

FOR LEASE | FOR SALE

1500 E. 219th Street Euclid, OH 44117

Premium industrial, heavy manufacturing and warehouse space with cranes, power & yard space available

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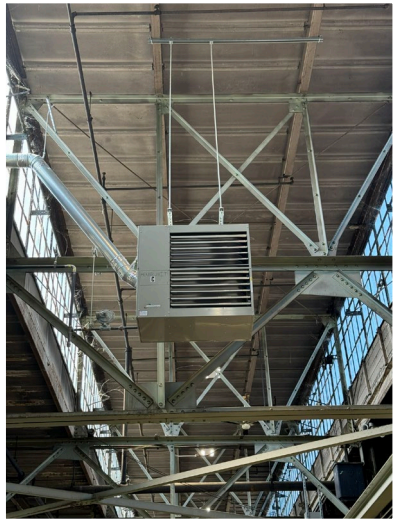


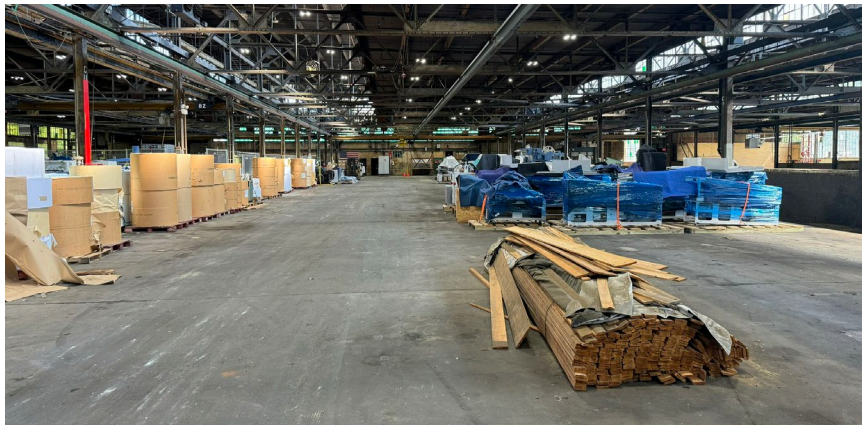


Asking price:

$3.00 PSF/MG

$2,950,000





Property Details

- **SF Available:** 40,000 to 119,000 SF
- **Docks:** 2
- **Drive-Ins:** 5
- **Clear Height:** 15’ - 27.5’
- **Power:** 1,600 Amps (East Bldg.), 1,200 Amps (West Bldg.), Upgradeable
- **Column Spacing:** Varies
- **Sprinklers:** Ordinary Hazard
- **Warehouse Heat:** Gas-fired Units
- **Cranes:** Two (2) 30T (West Building)Various 1/2 - 2T (East Building)



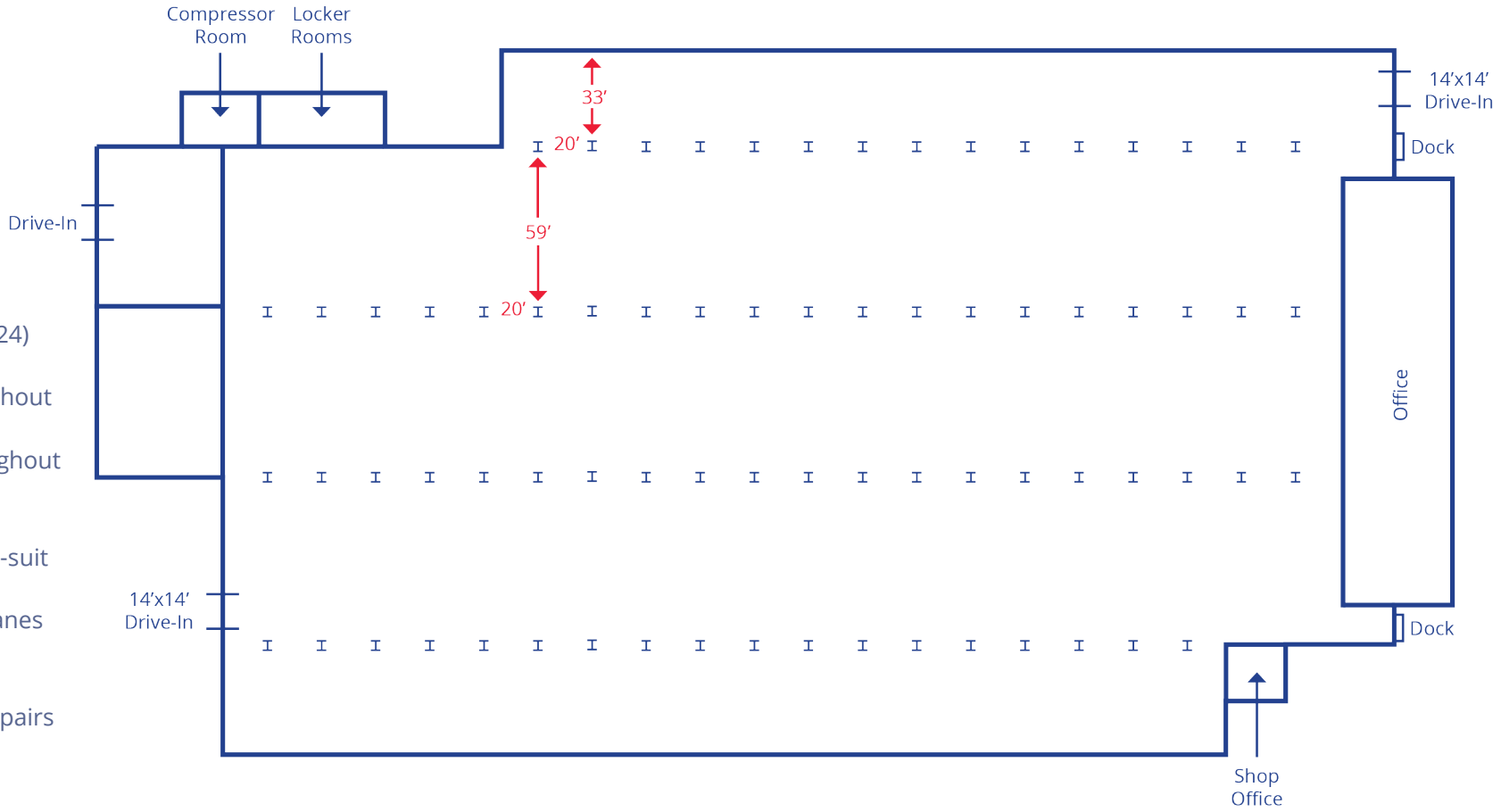
Property Aerial



Click to view interactive map

East Building

119,000 SF | Divisible | $3.00/SF MG

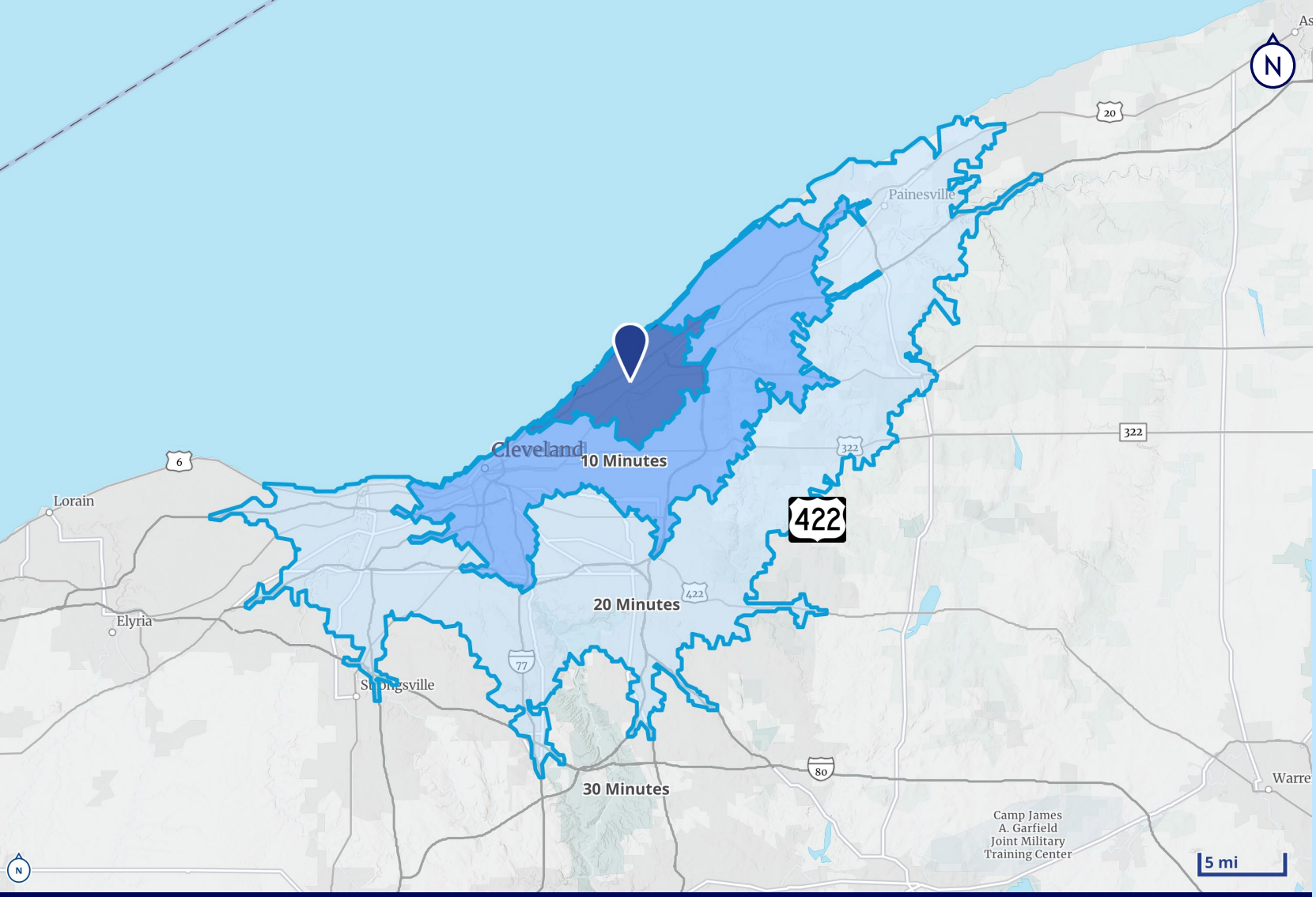


- New driveways (2024)
- LED lighting throughout
- New heaters throughout (2023-24)
- Additional docks to-suit
- Two 30T Bridge Cranes on Site
- $100,000 in roof repairs completed in 2026

West Building

26,000 SF | $5.25/SF MG





[Click here for more in-depth Demographics]

Drive Time

10-minute drive =

20-minute drive =

30-minute drive =

Demographics (within 20 minutes)

Population

433,952

Median household Income

$65,051

Businesses

18,425

Total Employees

375,862

Key Location Advantages

- Established Northeast Ohio industrial market
- Minutes from I-90, SR-2, and I-271
- Approximately 10 miles from Downtown Cleveland
- Access to a skilled manufacturing and logistics workforce
- Proximity to the Port of Cleveland and regional transportation hubs
- Strong concentration of industrial and manufacturing businesses nearby

Market Overview – Euclid, OH

Prime Location – Established Industrial Corridor

Strategically located in Euclid, Ohio, approximately 10 miles east of Downtown Cleveland, 1500 E. 219th Street sits within one of Northeast Ohio's most established industrial corridors. The area has a long history of manufacturing, logistics, metal fabrication, and advanced industrial operations, supported by a skilled workforce and a strong base of industrial suppliers and service providers. The property's location benefits from convenient access to Interstate 90, Interstate 271, State Route 2, and the Greater Cleveland transportation network, providing efficient connectivity throughout the Midwest.

Sought-after Industrial Market

Euclid remains a sought-after market for industrial users due to its affordability relative to newer suburban locations, while still offering proximity to the Port of Cleveland, Cleveland Hopkins International Airport, and major regional distribution routes. The city's industrial inventory is anchored by a diverse mix of manufacturing, warehousing, automotive, aerospace, and logistics-related businesses, creating a stable business environment and deep labor pool.

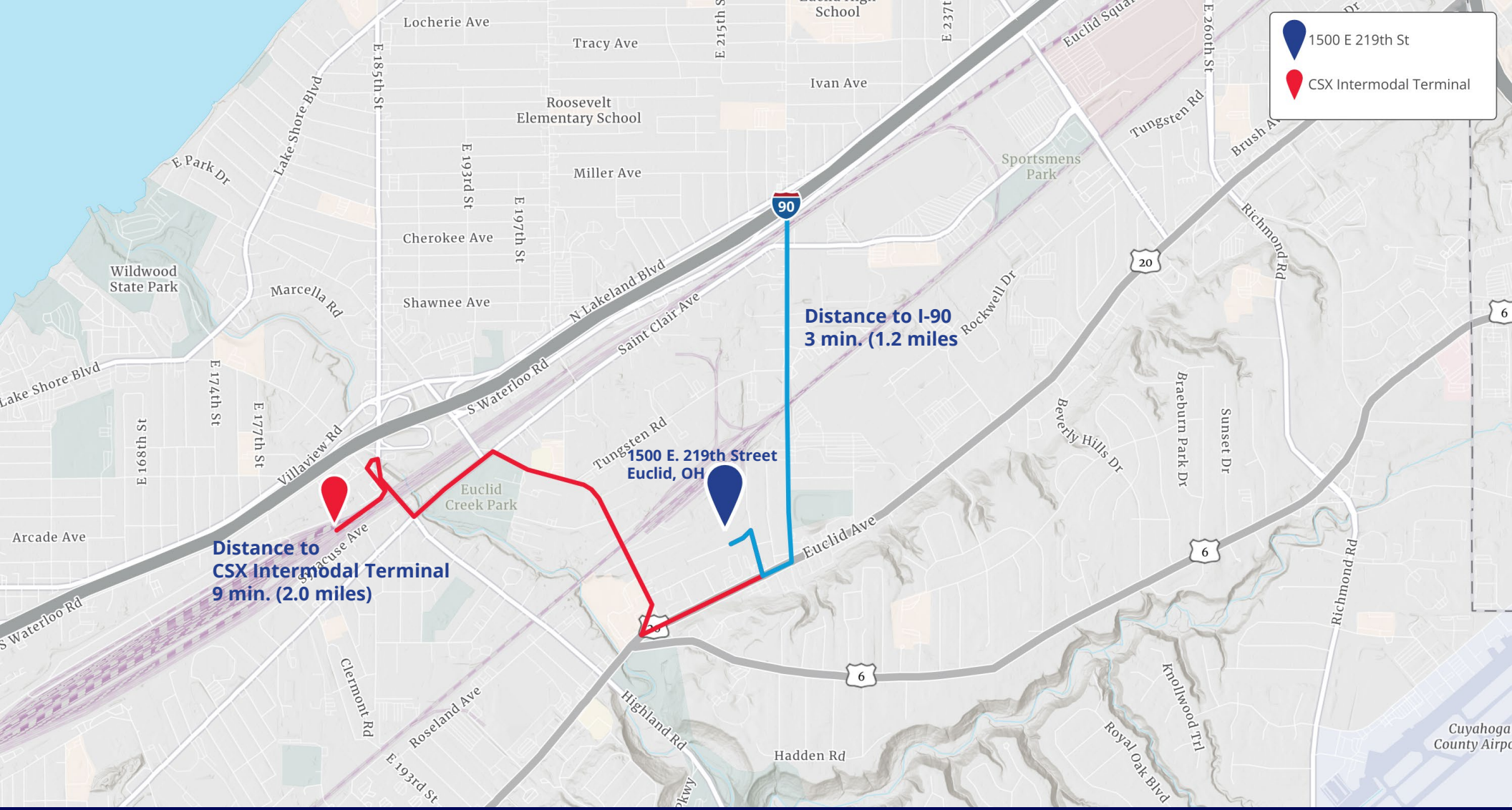


In-Demand Industrial District

The immediate East 222nd Street/Euclid Avenue industrial district is characterized by large-scale manufacturing facilities, warehouse buildings, and industrial parks that support both regional and national operators. Continued investment throughout the area, coupled with limited availability of heavy manufacturing facilities featuring crane capacity and substantial power infrastructure, has helped maintain demand for specialized industrial space.

Strategic NEO Location

For companies seeking a strategic Northeast Ohio location, Euclid offers access to a regional population of more than two million residents, competitive operating costs, and excellent transportation infrastructure, making it an attractive destination for manufacturing, warehousing, distribution, and industrial service users.



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