

West Side of Cleveland Manufacturing/Industrial Building

FOR SALE



3871 West 150th Street, Cleveland, OH



Building Address:	3871 West 150 th Street Cleveland, OH	
Location:	Conveniently located minutes from I-71 ramp on the west side of Cleveland.	
Size:	23,560 square feet on 1.4415 acres	
Office Size:	Approximately 2,600 square feet of office space (partial two stories)	
Year Built:	Original building was built in 1952. The building was expanded and renovated in 1957 and 1975.	
Docks and DID:	1 dock (12' x 14') and 2 drive in doors (8' x 8' and 12' x 14')	
Ceiling Height:	15' clear in the front portion, 18' clear in the back portion.	
Power:	120/240/480 600 amps, 3 phase	
Other Features	Buss duct, compressed air lines, power drops, outside storage/parking	
Annual Taxes:	\$32,089.08 (\$1.36/sq ft)	
Income:	Tenant currently in place until December 1, 2014	
Price:	Reduced Price! \$650,000 (\$27.59/sq ft)	
Contact:	Kristy Hull, CCIM Transaction Services khull@ngkf.com 216.453.3055	Terry Coyne, SIOR, CCIM Executive Managing Director tcoyne@ngkf.com 216.453.3001





