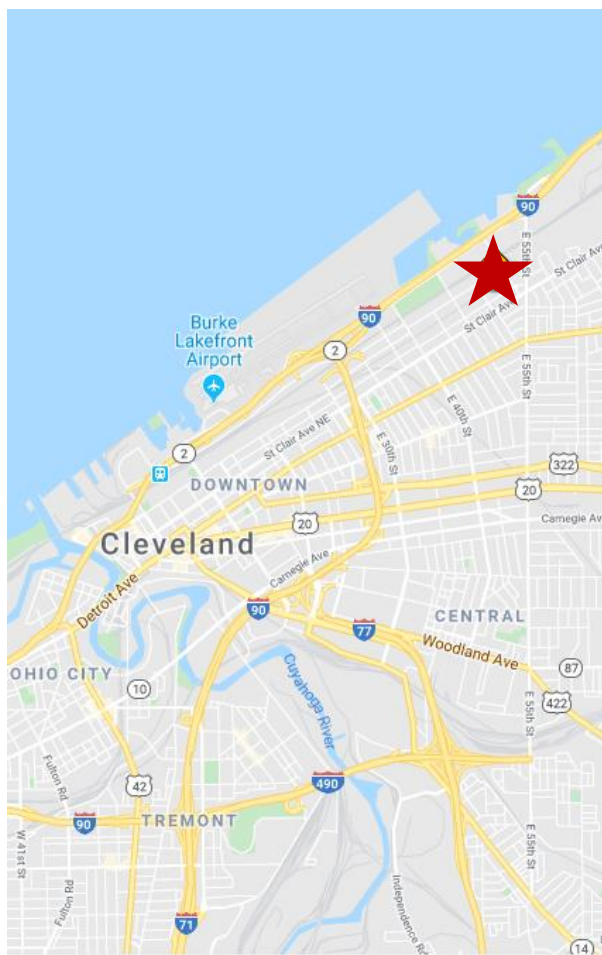


For Sale

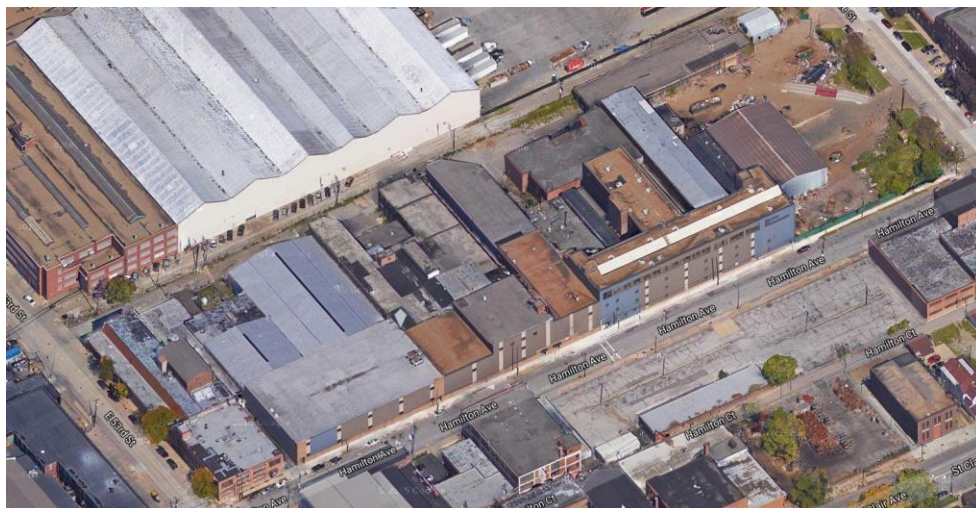
5401 Hamilton Avenue
Cleveland, OH

Multi-tenant industrial facility



Great owner user opportunity

- Potential for unique multi-tenant development project
- Two large spaces that can create “anchor” tenants for building
- Excellent highway access to I-90
- Additional parking lot capable of handling 60+ vehicles



For Sale

Building highlights

- Building Size: 350,527 SF
- First floor: 180,088 SF
- Second floor: 96,535 SF
- Third floor: 53,439 SF
- Fourth floor: 20,465 SF
- Land: 7.04 Acres (including .99 Acre parking lot)
- Ceiling Height: 12' – 32'
- Docks/Drive-In Doors: 9/9
- Cranes: (10) O/H – 1T – 10Ton
(1) O/H 1-20Ton
- Power: 3200 KVA (Cleveland Public Power)
- Sprinklers: Wet and Dry
- Additional Parking: 60+ cars (across Hamilton)
- Sale Price: \$1,790,000
- Detailed rent roll available upon sign of CA



For more information, contact:

Don Bain Jr., SIOR

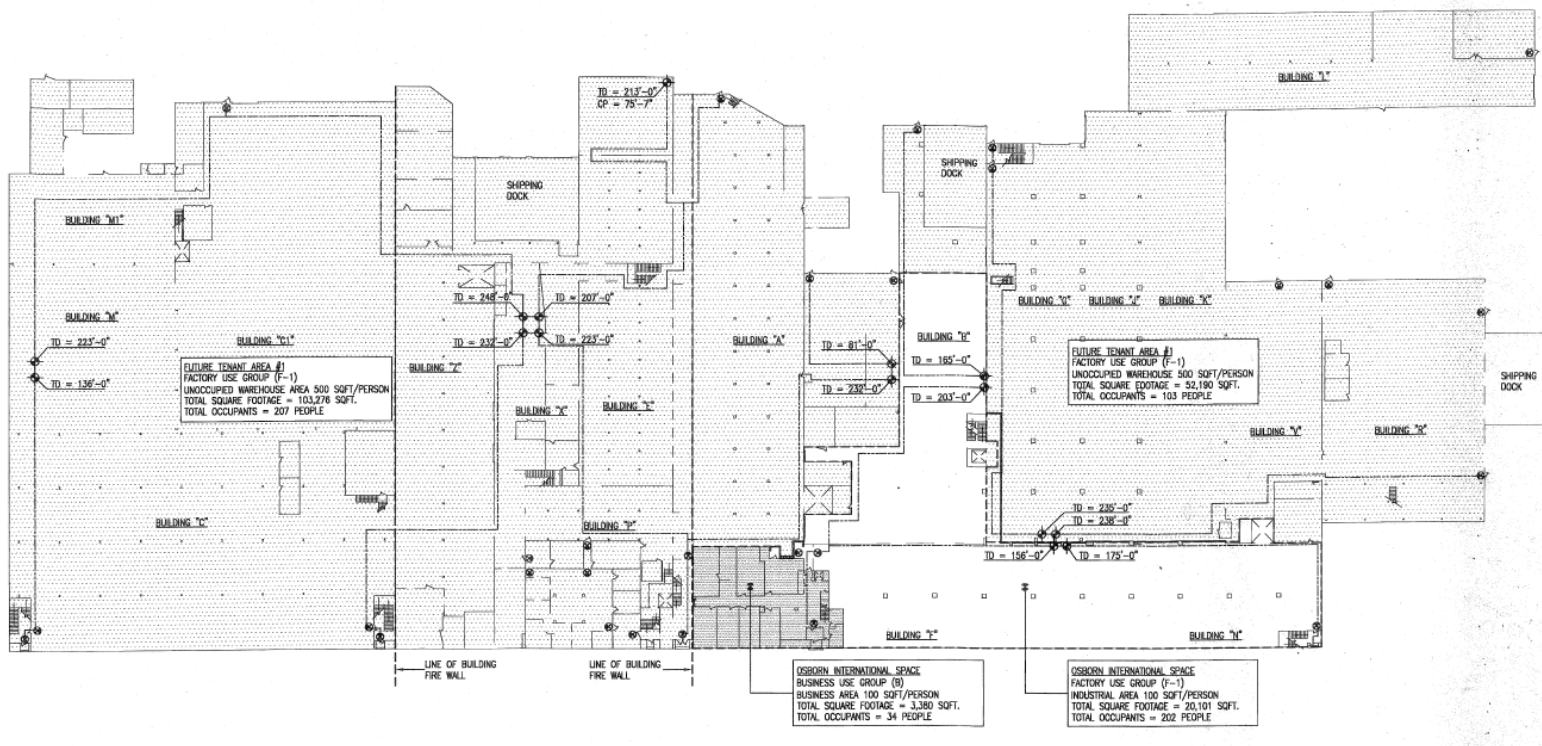
+1 216 937 4377

Don.Bainjr@am.jll.com

For Sale

Floor Plan First Floor

180,088 SF



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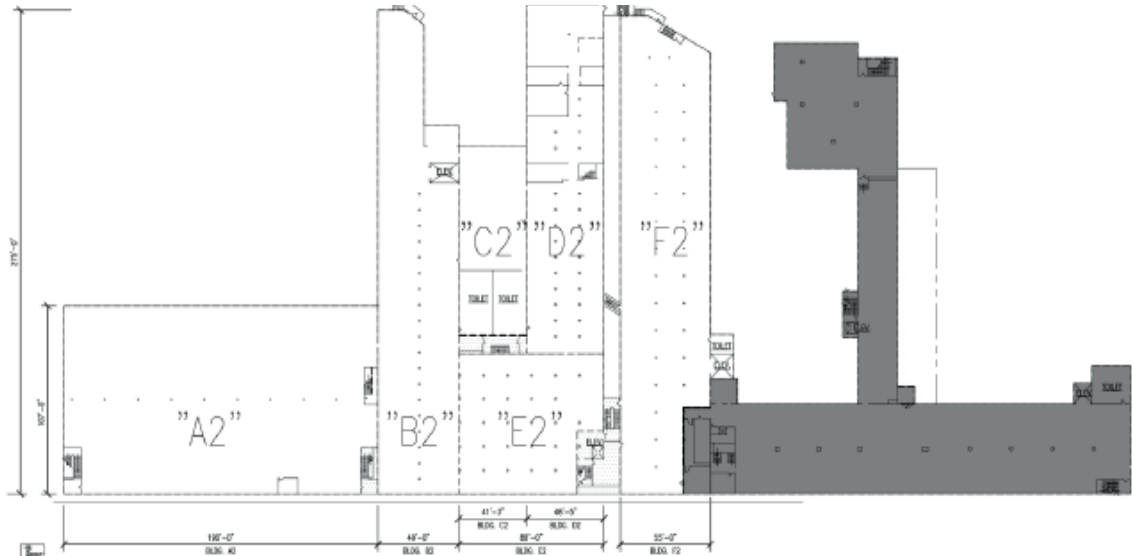
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For Sale

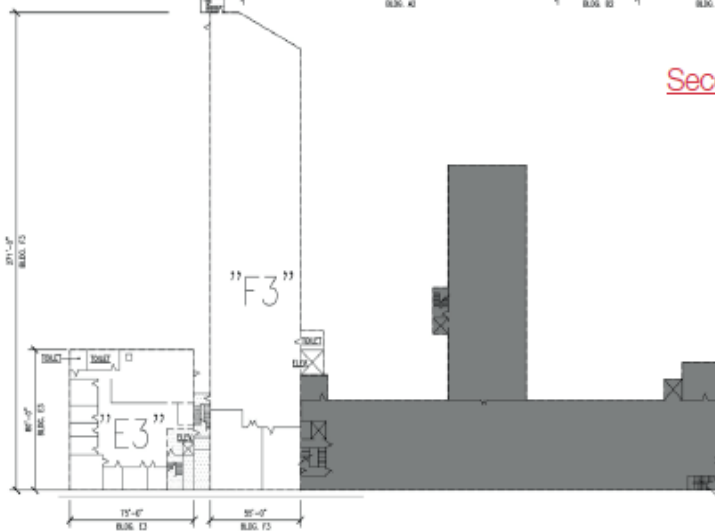
Floor Plan Upper Floors

2nd floor:
96,535 SF
3rd floor:
53,439 SF
4th floor:
20,465 SF



Second Floor Plan

SCALE: 1/32" = 1'-0"



Third Floor Plan

SCALE: 1/32" = 1'-0"



Fourth Floor Plan

SCALE: 1/32" = 1'-0"

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