



**1340 E. 289th Street
Wickliffe, Ohio**

AVAILABLE



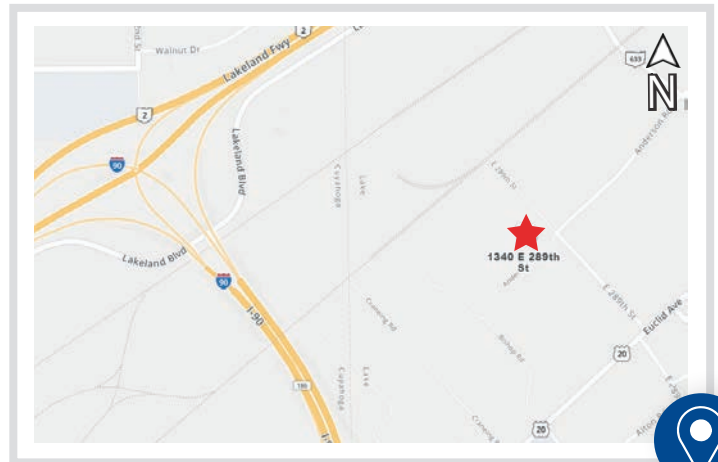
OVERVIEW

- Building: 106,000 SF*
- Warehouse: 94,000
- Office/Lab: 12,000
- Docks: 11
- Drive-Ins: 2
- Heavy Power: 1,200 Amps 480/3P (Busbar Throughout)
- Heavy Gas Line: 8"
- Heavy Water Line: 6"
- Lighting: T5
- WH Heat: Air Rotation & Gas Fired Reznor Heaters
- Clear Height: 16'
- Column Spacing: 40' x 60'
- Light Cranes: 3
- Sprinkler: Wet
- Site Area: 9.8 Ac
- Expandability: 90,000 +/-
- Rail Line: NFS Rail Adjacent to Building (Spur can be added)
- Parking: 150 Spaces +
- Access: Immediate - I-90 & R-2
- Incentive Available

* 70,000 SF +/- Available Q4 2022



PREMIER
Development Partners



**FOR MORE INFORMATION,
PLEASE CONTACT:**

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FLOOR PLAN

