

5170 W 130th St  
Brook Park, OH 44142-1804



Newmark Grubb Knight Frank Research Report

### Availability Information

<b>Total Vacant</b>	55,470 sf	<b>For Lease/For Sale</b>	
<b>Total Available</b>	55,470 sf	<b>Direct Lease Rate</b>	
<b>Min/Max Available</b>	55,470 sf		
<b>TI Allowance / sf</b>		<b>Asking Sale Price</b>	\$1,940,000
Direct Avail	Bldg 5170	Ste	55,470 rsf

### Expense Information

<b>Expense Total</b>	\$0.88	<b>Insurance</b>	
<b>Electric</b>		<b>CAM</b>	
<b>Taxes</b>	\$48,635.00		

### Property Information

<b>Property Size</b>	55,470 sf	<b>Property Type / Subtype</b>	Industrial/General Ind
<b>Alternate Size</b>		<b>Owner/Tenant Status</b>	Single-tenant
<b>Lot/Land Size</b>	2.65 acres	<b>Construction Status</b>	Completed
<b>Office Space</b>	2500	<b>Construction Type</b>	Metal
<b>Number of Bldgs / Floors</b>	1/1	<b>Zoning</b>	Lt Industrial
<b>Construction Date</b>	1/1/1962	<b>Map Location</b>	
<b>Last Update</b>	10/18/2017	<b>Parcel Number</b>	344-08-009
<b>Property ID</b>	338910	<b>Logistics Class:</b>	

### Property Specifications

<b>Clear Height Max</b>	27.00 '	<b>Parking Ratio</b>	30.00
<b>Clear Height Min</b>	16.00 '	<b>Parking Description</b>	Surface
<b>Max Crane Tons</b>	20	<b>Column Spacing</b>	No columns
<b>Drive-in</b>	3	<b>Sprinkler</b>	No
<b>Docks</b>	1	<b>Yard</b>	Yes
<b>Min Crane Tons</b>	5	<b>Cranes</b>	Yes
<b>Power Amps</b>	4,000		
<b>Power Volts</b>	480	<b>Investment Sale</b>	No
<b>Power Phase</b>	3	<b>CustomDate1</b>	

### Location Description

Great location, moments from I-480 and in a pro-business community.

### Comments

Very well-maintained and fully functional facility. Excellent heavy crane building, formerly Joy Manufacturing. Heavy power with multiple cranes ranging from 4-20 tons. Buss duct throughout the building.

### Contact Information

<b>Relationship</b>	<b>Company Name</b>	<b>Contact Name</b>	<b>License #</b>	<b>Direct/Company Phone</b>
Sale Agent	Newmark Grubb Knight Frank OH Cleveland	Terry Coyne		216.453.3001 / 216.861.3040
Sale Agent	Newmark Grubb Knight Frank OH Cleveland	Kristine Hull		216.453.3055 / 216.861.3040

Property Detail - One Prop/Page w/ Contacts

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