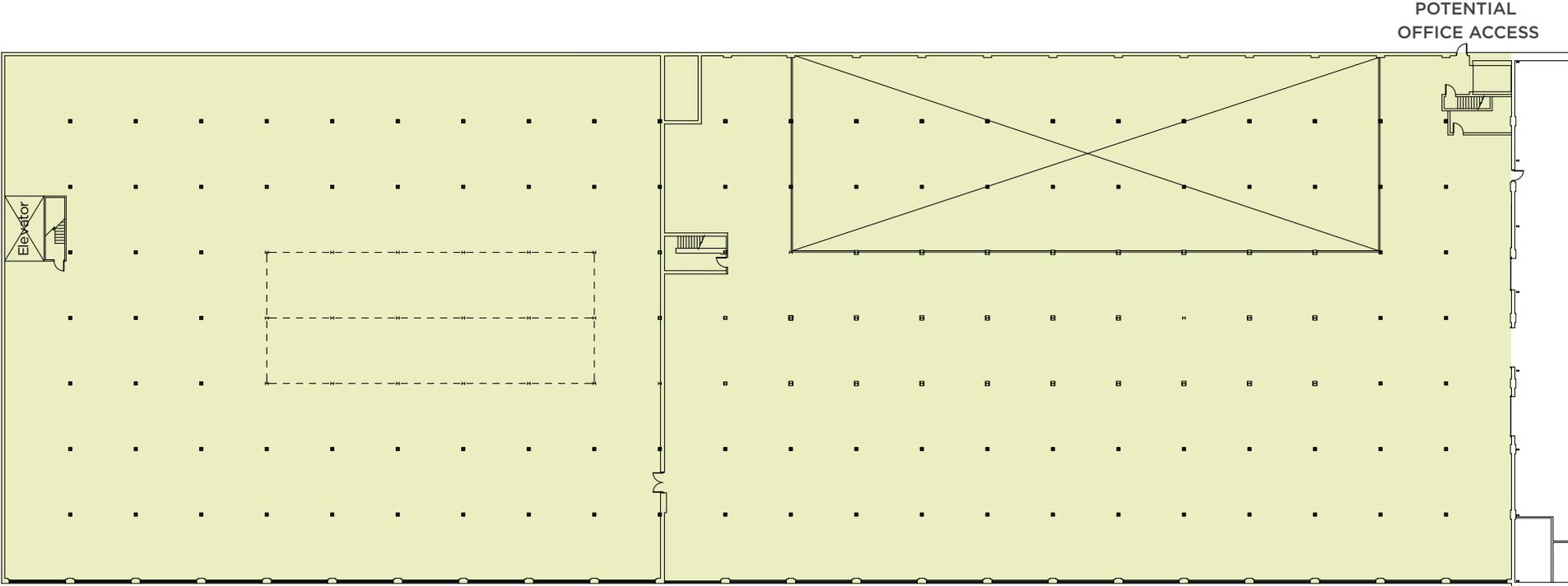
FIRST LEVEL FLOOR PLAN

E. 70TH STREET
PARKING LOT INGRESS/EGRESS



E. 72ND STREET

SECOND LEVEL FLOOR PLAN

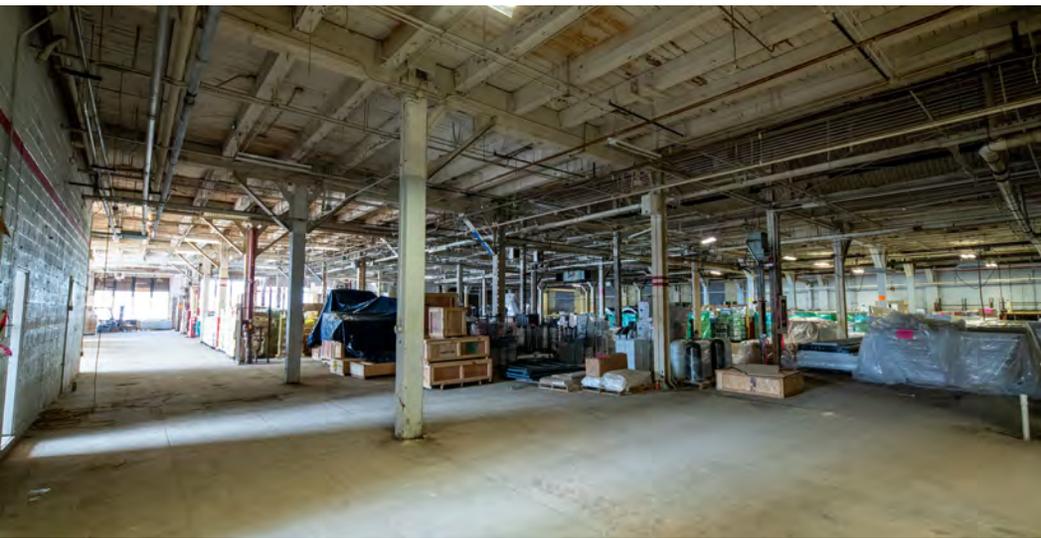


ADDITIONAL WAREHOUSE OR OFFICE SPACE
76,640 SF
\$3.50/SF MG

SECOND FLOOR

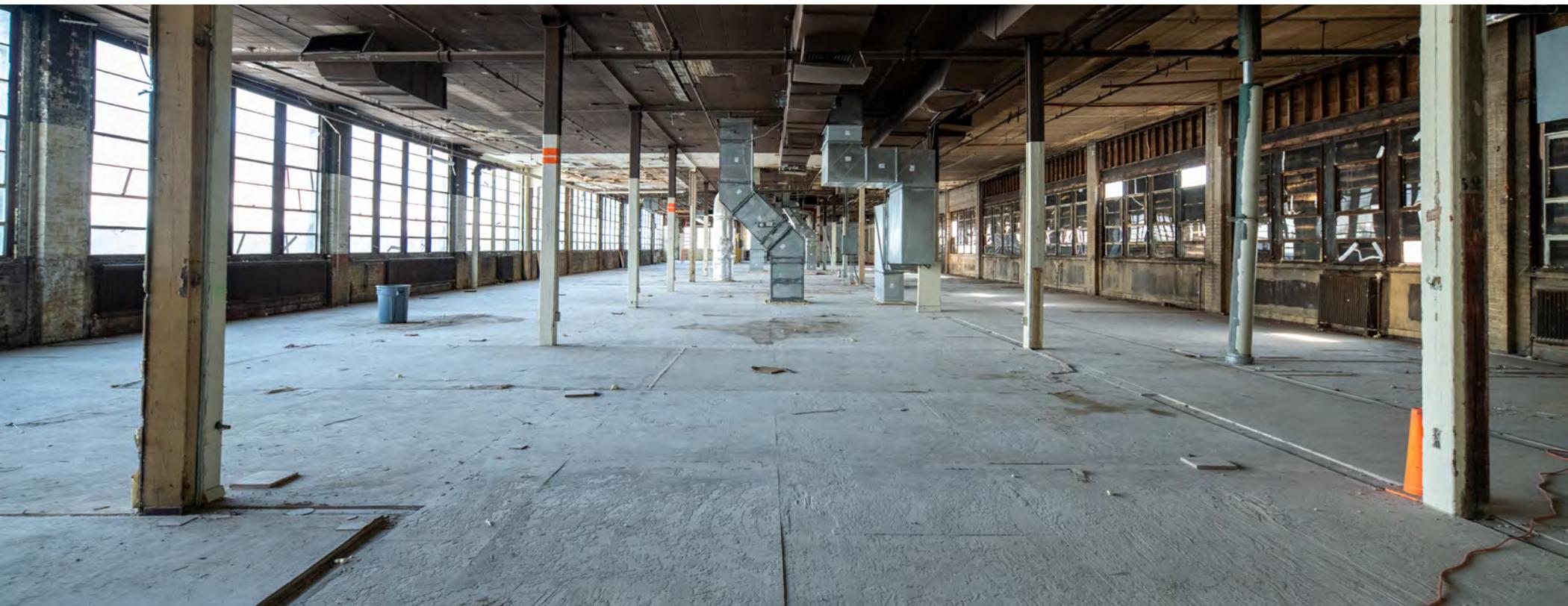
TURNKEY EVENT SPACE PHOTOS

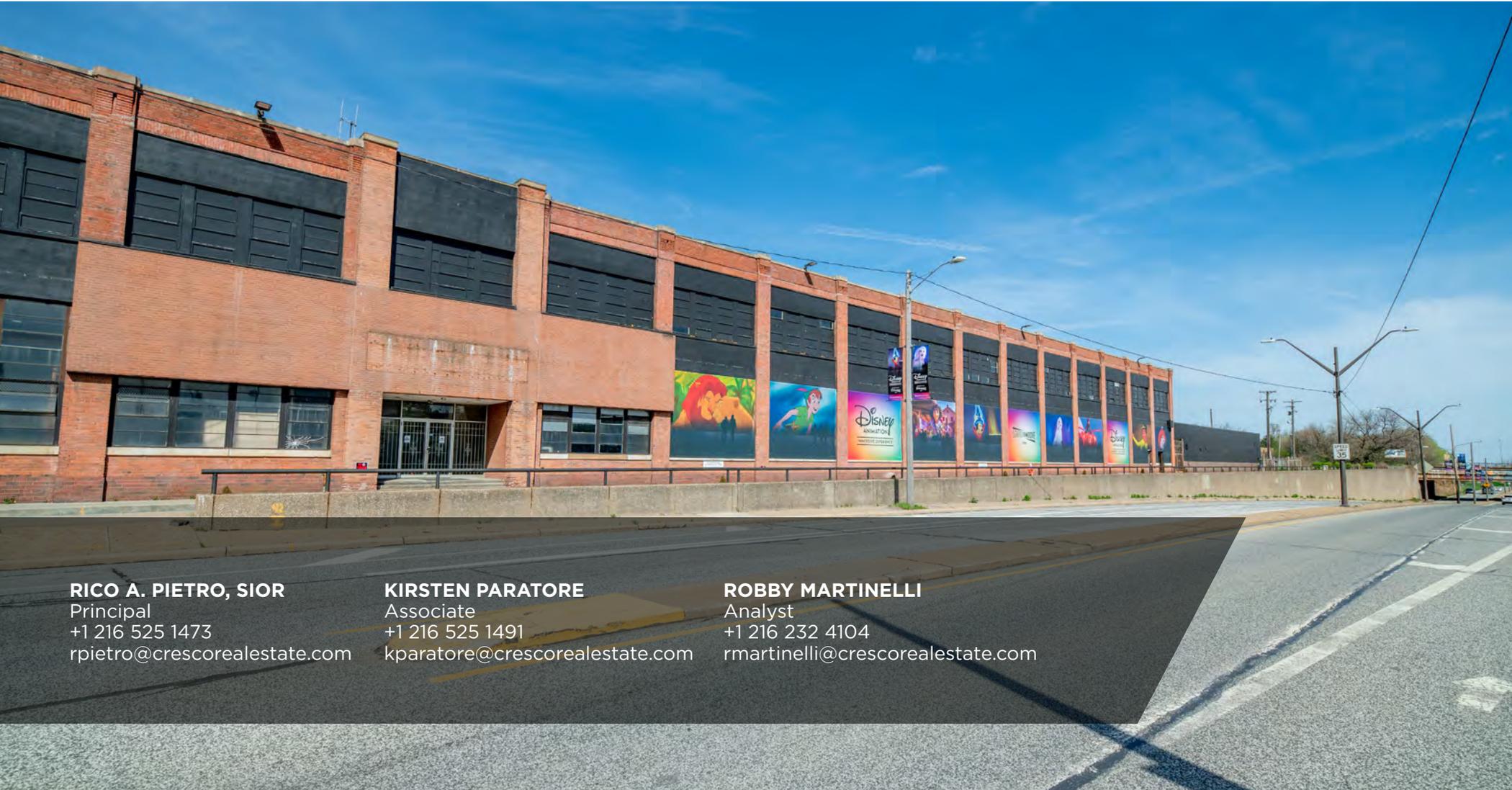




WAREHOUSE/
DISTRIBUTION
PHOTOS

SECOND FLOOR WAREHOUSE PHOTOS





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