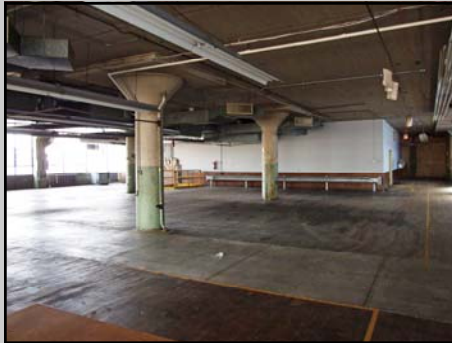


For Sale—54,340 square feet Industrial/Office Building

Bowne Building, 1241 Superior Avenue, Cleveland, Ohio



VIRTUAL TOUR AVAILABLE AT: www.terrycoyne.com



Features:

- 54,340 rentable sq ft—74,245 usable sq ft (includes lower level)
- 41,590 warehouse sq ft, 12,750 office sq ft
- Class A+ office (renovated)
- Rare indoor parking garage (16 spaces)
- Built in 1928, expanded 1950
- 2 freight elevators, crane (1 ton)
- 1 dock, 1 drive in door
- Ceiling height 12-13' (9' lower level)
- Within walking distance from Galleria, entertainment, restaurants, and other venues.
- Frontage and access on Superior and Rockwell Avenue
- Easy access to I-90, I-71, and I-77

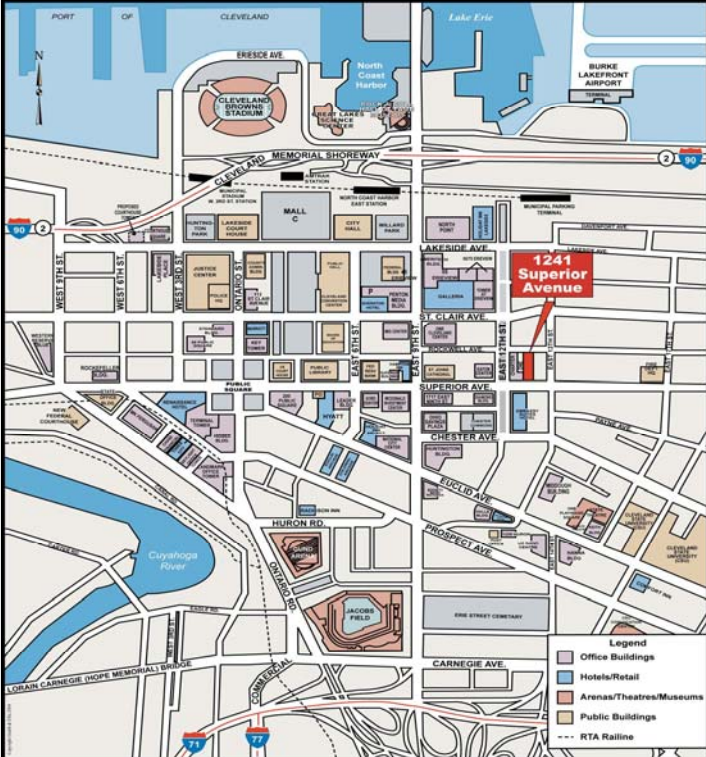
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