±265,010 SF Industrial Campus with Heavy Power

FOR SALE OR LEASE | 18513 EUCLID AVENUE CLEVELAND, OHIO 44112



PROPERTY OVERVIEW

18513 Euclid Avenue offers two industrial buildings totaling ±265,000 SF on 12.07 acres. The property fronts Euclid Avenue, a busy corridor carrying 25,309 VPD. Owner-users get a strategic location at a strong price. Value-add investors get real income upside.

Building A totals ±63,510 SF with 5 drive-ins and clear heights up to 24.5'. Column spacing varies up to 60' x 60'. The office space (±6,510 SF) was fully renovated in 2023 and offers a modern, professional environment.

Building B totals ±201,500 SF with 15 loading docks, 1 UPS dock, and 3 drive-ins. High ceilings and wide bays support a range of uses.

Recent upgrades include new dock motors, radiant tube and unit heaters, and new LED lighting throughout both buildings.

BUILDING HIGHLIGHTS

- **Ample drive-in doors & dock doors**
- **Heavy Power Supply: 5000A / 600V / 3P**
- **Maximum Clear Height of 27'**
- **Newly installed LED lighting throughout the campus**



±265,010 SF
TOTAL BUILDING SIZE · 2 BUILDINGS

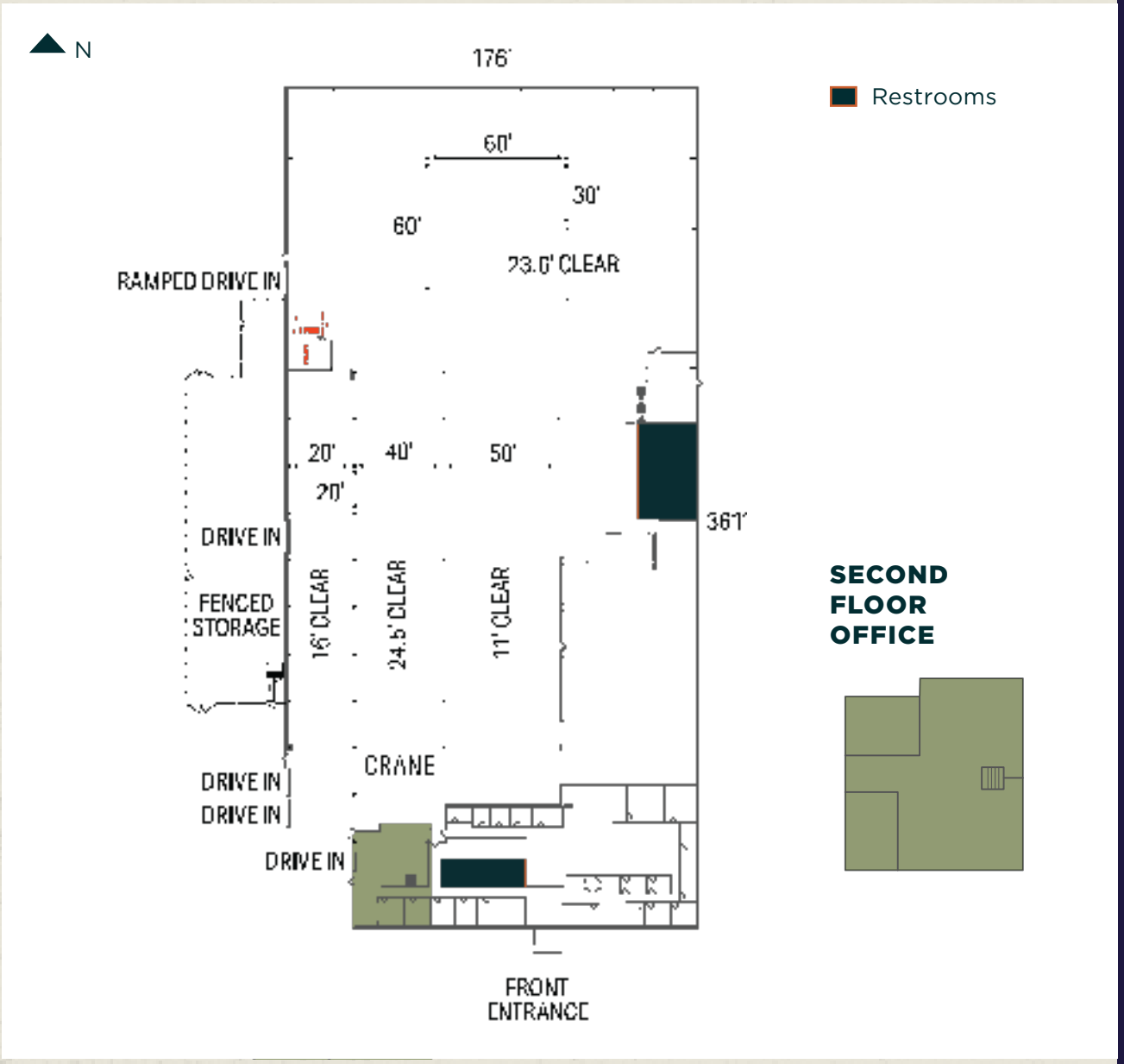
±12.07 AC
TOTAL SITE· 7 PARCELS

POSSIBLE ACCESS & STORAGE



BUILDING A

±63,510 SF



±63,510 SF

WAREHOUSE | ±57,000

- 5-Ton Crane (ACCO Louden Floor-Operated, Traveling Mast Crane)
- 5 Drive-Ins
- Clear Height Varies (See Plan)
- Column Spacing Varies (See Plan)Heavy Power (600V / 2000A / 3PH)Radiant Tube & Unit Heaters
- NEW LED Lighting
- Compressed Airlines
- Locker Rooms

OFFICE | ±6,510 SF

- COMPLETE RENOVATION 2023 (Paint, Flooring, Lighting, & HVAC)
- 2 Conference Rooms
- Breakrooms / Kitchenette
- Multiple Private Offices

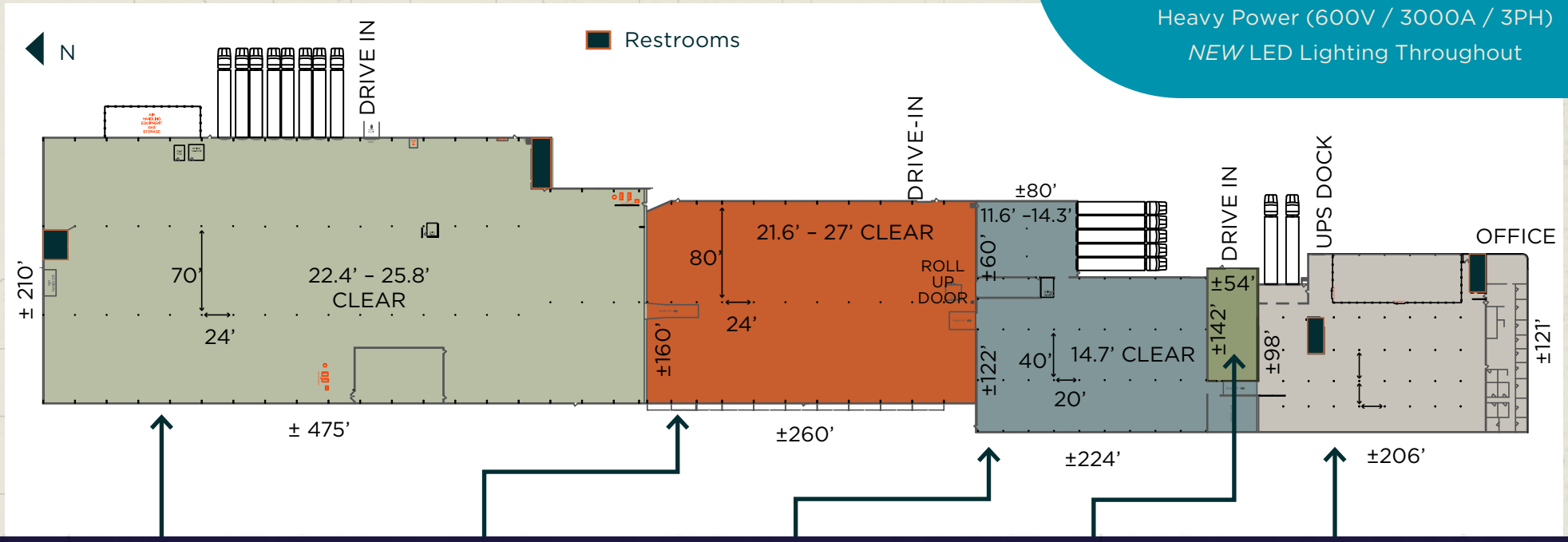
DISCLAIMER: All information on this page is subject to further verification. Floor plan is not to scale and measurements are estimates only.

BUILDING B

±201,500 SF

BUILDING HIGHLIGHTS

Radiant Heat (Tube & Unit Heaters)
15 Docks + 1 UPS Dock + 3 Drive-Ins
Heavy Power (600V / 3000A / 3PH)
NEW LED Lighting Throughout



±96,000 SF

8 Docks (8'x10') with Bumpers, Seals, & Plates
1 Drive-In (14'x16')
22.4' – 25.8' Clear Height
24'x70' Column Spacing
NEW Radiant Heaters
Compressed Airlines
Locker Rooms & Office
35'x70' Room with Drop Ceiling & Existing A/C Unit (Power Not Connected to Unit, Condition Unknown)

±41,600 SF

Partially Racked (Drive-In Pallet Racking)
1 Drive-In
21.6' – 27' Clear Height
24'x80' Column Spacing
Small Office

±28,300 SF

5 Docks (8'x10') with Bumpers, Seals, Plates, & *NEW* Motors
14.3' – 14.7' Clear Height
20'x40' Column Spacing
Small Office

±7,600 SF

Maintenance / Repair Shop
1 Drive-In
15' – 20.1' Clear Height
Clear Span (54'x142')
Trench Floor Drains

±28,000 SF

WAREHOUSE | ±24,000 SF

2 Docks (8'x10')
1 UPS Dock
13' Clear Height
20'x20' & 20'x30' Column Spacing
Floor Drains

OFFICE | ±4,000 SF

Breakroom & Kitchenette
Training / Conference Room
Private Offices

DISCLAIMER: All information on this page is subject to further verification. Floor plan is not to scale and measurements are estimates only.



BUILDING A: FRONT EXTERIOR



BUILDING B: REAR WAREHOUSE



BUILDING B: REAR WAREHOUSE LOADING DOCKS



BUILDING A: FRONT LOBBY



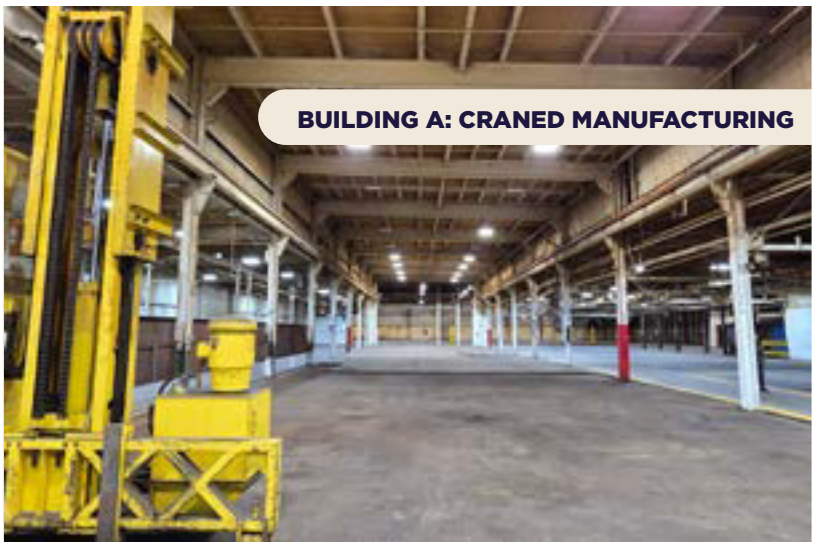
BUILDING A: KITCHENETTE



BUILDING B: MIDDLE WAREHOUSE RACKING



BUILDING A: KITCHENETTE



BUILDING A: CRANED MANUFACTURING



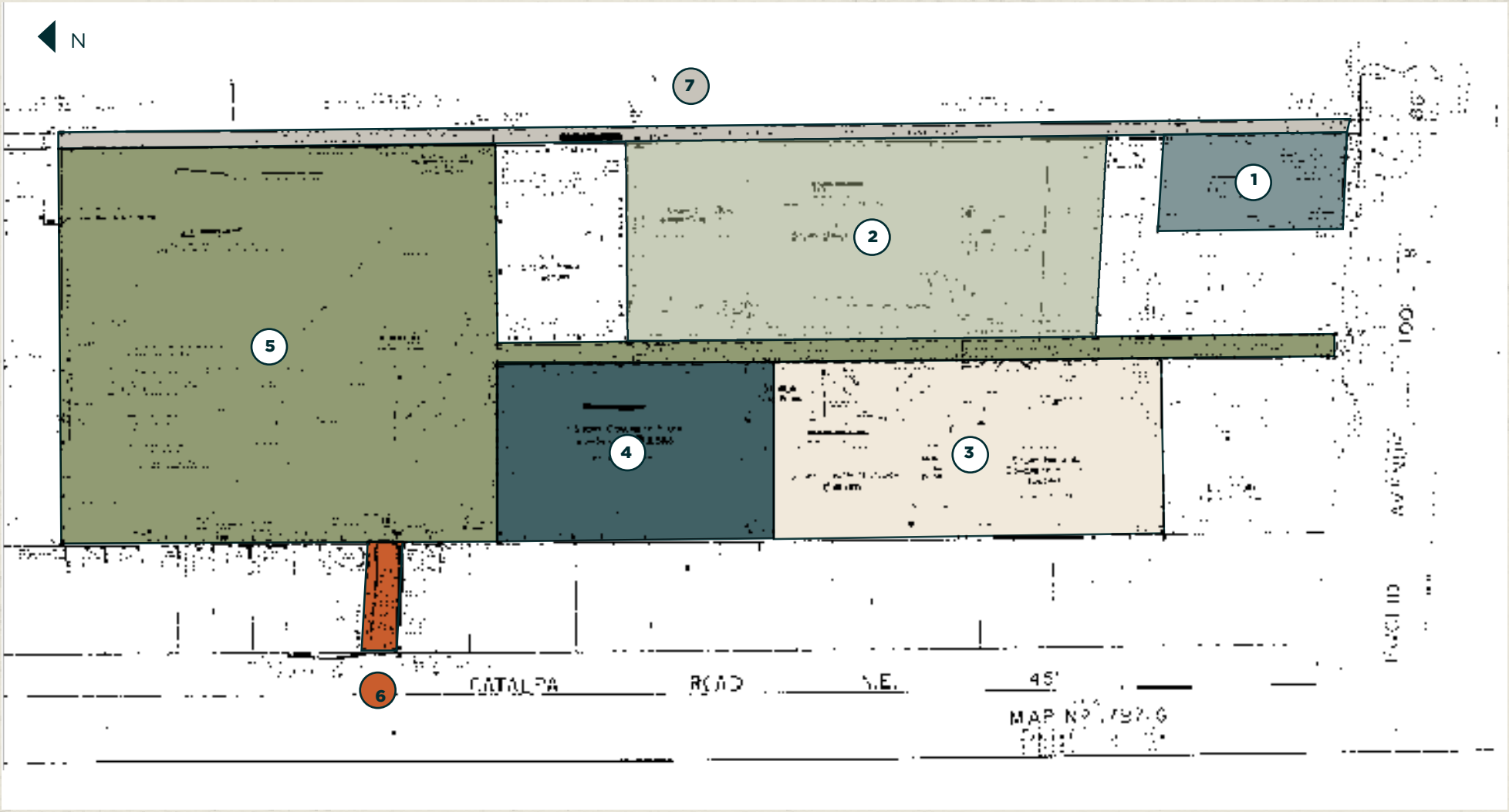
BUILDING B: SHOP / MAINTENANCE

SITE PLAN

±12.07
TOTAL AC

#	PARCEL NUMBER	ACREAGE	ZONING
1	11711002	±0.45 AC	GR-D2 General Retail
2	11711001	±2.53 AC	GI-B3 General Industry
3	11711046	±1.84 AC	GI-B3 General Industry
4	11711048	±1.32 AC	GI-B3 General Industry
5	11711004	±5.19 AC	GI-B3 General Industry
6	117110021	±0.11 AC	2F-B1 Two Family Residential
7	64620005	±0.525 AC	U4 Local Retail or Wholesale

DISCLAIMER: Parcel acreage is subject to further verification.



AREA MAP

2025 Area Demographics
5 Mile Radius

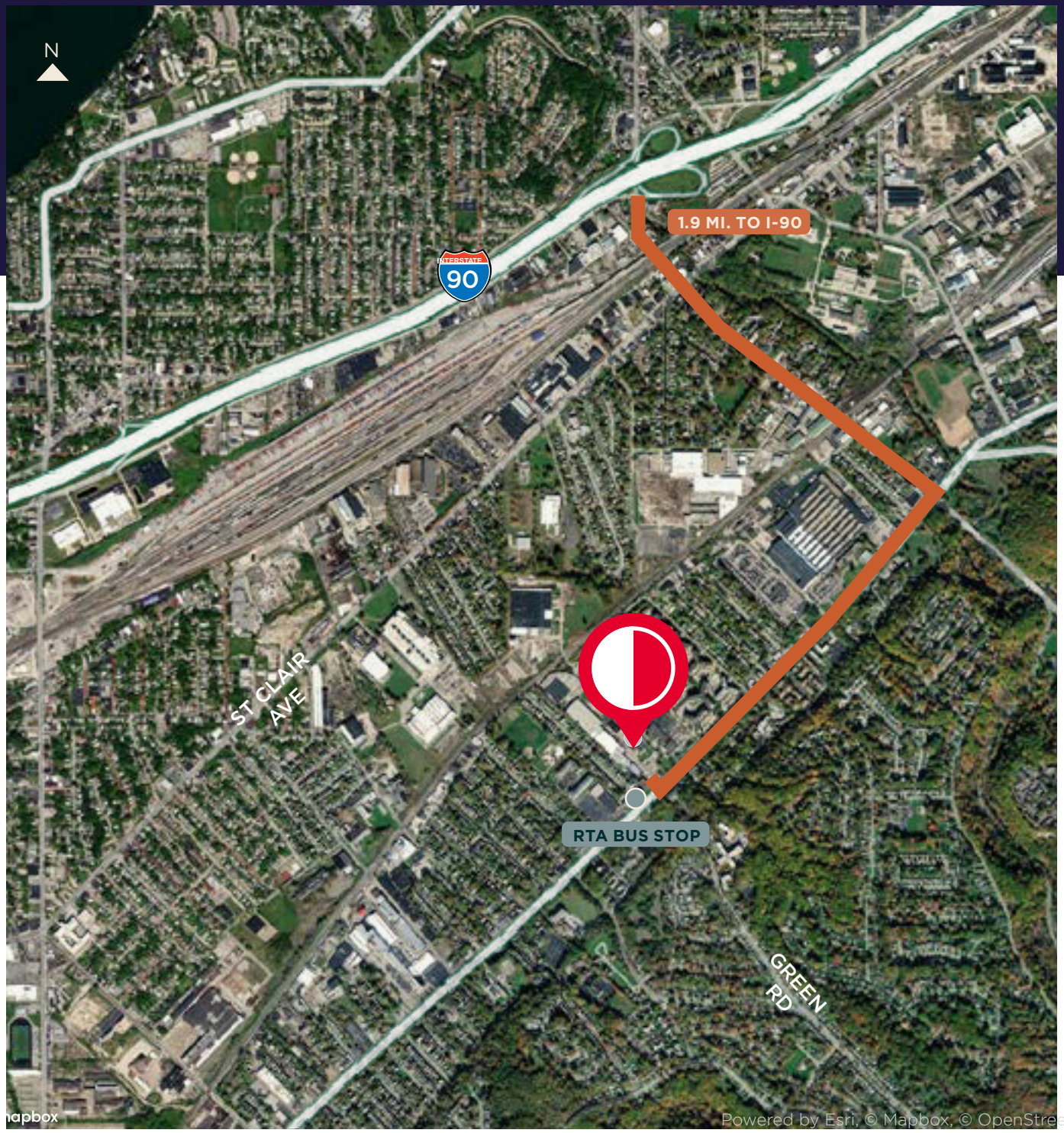
241,393
POPULATION

108,550
HOUSEHOLDS

$85,115
AVG. HOUSEHOLD INCOME

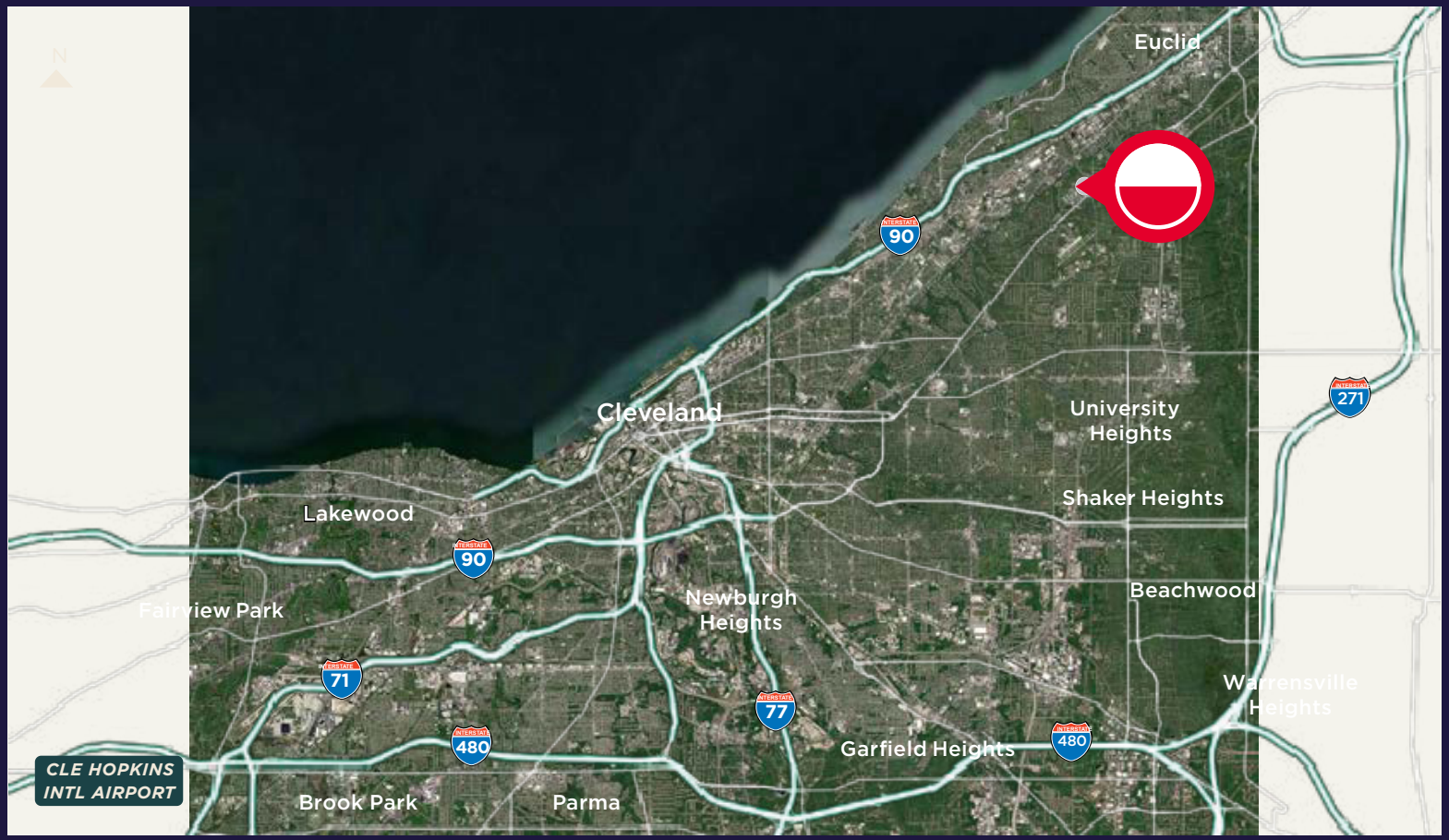
$175,341
MEDIAN HOUSING VALUE

96,347
EMPLOYEES



AVAILABLE FOR SALE OR LEASE

18513 EUCLID AVENUE | CLEVELAND, OHIO 44112



Proximity to Major Highways & Locations

1.9
MILES TO I-90

6
MILES TO I-271

12.1
MILES TO I-490/I-77

13.8
MILES TO I-490/I-71 INTERCHANGE

11
MILES TO DOWNTOWN CLEVELAND

22
MILES TO CLE-HOPKINS INTL. AIRPORT

RICO A. PIETRO, SIOR
Principal
rpietro@crescorealestate.com
+1 216 525 1473

ROBBY MARTINELLI
Senior Associate
rmartinelli@crescorealestate.com
+1 216 232 4104

Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.