

# Property Summary Report

1350 Rockefeller Rd



Wickliffe, OH 44092 - Wickliffe/Willowick Submarket



## BUILDING

Type	2 Star Industrial Manufacturing
Tenancy	Multi
Year Built	1961
RBA	106,000 SF
Stories	1
Typical Floor	106,000 SF
Ceiling Ht	24'
Columns	20'w x 40'd
Construction	Masonry

## LAND

Land Acres	4.08 AC
Zoning	I
Parcels	29-A-004-G-00-023

## EXPENSES

Taxes	\$0.43/SF (2021)
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## POWER & UTILITIES

Power	3p 3w Heavy
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## LOADING

Docks	6 ext 2 int	Drive Ins	3 tot./18' w x 18' h
Cross Docks	None	Cranes	None
Rail Spots	None		

## FOR LEASE

Smallest Space	2,454 SF
Max Contiguous	61,320 SF
# of Spaces	2
Vacant	63,774 SF
% Leased	39.8%
Rent	\$4.50
Service Type	Triple Net

Industrial Avail	63,774 SF
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## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	2,454	2,454	2,454	\$4.50/NNN	Vacant	Negotiable
P 1st		Industrial	Direct	61,320	61,320	61,320	\$4.50/NNN	Vacant	Negotiable

# Property Summary Report

## 1350 Rockefeller Rd



Wickliffe, OH 44092 - Wickliffe/Willowick Submarket

### SALE

For Sale	\$4,300,000 (\$40.57/SF)
Sale Type	Owner User
Status	Active

### Last Sale

Sold Price	\$650,000 (\$6.13/SF)
Date	Sep 2012
Sale Type	Owner User
Financing	1st Mortgage: Lorain National Bank Bal/Pmt: \$525,000/-




### TRANSPORTATION

Parking	40 available (Surface);Ratio of 0.38/1,000 SF
Airport	41 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (42)

### TENANTS

Kinetic Technologies	112,000 SF
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### PROPERTY CONTACTS

Sales Company	CBRE  950 Main Ave Cleveland, OH 44113 (216) 687-1800 (p) (216) 363-6466 (f)	True Owner	Cig Oh Wh Llc 2875 Northwind Dr East Lansing, MI 48823 (989) 321-0281 (p)
Recorded Owner	Cig Oh Wh Llc 2875 Northwind Dr East Lansing, MI 48823 (989) 321-0281 (p)	Previous True Owner	Premier Development Partners  5301 Grant Ave Cleveland, OH 44125 (216) 341-1200 (p) (216) 341-5120 (f)
Previous True Owner	Premier Development Partners  5301 Grant Ave Cleveland, OH 44125 (216) 496-7000 (p) (216) 341-5120 (f)	Previous True Owner	McTevia & Associates 30150 Telegraph Rd Bingham Farms, MI 48025 (248) 646-2711 (p) (248) 646-2714 (f)

### SALE HIGHLIGHTS

- Excellent access to Route 2 & I-90.
- 71,469 employees within a 5 mile radius.
- Abundant parking on the property.
- Features include T-5 lighting, unit heaters, and air rotation system.

# Property Summary Report

29701 Euclid Ave



Wickliffe, OH 44092 - Northeast Submarket



## BUILDING

Type	2 Star Retail Restaurant
Year Built	1972
GLA	3,000 SF
Stories	1
Typical Floor	3,000 SF

## LAND

Land Acres	1.19 AC
Zoning	I
Parcels	29-A-003-0-00-026

## EXPENSES

Taxes	\$5.23/SF (2021)
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## TRAFFIC & FRONTAGE

Traffic Volume	10,948 on Euclid Ave & E 298th St NE (2022)
	11,351 on Euclid Ave & E 300th St NE (2022)

Made with TrafficMetrix® Products

## SALE

For Sale	\$275,000 (\$91.67/SF)
Sale Type	Investment or Owner User
Status	Active

## TRANSPORTATION

Airport	40 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (58)

## PROPERTY CONTACTS

Sales Company	Howard Hanna 8396 Mentor Ave Mentor, OH 44060 (440) 951-9494 (p) (440) 255-7128 (f)	Recorded Owner	Marino Bernie
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# Property Summary Report

**29801 Euclid Ave**



Wickliffe, OH 44092 - Northeast Submarket



## BUILDING

Type	2 Star Office
Tenancy	Single
Year Built	1964
RBA	280,000 SF
Stories	4
Typical Floor	70,000 SF
Construction	Masonry

## LAND

Land Acres	26.00 AC
Parcels	29-A-003-0-00-005

## EXPENSES

Taxes	\$0.35/SF (2021)
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## FOR LEASE

Smallest Space	70,000 SF
Max Contiguous	280,000 SF
# of Spaces	4
Vacant	0 SF
% Leased	100.0%
Rent	Withheld - CoStar Est. Rent \$14 - 17 (Office)

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Industrial	Direct	70,000	70,000	280,000	Withheld	30 Days	Negotiable
E 2nd		Industrial	Direct	70,000	70,000	280,000	Withheld	30 Days	Negotiable
E 3rd		Industrial	Direct	70,000	70,000	280,000	Withheld	30 Days	Negotiable
E 4th		Industrial	Direct	70,000	70,000	280,000	Withheld	30 Days	Negotiable

# Property Summary Report

## 29801 Euclid Ave



Wickliffe, OH 44092 - Northeast Submarket

### SALE

For Sale	Price Not Disclosed
Sale Type	Owner User
Status	Active

### Last Sale

Sold Price	\$1,837,500 (\$3.25/SF) - Portfolio Price
Date	May 2020
Sale Type	Investment
Properties	2

### TRANSPORTATION

Parking	500 available (Surface);Ratio of 1.79/1,000 SF
Airport	41 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (60)

### PROPERTY CONTACTS

Sales Company	Premier Development Partners 5301 Grant Ave Cleveland, OH 44125 (216) 341-1200 (p) (216) 341-5120 (f)
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Recorded Owner	29801 Euclid Ave LLC 5301 Grant Ave Cleveland, OH 44125
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Previous True Owner	Realty Crown Management 100 Henry St Brooklyn, NY 11201 (718) 522-5111 (p)
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Previous True Owner	Townsend Capital LLC 210 W Pennsylvania St Towson, MD 21204 (410) 321-1900 (p) (410) 321-1901 (f)
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True Owner	Premier Development Partners 5301 Grant Ave Cleveland, OH 44125 (216) 341-1200 (p) (216) 341-5120 (f)
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Previous True Owner	LNR Partners 2340 Collins Ave Miami Beach, FL 33139 (305) 695-5500 (p) (305) 695-5589 (f)
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Previous True Owner	Waxman Industries, Inc. 24460 Aurora Rd Bedford Heights, OH 44146 (440) 439-1830 (p) (440) 439-8678 (f)
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Property Manager	ABB Inc. 23000 Harvard Rd Highland Hills, OH 44122 (440) 585-8500 (p) (440) 585-8756 (f)
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# Property Summary Report

## Lakeland Blvd.

Wickliffe, OH 44092 - Northeast Submarket



### LAND

Type	Commercial Land
Land AC - Gross	1.82 AC
Land SF - Gross	79,279 SF

### TRAFFIC & FRONTAGE

Traffic Volume	71,692 on Lakeland Fwy & Lloyd Rd NE (2022) 81,034 on Lakeland Freeway & Lloyd Rd NE (2020)
Frontage	101' on Lakeland Boulevard

Made with TrafficMetrix® Products

### TRANSPORTATION

Airport	40 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (34)

### SALE

For Sale	\$300,000 (\$164,835/AC - \$3.78/SF)
Sale Type	Investment or Owner User
Status	Active

### PROPERTY CONTACTS

Sales Company	Hanna Commercial Real Estate 1350 Euclid Ave Cleveland, OH 44115 (216) 861-7200 (p) (216) 861-4672 (f)
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### SALE HIGHLIGHTS

- 1.82 AC
- Parcel #: 29-A-004-0-00-030-0
- Zoned industrial
- Convenient access to I-90, I-271 and Route 2.
- Excellent freeway visibility



# Property Summary Report

## 1321 E 289th St - Die Masters Tool



Wickliffe, OH 44092 - Wickliffe/Willowick Submarket



### BUILDING

Type	2 Star Industrial Manufacturing
Tenancy	Multi
Year Built	1954
RBA	6,700 SF
Stories	1
Typical Floor	6,700 SF
Ceiling Ht	14'
Construction	Masonry

### LAND

Land Acres	0.33 AC
Zoning	I
Parcels	29-A-008-J-00-005

### EXPENSES

Taxes	\$0.75/SF (2021)
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### POWER & UTILITIES

Power	3p
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### LOADING

Docks	None	Drive Ins	2 tot./10' w x 10' h
Cranes	Yes	Rail Spots	None

### FEATURES

- Fluorescent Lighting

### FOR LEASE

Smallest Space	6,700 SF	Industrial Avail	6,700 SF
Max Contiguous	6,700 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	\$6.00		
Service Type	Triple Net		

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	6,700	6,700	6,700	\$6.00/NNN	30 Days	Negotiable

# Property Summary Report

## 1321 E 289th St - Die Masters Tool



Wickliffe, OH 44092 - Wickliffe/Willowick Submarket

### SALE

For Sale	\$250,000 (\$37.31/SF)
Sale Type	Owner User
Status	Active

### Last Sale

Sold Price	Not Disclosed
Date	Aug 2013

### TRANSPORTATION

Airport	40 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (36)

### TENANTS

Best Plating Rack Co	-
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### PROPERTY CONTACTS

Sales Company	Global Real Estate Advisors, Inc. 8585 East Ave Mentor, OH 44060 (440) 255-5552 (p) (440) 255-5553 (f)	True Owner	Silvado Nuti 7230 Industrial Park Blvd Mentor, OH 44060 (216) 951-6729 (p)
Recorded Owner	Silvano Nuti 8190 Mount Royal Dr Painesville, OH 44077	Recorded Owner	Silvado Nuti 7230 Industrial Park Blvd Mentor, OH 44060 (216) 951-6729 (p)





# Property Summary Report

**29166-29170 Euclid Ave - Chase Bank Plaza**



Wickliffe, OH 44092 - Northeast Submarket



## BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1994
RBA	9,839 SF
Stories	1
Typical Floor	9,839 SF

## LAND

Land Acres	0.74 AC
Zoning	R
Parcels	31-A-008-F-00-034

## EXPENSES

Taxes	\$0.80/SF (2021)
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## FOR LEASE

Smallest Space	9,839 SF
Max Contiguous	9,839 SF
# of Spaces	1
Vacant	9,839 SF
% Leased	0%
Rent	Withheld - CoStar Est. Rent \$12 - 14 (Office)

Office/Ret Avail	9,839 SF
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## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Ret	Direct	9,839	9,839	9,839	Withheld	Vacant	Negotiable

## SALE

For Sale	\$499,000 (\$50.72/SF)
Sale Type	Investment or Owner User
Status	Active

## TRANSPORTATION

Parking	67 available (Surface); Ratio of 6.60/1,000 SF
Airport	40 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (49)

## TENANTS

Horizon Personnel Resources	-
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# Property Summary Report

## 29166-29170 Euclid Ave - Chase Bank Plaza



Wickliffe, OH 44092 - Northeast Submarket

### PROPERTY CONTACTS

Sales Company	Hanna Commercial Real Estate 1350 Euclid Ave Cleveland, OH 44115 (216) 861-7200 (p) (216) 861-4672 (f)	True Owner	Augustine Jokic 29166 Chardon Rd Wickliffe, OH 44092 (440) 944-7170 (p)
Recorded Owner	Augustine Jokic 29166 Chardon Rd Wickliffe, OH 44092 (440) 944-7170 (p)		

### BUILDING NOTES

Corener location with great visibility and traffic counts for retail establishment.

### SALE HIGHLIGHTS

- 67 Parking Spaces
- Curb Cuts on Euclid Ave and Lincoln Rd
- Great Corner Lot with High Visibility
- Close Proximity to Route 2 and I-90

# Property Summary Report

29553-29707 Euclid Ave - Wickliffe Town Center



Wickliffe, OH 44092 - Northeast Submarket



## LAND

Type	2 Star Commercial Land
Land AC - Gross	10.81 AC
Land SF - Gross	470,884 SF
Topography	Level

## ZONING & USAGE

Zoning	General Commercial
Proposed Use	Apartment Units, Apartment Units - Senior, Bank, Cemetery/Mau-

## CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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## TRAFFIC & FRONTAGE

Traffic Volume	10,948 on Euclid Ave & E 298th St NE (2022) 11,351 on Euclid Ave & E 300th St NE (2022)
Frontage	Euclid Ave

Made with TrafficMetrix® Products

## TRANSPORTATION

Airport	40 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (52)

## SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

## PROPERTY CONTACTS

Sales Company	Passov Real Estate Group 3401 Richmond Rd Beachwood, OH 44122 (216) 831-8100 (p)	True Owner	Wickliffe Reserve Llc PO BOX 1007 Chardon, OH 44024
Recorded Owner	Wickliffe Reserve Llc PO BOX 1007 Chardon, OH 44024		

