

LEASE
4741 Hinckley
Industrial Pkwy
4741 HINCKLEY INDUSTRIAL PKWY
Cleveland, OH 44109

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

BLENDED LEASE RATE:	\$7.00 SF/yr (NNN)
BUILDING SIZE:	28,619 SF
WAREHOUSE:	21,206 SF
OFFICE:	7,413 SF
LOT SIZE:	3.97 Acres
ZONING:	SI Semi-Industry
MARKET:	Cleveland

PROPERTY OVERVIEW

SVN Summit Commercial Real Estate Advisors is proud to present an exceptional Manufacturing opportunity: 4741 Hinckley Industrial Parkway in Cleveland. This property is guaranteed to exceed expectations as it offers fully climate-controlled warehouse space, ample power, and two crane bays equipped with four 5-ton cranes, making it an excellent turnkey Manufacturing solution. Its strategic location provides fast access to Cleveland Hopkins Airport, local rail yards, and highways, making it an ideal choice for any manufacturing business. This property offers the modern amenities that Manufacturers in 2024 are looking for. This is an incredible opportunity to take a Manufacturing business to the next level.

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PROPERTY DETAILS & HIGHLIGHTS



- Fully Climate Controlled Warehouse and Office Space.
- Four 5-Ton Overhead Cranes.
- Two Crane Bays. Each Bay is 129' 3" Long x 32' Wide. 4,136 Sq. Ft. per bay for a total of 8,272 Sq. Ft. Underhook.
- 21-foot clear heights in the warehouse portion.
- 3-Phase 480V 400Amp
- Wet Sprinkled throughout.
- 32' x 32' Column Spacing.
- Three front-facing dock doors.
- One rear-facing drive-in door.
- 4 Min. Drive to I-480 Access, 5 Min. Drive to I-77 Access, 5 Min. Drive to I-71 Access, 8 Min. Drive to I-90 Access.
- 10-Min. to downtown Cleveland. 30-Min. to Akron. 50-Min to Canton. 1 hour 45 Min. to Toledo, OH & Erie, PA. 2 Hours to Columbus, OH and Pittsburg, PA.
- Approx. 2.4 acres of undeveloped land offers building expansion and outdoor storage options that ownership is willing to explore.

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ADDITIONAL PHOTOS



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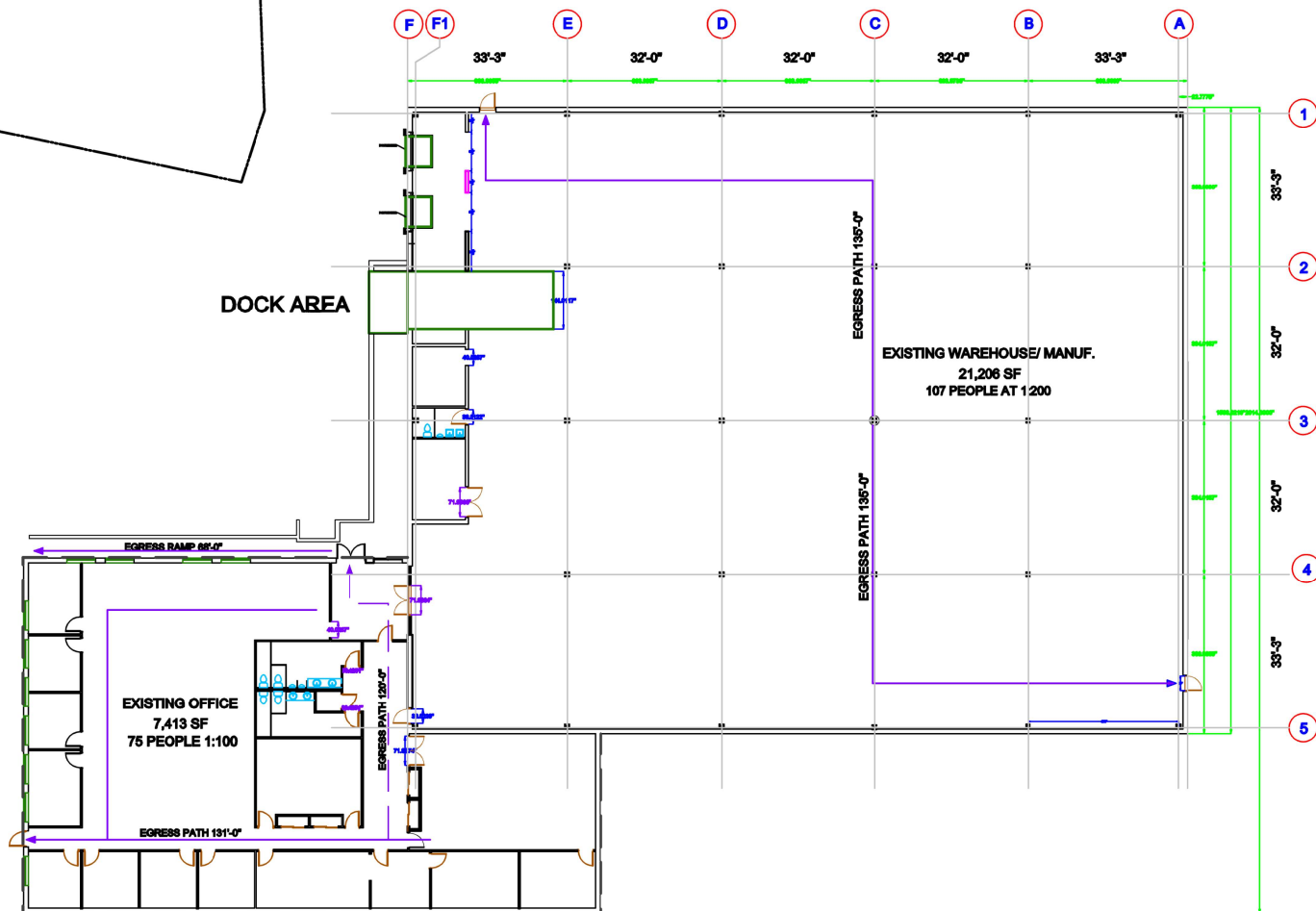
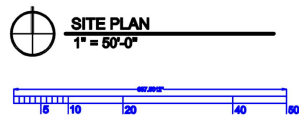
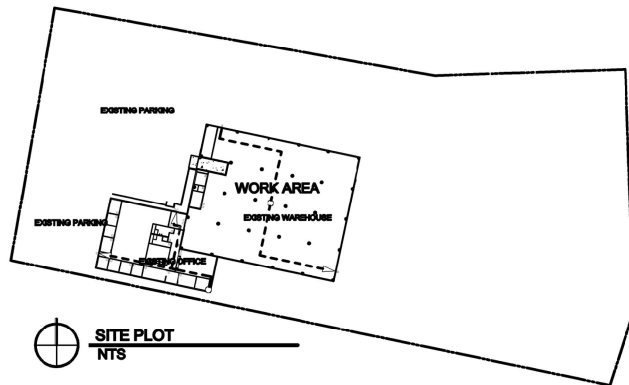
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REV	DATE	INFO
PRELIM	02.06.22	REVIEW DRAWING

STATE OF OHIO
ERIC A. SATTLER
E-48084
REGISTERED PROFESSIONAL ENGINEER
Signed FEB 22, 2024
Eric A. Sattler
E.A. Sattler, E-48084, Perry, OH

Sotter Consulting Engineers
4070 Green Road
Perry, Ohio 44021
Office : 440-259-2848
Cell : 440-417-2878
Home : 440-259-2853

trionetics,
TRIONETICS
4241 HERRING VALLEY ROAD, NW
CLARKSVILLE, TN 37040

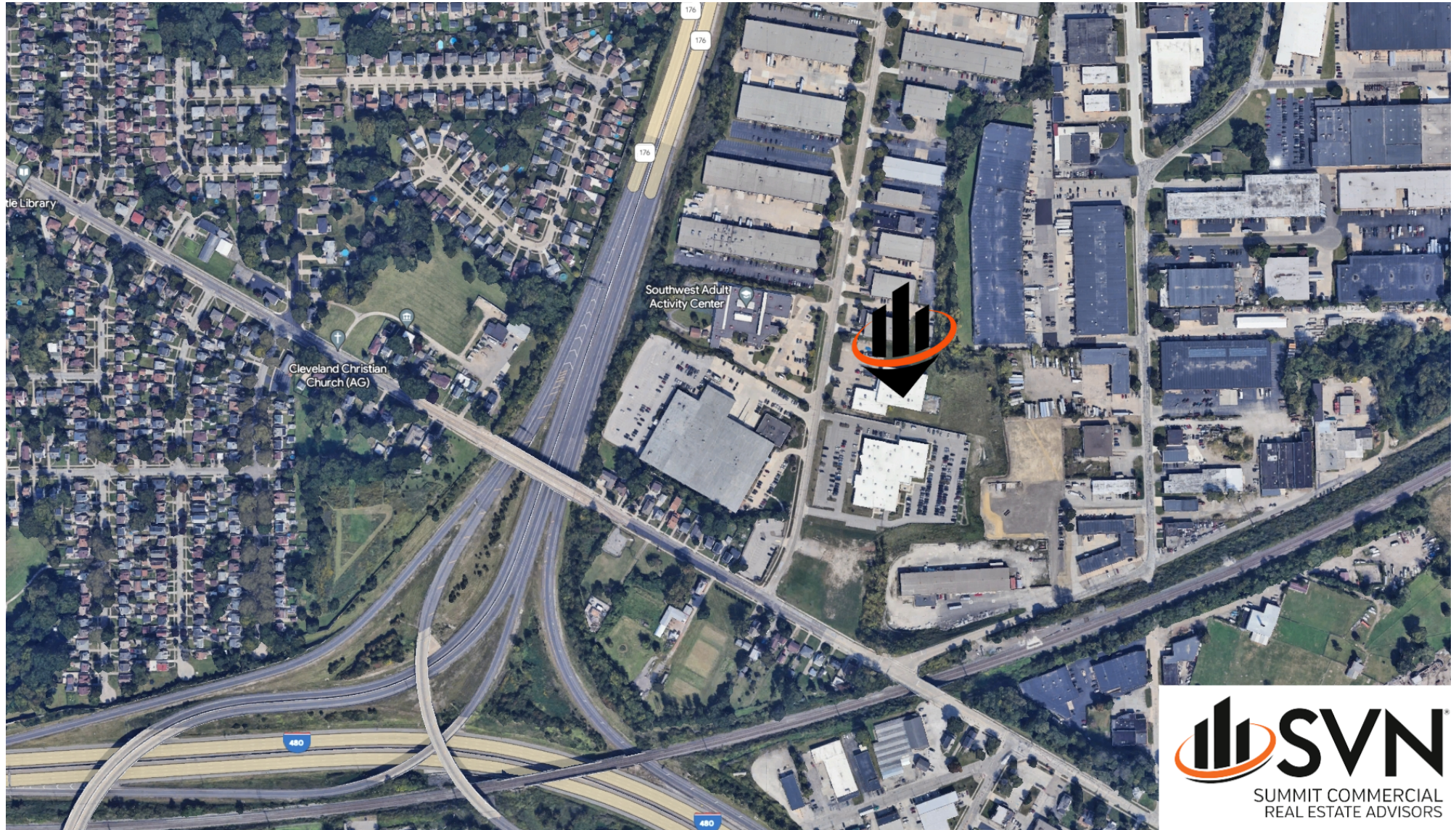
TOP VIEW BUILDING
PROPERTY LAYOUT
EXISTING BUILDINGS
PRELIMINARY DRAWINGS

JOB NUMBER	13-009
02.16.22	OWNER REVIEW
0.0.00	TBD
0.0.00	TBD

A100

(8)

AERIAL MAP



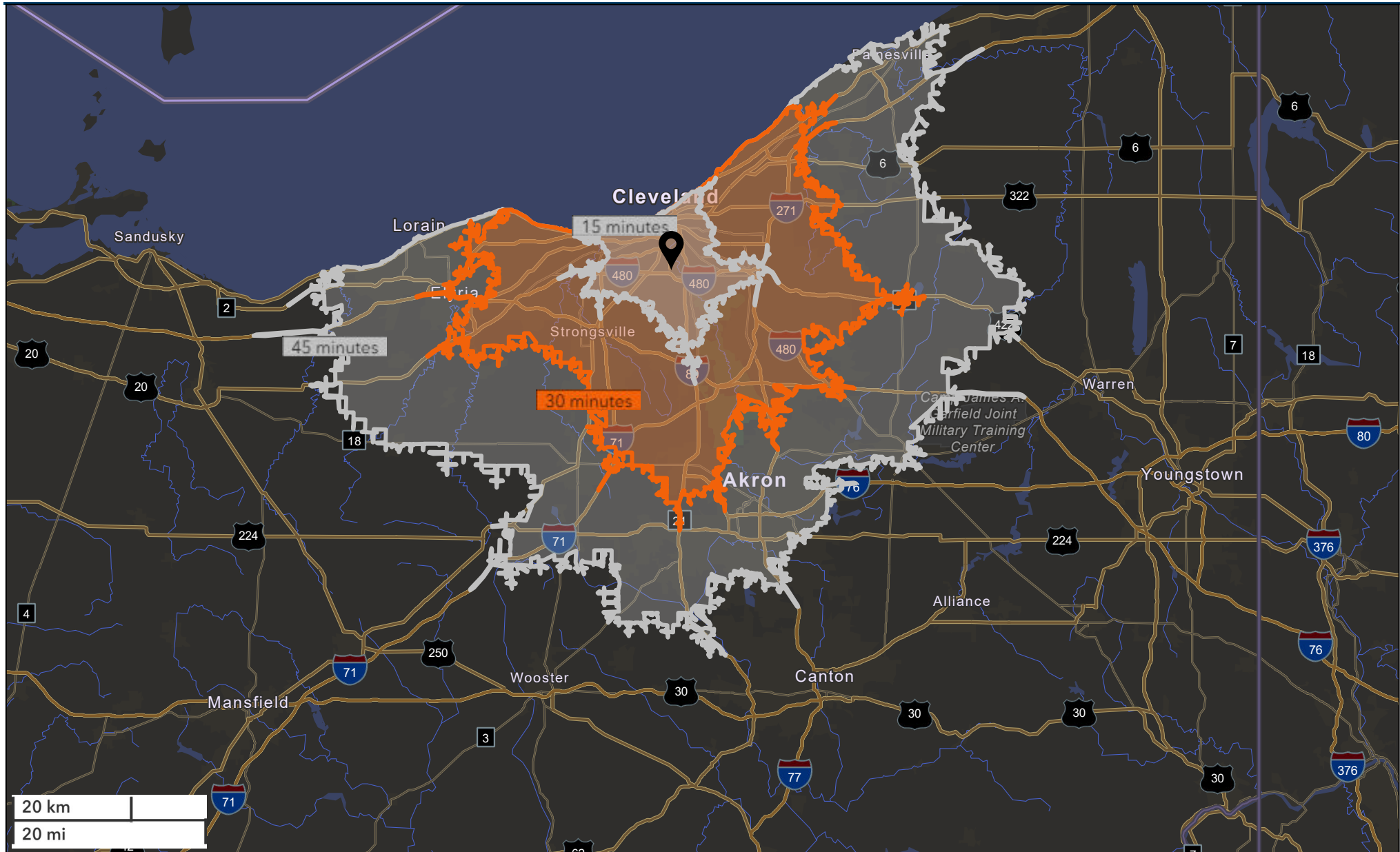
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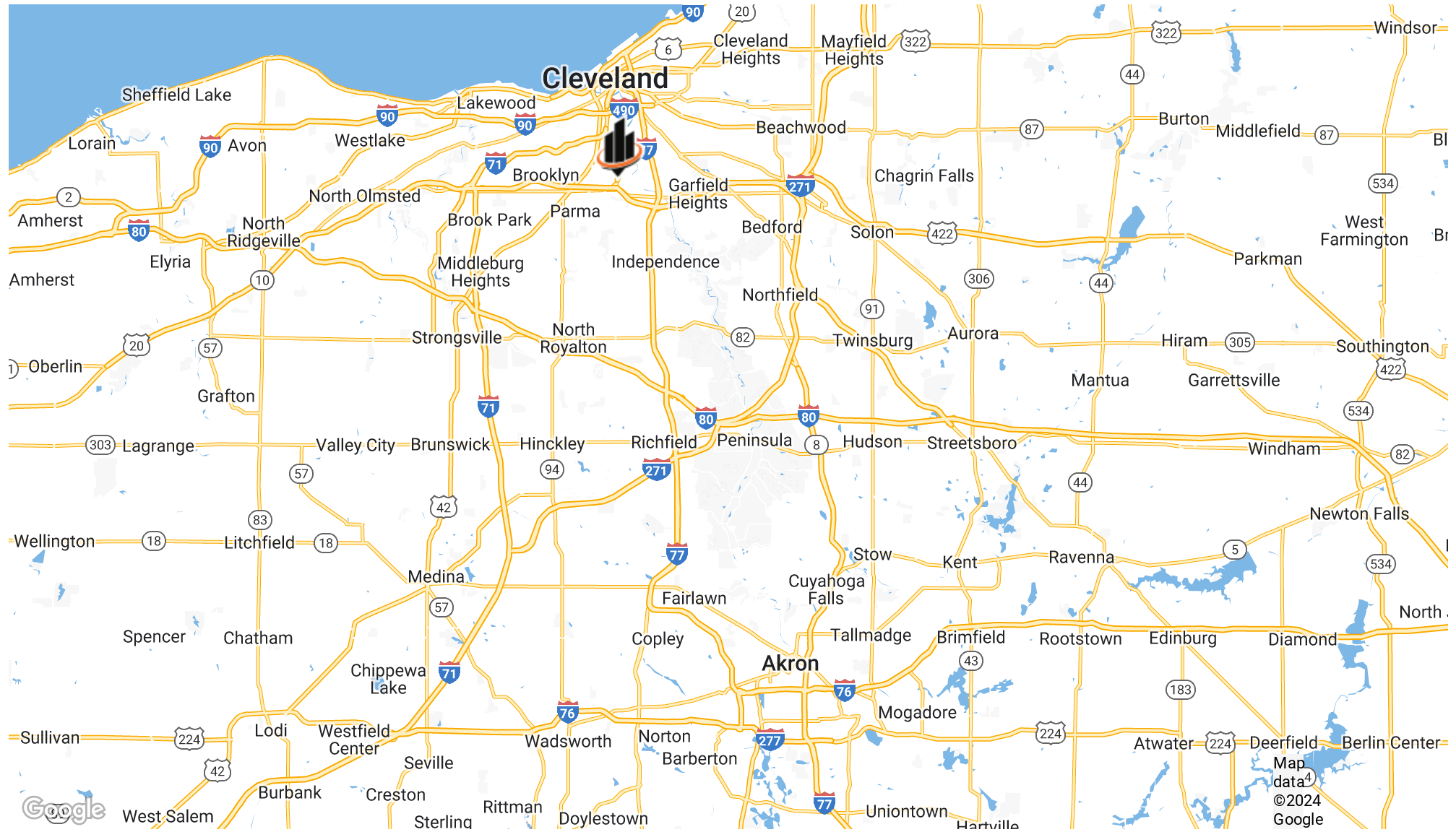
NEARBY RAIL YARDS



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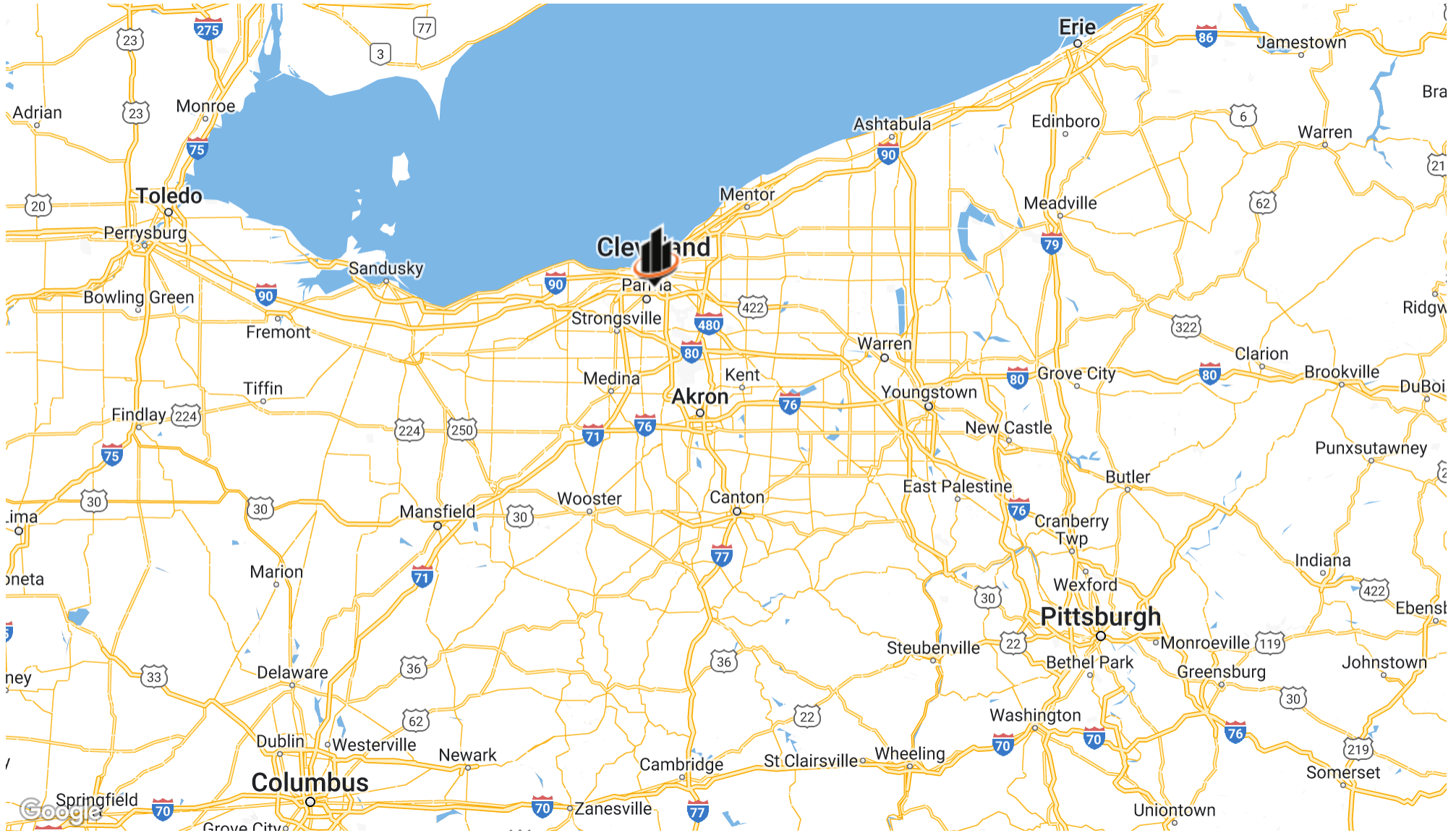
LOCATION MAP



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REGIONAL MAP



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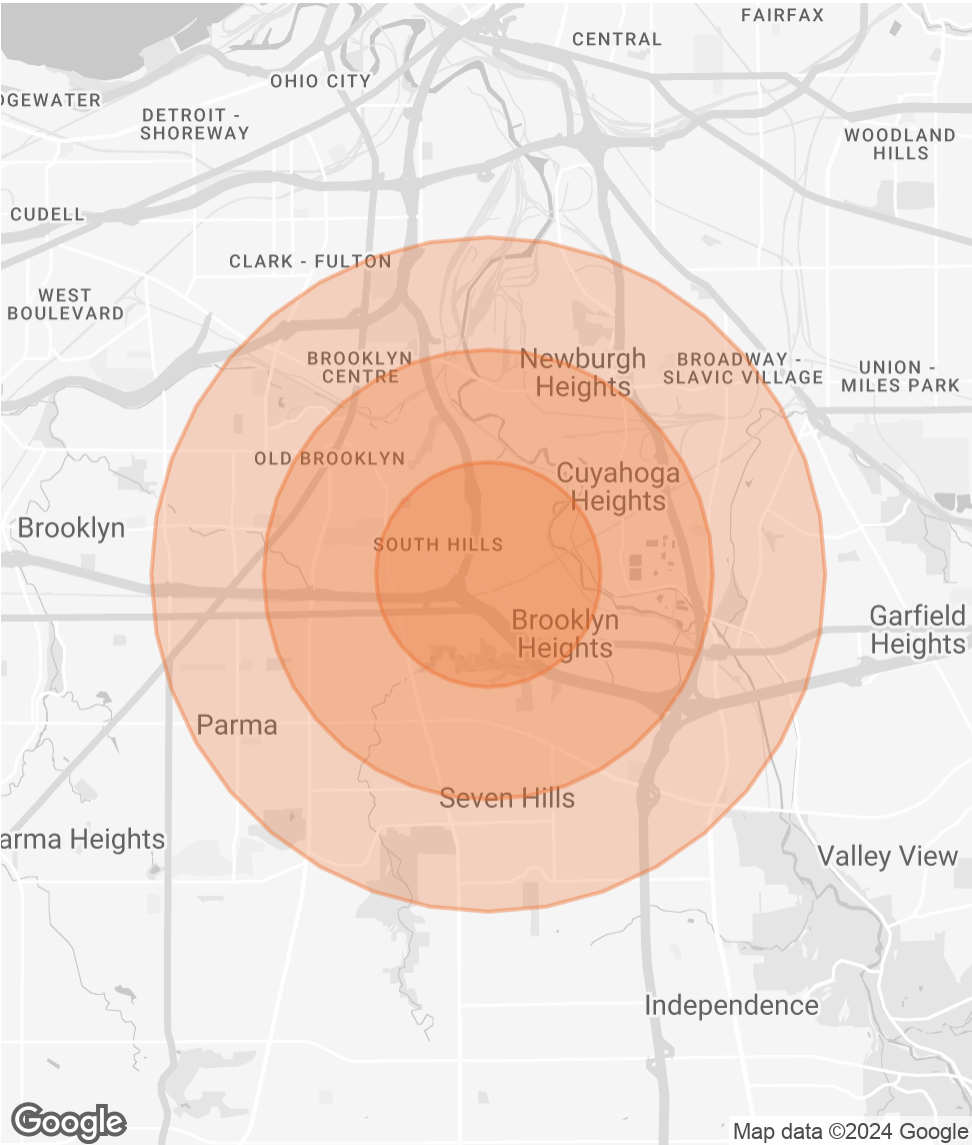
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	7,660	39,201	98,324
AVERAGE AGE	45.5	41.9	40.1
AVERAGE AGE (MALE)	44.6	41.0	39.2
AVERAGE AGE (FEMALE)	45.7	42.6	41.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,034	19,927	48,171
# OF PERSONS PER HH	1.9	2.0	2.0
AVERAGE HH INCOME	\$62,266	\$54,489	\$50,961
AVERAGE HOUSE VALUE	\$116,620	\$104,782	\$98,108

2020 American Community Survey (ACS)



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