

1148 East 222nd Street

26,000± SF Warehouse/Office For Sale

Euclid, Ohio 44117 (Cuyahoga County)

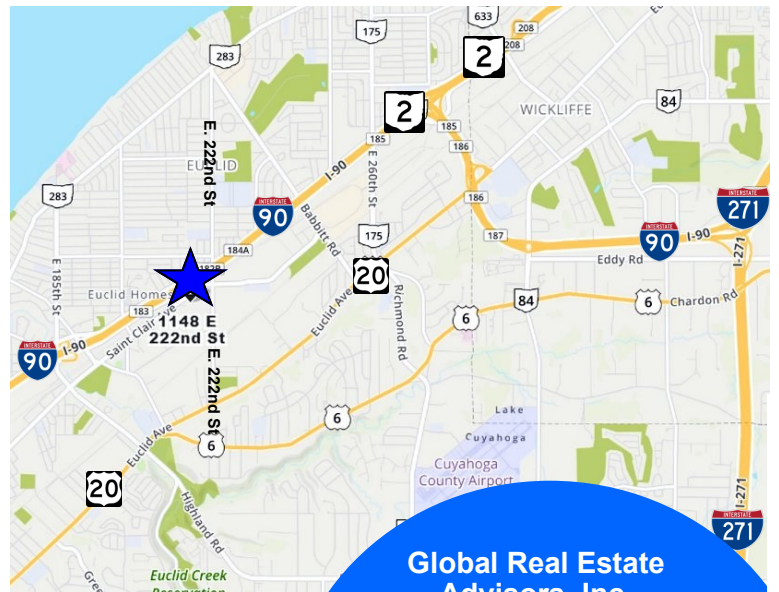


1148 East 222nd St., Euclid, Ohio 44117

Property Features:

- Building Size: 26,000± SF
- Warehouse: 20,600± SF
- Office: 2,300± SF
- Mezzanine: 3,100± SF
- Office Area, 2 Sets of Restrooms, 1 Shower
- Land: 2± Acres
- Built in 1946
- Ceiling Height: 10' to 18' Clear
- Power: 480 Amp/240 Volt/3 Phase
- Heating: Radiant Tube/Reznor
- Lighting: T-8
- Drive-In Doors: Two (2) 10'x14'
- Zoning: Light Industrial
- Floor Drains
- Kitchenette
- Completely Updated 2017
- Easy Access to SR 2 & Interstate 90

Sale Priced at \$725,000.00



Global Real Estate
Advisors, Inc.

Tim Sawicki

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This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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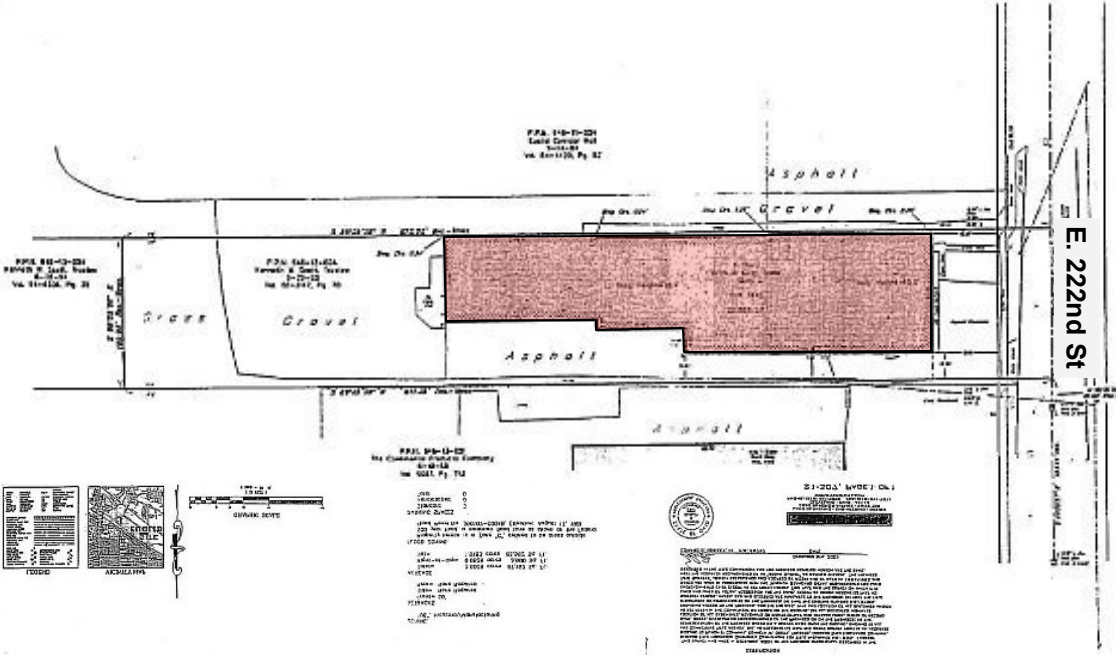
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Dimensions are Approximate



**ALTA/ADSM SURVEY
OF
1148 EAST 222ND STREET
EUCLOUD, OHIO
FOR
PUNCH IT COMPANY
KENNETH W. SCOTT, TRUSTEE
COMPETITIVE TITLE
CHICAGO TITLE INSURANCE AGENCY**

BEARING TO THE WEST OF A LINE, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND BEARING TO THE EAST OF A LINE, COUNTY OF CUYAHOGA, AND STATE OF OHIO, 24' NORTH 89' 16" EAST 100.00 FEET TO THE CENTER OF THE CURVE OF EAST 222ND STREET 60' (A PUBLIC RIGHT-OF-WAY) FROM THE INTERSECTION OF EAST 222ND STREET 60' (A PUBLIC RIGHT-OF-WAY) TO THE CENTER OF THE CURVE OF EAST 222ND STREET 60' (A PUBLIC RIGHT-OF-WAY) 100.00 FEET TO A POINT.

THESE ARE THE ALTA/ADSM SURVEY OF EAST 222ND STREET 60' (A PUBLIC RIGHT-OF-WAY) FROM THE INTERSECTION OF EAST 222ND STREET 60' (A PUBLIC RIGHT-OF-WAY) TO THE CENTER OF THE CURVE OF EAST 222ND STREET 60' (A PUBLIC RIGHT-OF-WAY) 100.00 FEET TO A POINT.

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100 WEATHERHEAD 2015

FAST TRACK 50

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