



W 150th Street

For Sale

40,909 SF Industrial Building
3881 W 150th Street, Cleveland

 **JLL** SEE A BRIGHTER WAY

For Sale - \$2,350,000

3881 W 150th Street
Cleveland, OH

Property Features

- Available Space: 40,909 SF
- Office space (front): 1,600 SF
- Shop office (Includes: mezz, lunchroom and shop restrooms): 2,243 SF
- Shop/warehouse: 37,066 SF
- 1.75 Acres
- 15 Parking spaces front lot, 30 parking spaces back lot
- Property signage along W 150th Street
- Located on W. 150th Street, just south of Lorain Avenue with easy access to I-90 via Warren Road and I-71, just over 1/2 mile to the south



Property Overview

- Target vacancy by end of 2024
- Air compressor with the building
- Prior to decommissioning there is a spray booth with supporting pumps and dust and chip collection system
- Close proximity to West Park Neighborhood
- Located on RTA bus route

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Building Information

Parcel #	027-28-007 027-28-008
Space Breakdown	<ul style="list-style-type: none">• Wood shop (including Office) - 9,862 SF (60' x 163')• Wood shop storage - 4,240 SF (40' x 106')• Compressor Room - 440 SF (40' x 11')• Brush Production - 19,116 SF• Warehouse/ Distribution - 7,000 SF (70' x 100')
Type / Zoning	Industrial / Semi Industry
Construction	Masonry & Metal
Roof	Built up & Metal
Year Built	Original construction - 1951, Most recent addition - 2000
Sprinkler	100% wet system
Clear Height	12' - 17'
Lighting	LED throughout shop
Parking	15 front lot, 30 back lot

Loading & Doors

Docks	2 with levelers (8' x 10')
Drive ins	5 Total 2 wood shop (8x8 and 16x10) 1 paint shop (8x10) 2 brush shop (8x14, 10x14)

Utilities

Power	2 – 600 amp feeds & 2 – 200 amp feeds (Total 1600 amps)
Heating	Boiler - Office, paint and wood shop Gas Units - Brush shop and warehouse
Air Compressor	In place (one will be left with the building) 75 hp, 2766 rpm, 130 psi

Pricing & Taxes

Asking Price	\$2,350,000
Taxes	\$40,023.52/Year (\$0.98/SF) 2023

Site Plan

FACTORY BUILDING ADDITION FOR: CLEVELAND WOOD PRODUCTS

3881 WEST 150th Street
PHONE: 216-252-1190

CLEVELAND, OHIO
FAX: 216.252.6205

DRAWING INDEX

NO.	TITLE
6P1	GENERAL CONSTRUCTION NOTES, CODE DATA, SYMBOLS, & MATERIALS, OBSERVATIONS, DRAWING INDEX, SITE PLAN
A1	FLOOR PLAN, ELEVATIONS, DOOR SCHEDULE, & STRUCTURAL SPECIFICATIONS
B1	BLDG. SECTION, WALL SECTIONS, & DETAILS
F1	FOUNDATION PLAN, FOUNDATION WALL SECTIONS, MASONRY SPECIFICATIONS, CONCRETE SPECIFICATIONS, & PIER SCHEDULE
H1	HVAC / PLUMBING PLAN, DETAILS, & SPECIFICATIONS
E1	ELEC. PLAN
SP1	PARKING IMPROVEMENT / MIDWINTER PARKING

GENERAL NOTES

- [illegible]











ABBREVIATIONS








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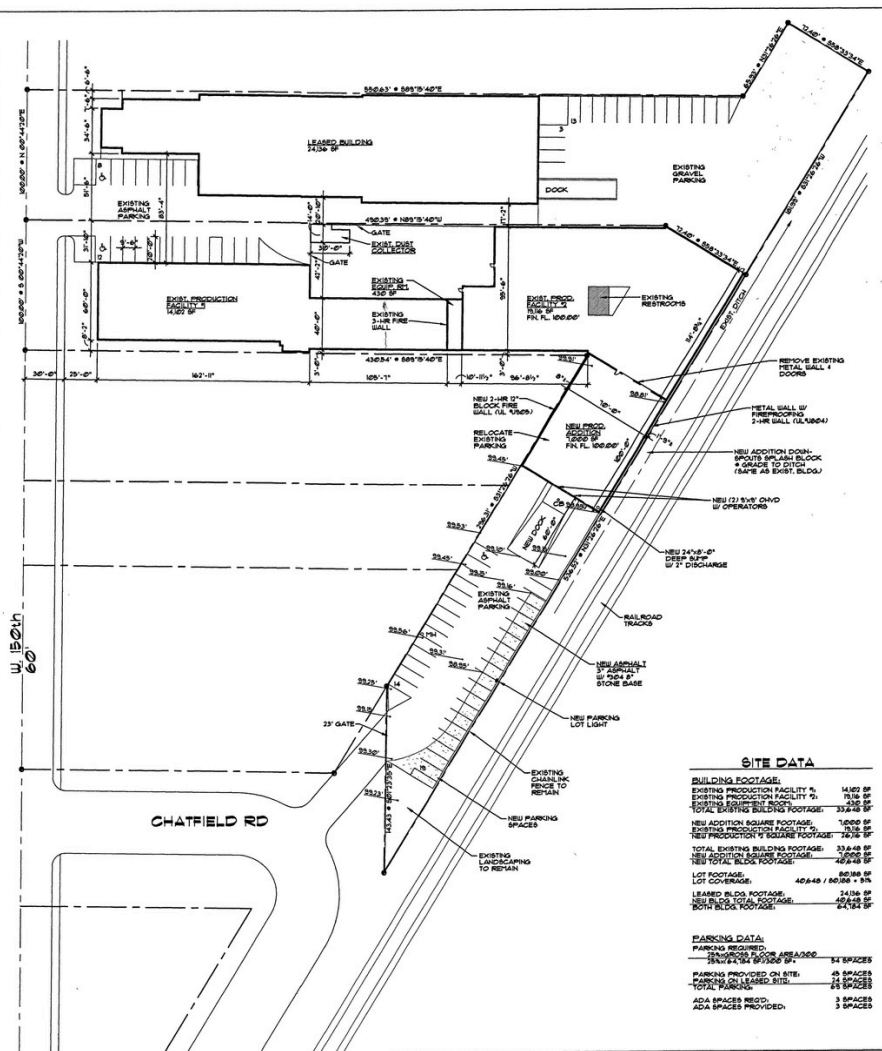
OBBC COMPLIANCE

- [illegible]

SYMBOLS & MATERIALS

	EARTH		BATT INSULATION
	POROUS FILL		GYPSEUM BOARD
	POURED CONCRETE		METAL
	CONCRETE BLOCK		ROUGH WOOD
	BRICK		STEEL

	SECTION		WINDOW TYPE
	ELEVATION		DOOR NUMBER
	DETAIL		ROOF NUMBER
			REVISION NUMBER



SITE DATA

BUILDING FOOTAGE:	
EXISTING PRODUCTION FACILITY #:	14,102
EXISTING PRODUCTION FACILITY #2:	19,116
EXISTING EQUIPMENT ROOM:	430
TOTAL EXISTING BUILDING FOOTAGE:	33,648
NEW ADDITION SQUARE FOOTAGE:	
EXISTING PRODUCTION FACILITY #:	19,116
NEW PRODUCTION #1 SQUARE FOOTAGE:	7,612
TOTAL EXISTING BUILDING FOOTAGE:	33,648
NEW ADDITION SQUARE FOOTAGE:	7,612
NEW TOTAL BLDG. FOOTAGE:	40,260
LOT FOOTAGE:	80,180
LOT COVERAGE:	40.260 / 80.180 = .5
LEARNED BLDG. FOOTAGE:	24,136
NEW BLDG. TOTAL FOOTAGE:	40,260

PARKING DATA

PARKING REQUIRED:	
25% GROSS FLOOR AREA/100	54 SPACES
25% (64,184 SF)/1000 SF	
PARKING PROVIDED ON SITE:	45 SPACES
PARKING ON LEASED SITE:	24 SPACES
TOTAL PARKING:	69 SPACES
ADA SPACES REQ'D:	3 SPACES
ADA SPACES PROVIDED:	3 SPACES

 BUILDING SYSTEMS designers engineers builders	PROJECT: FACTORY BUILDING ADDITION FOR: CLEVELAND WOOD PRODUCTS 3681 W. 150th Street CLEVELAND, OHIO	DATE: 2/28/20 REVISED: 2/28/20 2/28/20 - PER 1/4	
	1372 LLOYD ROAD WICKLIFFE, OHIO 44092 440.434.5737 www.zelko-usa.com		
	Sheet 1953		
	TITLE: BLDG. DATA 4 SITE PLAN	JOB NO. 931 DRAWN BY: RTV	

Location Map

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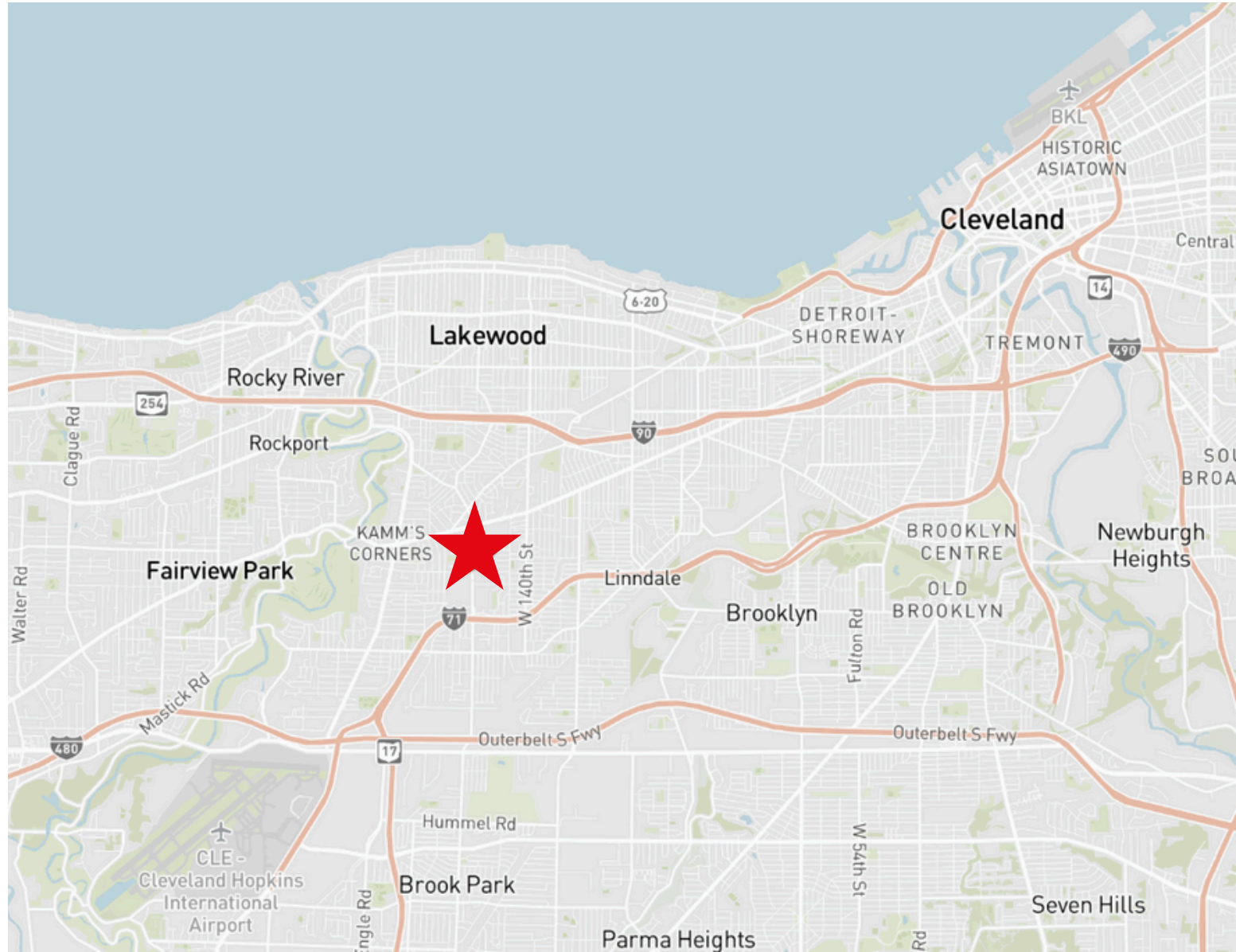
miles to I-71 north and south

3.2

miles to Cleveland Hopkins International Airport

13.6

miles to the Port of Cleveland



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