

REDEVELOPMENT OPPORTUNITY FOR SALE OR LEASE

1278 WEST 58TH STREET, CLEVELAND, OHIO

Rendering of
Current Building
with Windows



Property Highlights

- 45,891 SF warehouse on 1.08 acres land
- Potential redevelopment uses: Residential, Office, Retail, Self Storage and Warehouse
- Located near the heart of Gordon Square amidst a wide variety of restaurant, recreation and entertainment options
- Adjacent to recent housing projects that include The Edison (Built 2017), Breakwater Bluffs (Built 2017) and Cyan Park Townhomes (Built 2019)
- Views of Lake Erie and Downtown Cleveland
- Minutes from Edgewater Park, Lakewood, Ohio City, Tremont and Downtown Cleveland
- Versatile building footprint suitable for adaptive re-use, or tear down and develop new
- Off-street parking
- Currently zoned SI – Semi-Industry
- **Sale Price:** \$1.3 Million
- **Lease Rate:** \$16.50/SF NNN (includes indoor parking)

For more information, contact:

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Licensed Real Estate Salesperson

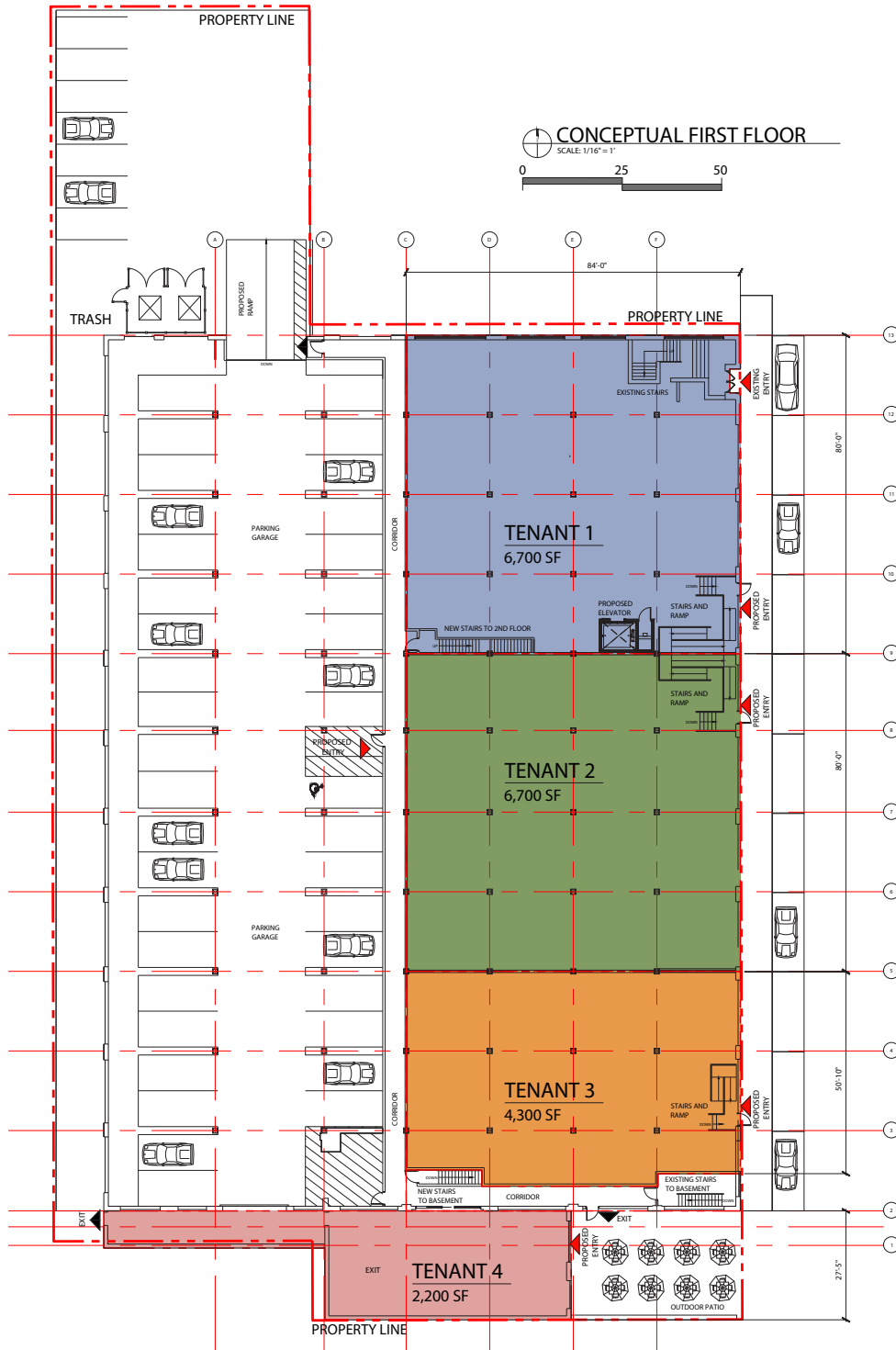


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Conceptual First Floor Plan



TENANT 1
1st FLOOR: 6,700 SF
2nd FLOOR: 6,600 SF
TOTAL : 13,300 SF

TENANT 2
6,700 SF

TENANT 3
4,300 SF

TENANT 4
2,200 SF

TOTAL: 26,500 SF

PARKING
SURFACE PARKING: 7
GARAGE PARKING: 39
OFF-STREET PARKING: 11

TOTAL CARS: 57

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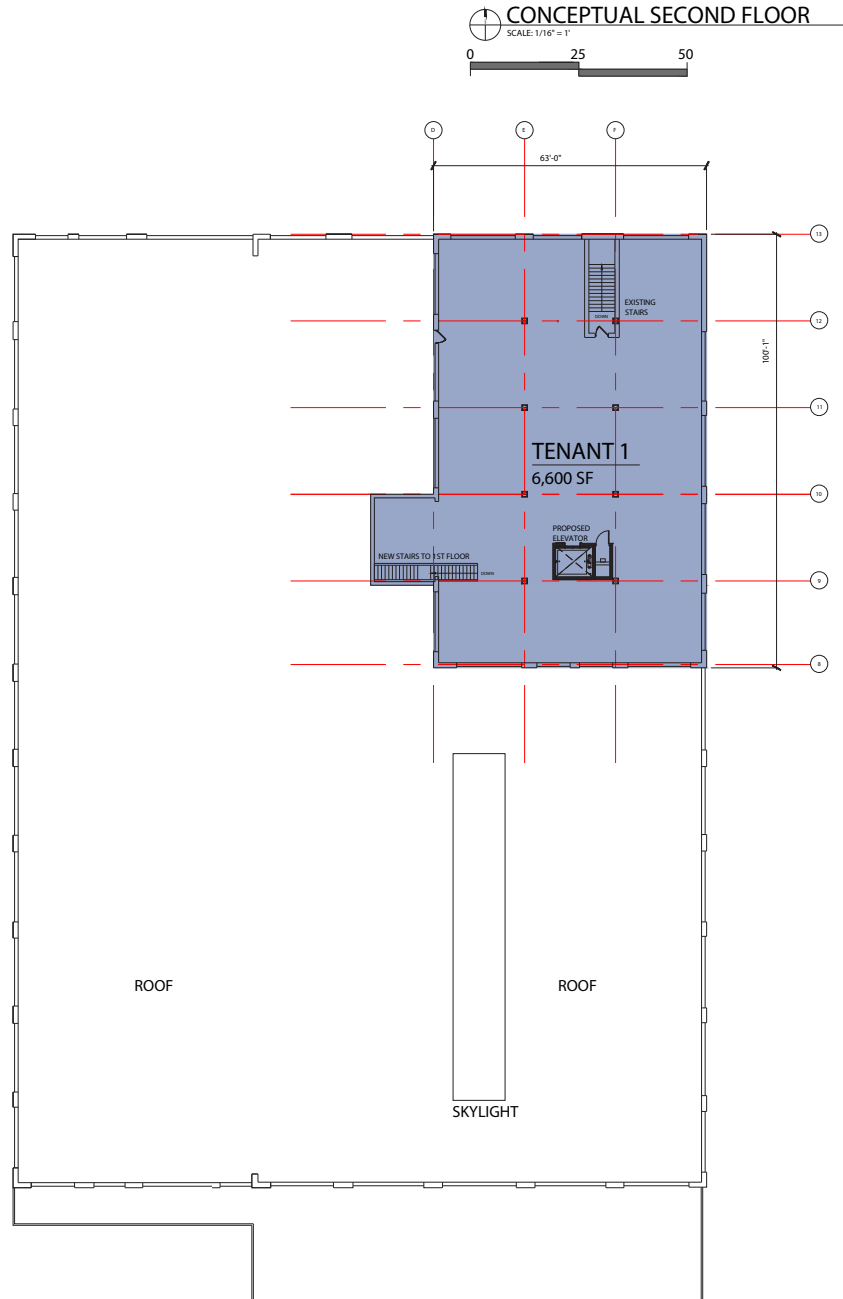
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Conceptual Second Floor Plan



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Interior Photos



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Drone Aerial-Close View



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Drone Aerials-Overall View



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Amenity Aerial Map



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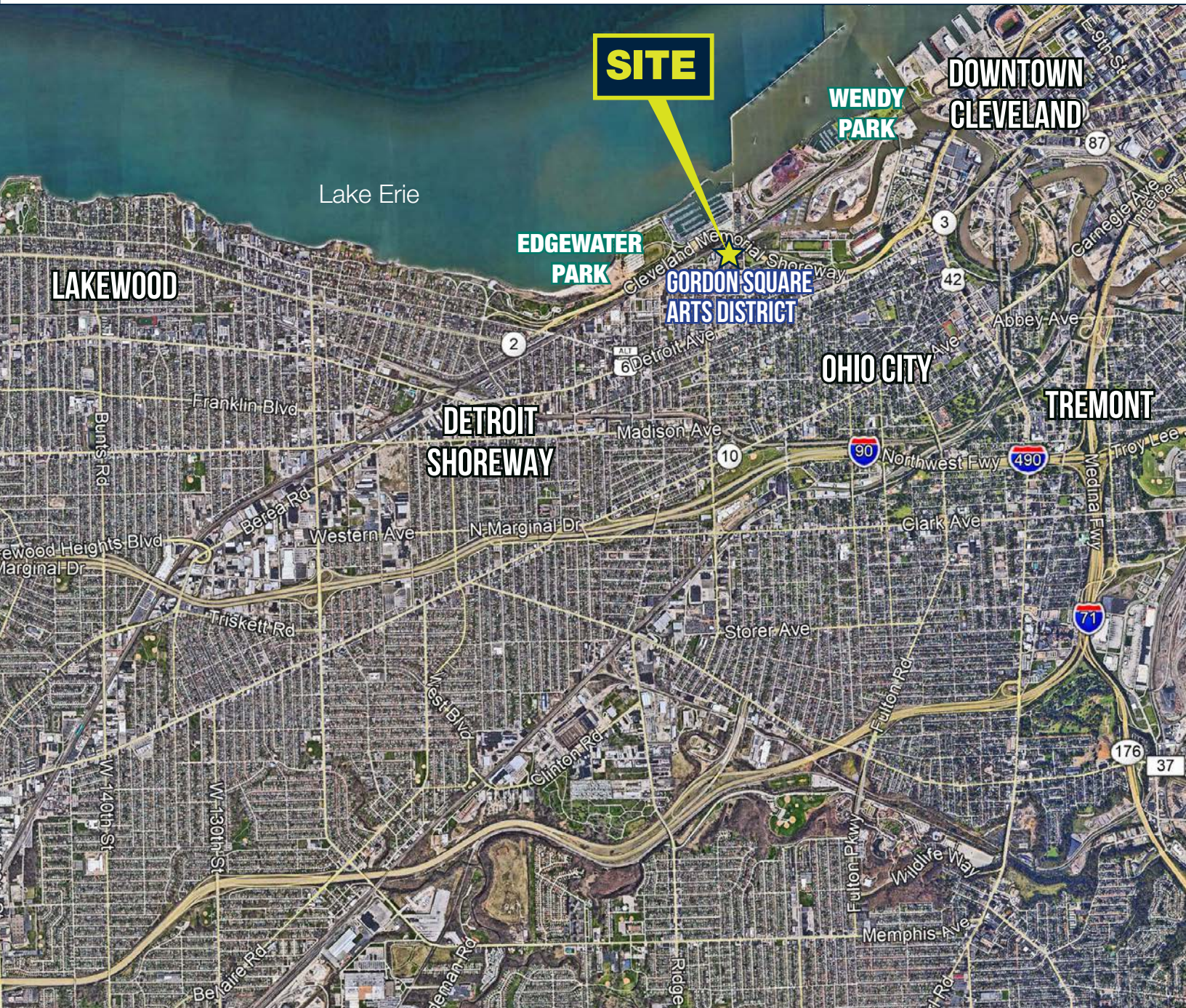
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Location Aerial Map



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