



FOR LEASE

16625 **Granite Road**
Maple Heights, OH 44137

349,000 SF

Cold Storage and Food
Distribution Campus

Colliers

349,000 SF Cold Storage and Food Distribution Campus

Address: 16625 Granite Road, Maple Heights, OH

County: Cuyahoga

Total Site: 345,009 SF

Lot Size: 25.29 AC

Available Space: 30,000 - 349,000

Building 1: 23,181 SF

Building 2: 27,828 SF

Building 3: 297,991 SF

Docks: Ninety-six (96)

Drive-Ins: Eight (8)

Trailer Parking: 75+

Zoning: O-I: Office-Industrial

Utilities: Electric: First Energy
Gas: Enbridge
Water: City of Cleveland
Sewer: City of Cleveland

Site Power: Property has two (2) electrical services with two (2) transformers, one owned and, one owned by First Energy. Two emergency generators also serve buildings 1 and 3, providing power to critical systems and emergency lighting.

Amenities:

- Rail Access
- Service Shop & Cross Dock Building On-site
- Secured facility with guardhouse
- Interior roof access
- New access points for WMS installed 2024
- Hotsy pressure washer systems with distribution throughout the facility



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Site Plan

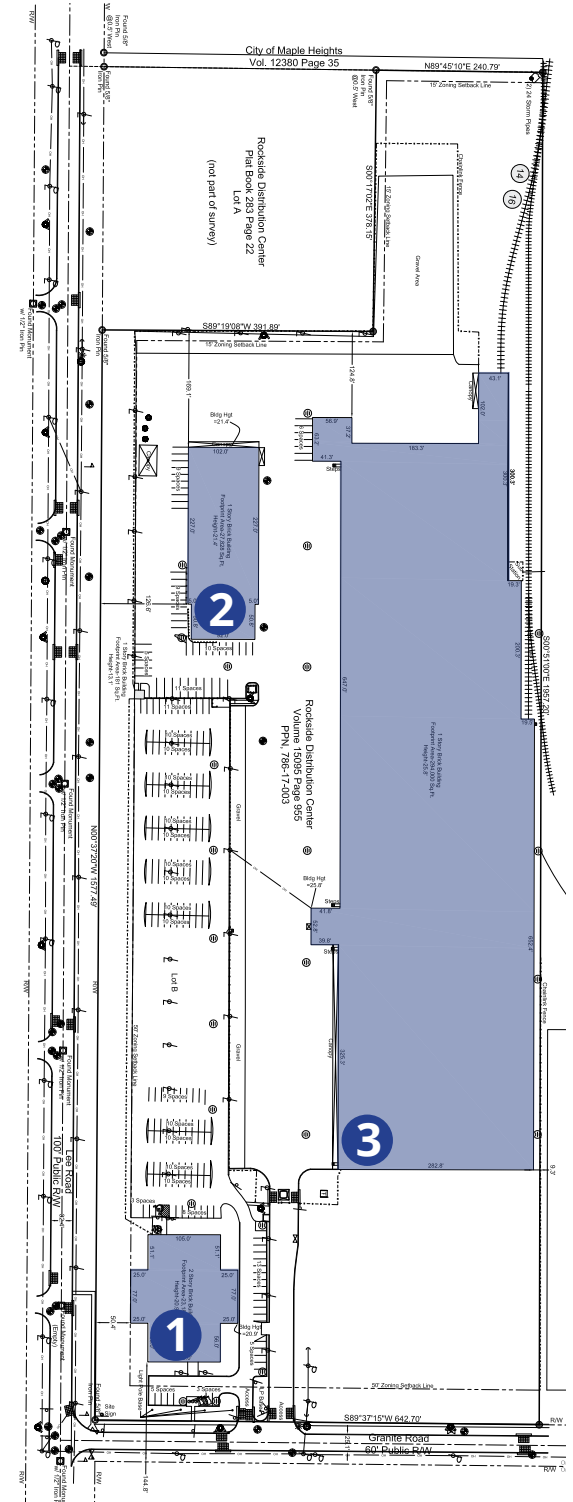
Building One

Type:	Office
Total SF:	23,181
Stories:	1
Office SF:	23,181
Available SF:	10,000 - 23,181
Year Built:	1979
HVAC:	Yes
Clear Height:	12' - 16'



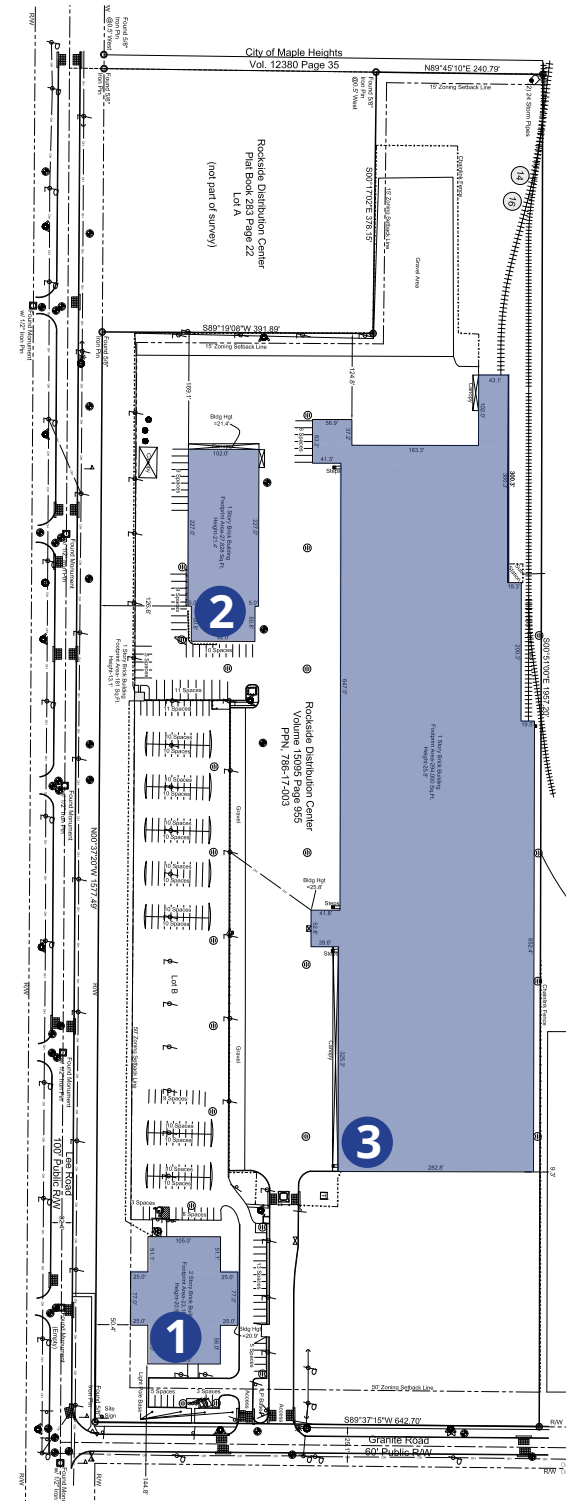
Building Two

Type:	Maintenance	Office HVAC:	Office & Repair Bay
Total SF:	27,828	Warehouse Heat:	Gas-fired radiant tube & gas-fired forced air units
Stories:	1	Sprinklers:	Wet
Office SF:	5,000	Roof:	TPO (Installed 2019)
Warehouse SF:	22,828		
Available SF:	27,828		
Year Built:	1987		
Clear Height:	14' - 18'		
Docks:	Nine (9) 8'x8' docks		
Drive-Ins:	Six (6) 16'x16'		
Office HVAC:	Yes		
Trailer Parking:	25+		

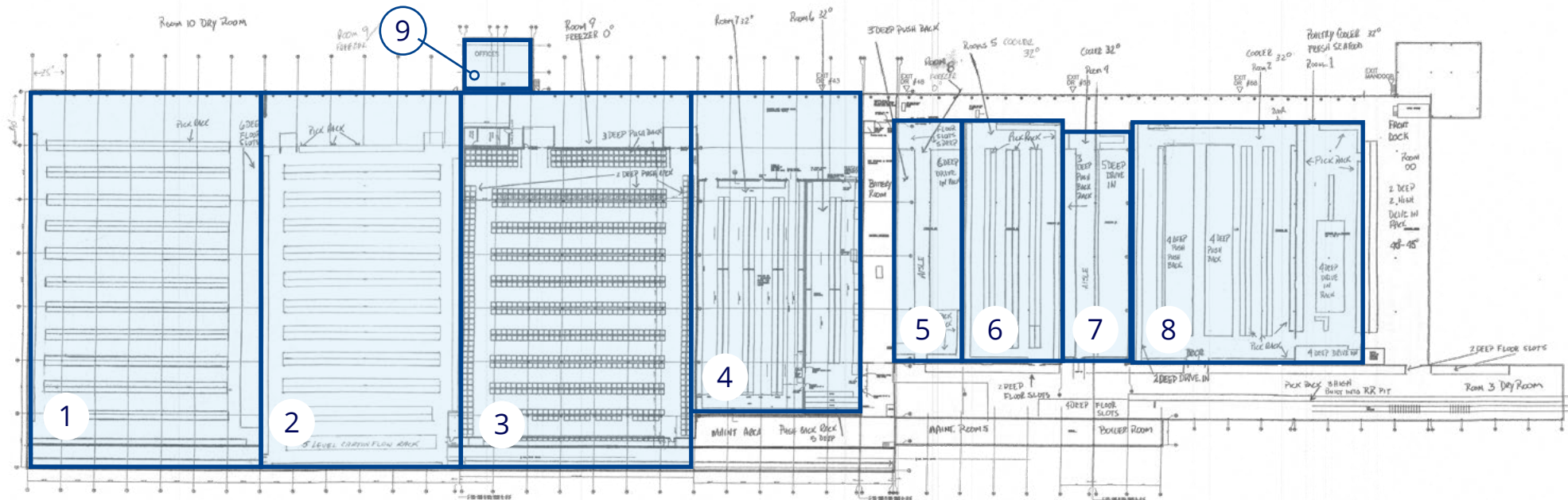


Building Three

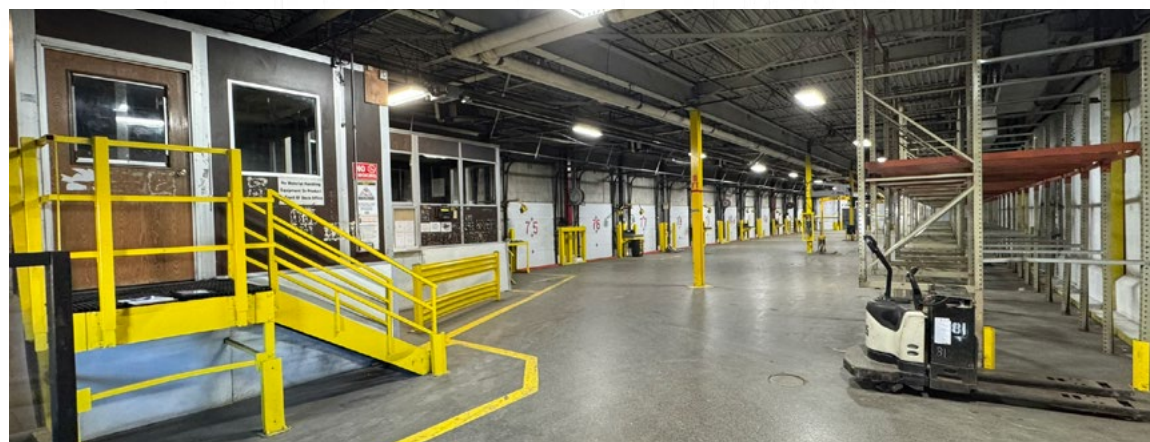
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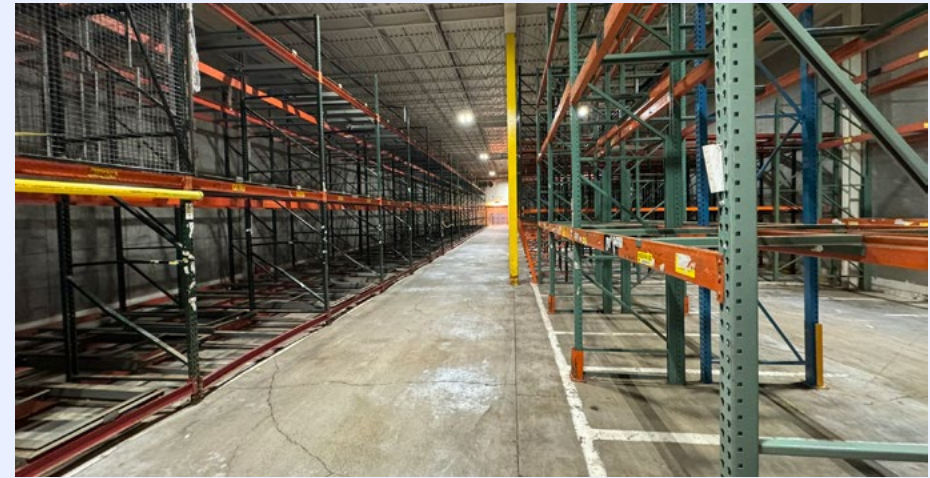
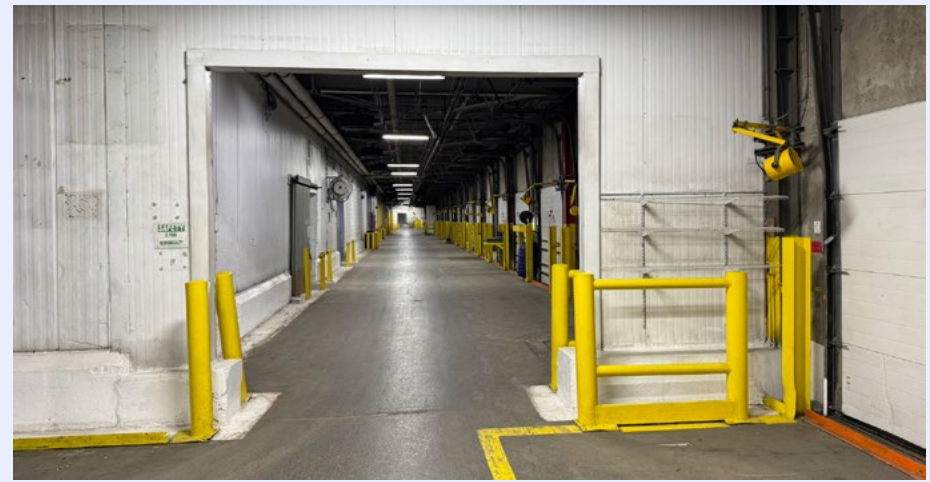
Building Three



1	42,000 SF Ambient Storage
2	49,000 SF 42,000 SF Freezer 0° - 5° Fahrenheit
3	45,000 SF 38,000 SF Freezer 0° - 5° Fahrenheit
4	30,000 SF 22,000 SF Cooler 34° - 40° Fahrenheit
5	9,000 SF Freezer 0° - 5° Fahrenheit
6	18,000 SF Cooler 34° - 40° Fahrenheit
7	8,500 SF Cooler 34° - 40° Fahrenheit
8	31,500 SF Cooler 34° - 40° Fahrenheit
9	4,000 SF Office



16625 Granite Road



16625 Granite Road —————

View the Property



16625 Granite Road



Demographics

Population

322k

within a 7-mile radius



Households

140k

within a 7-mile radius

Average HH Income

\$96k

within a 7-mile radius



Daytime Employees

194k

within a 7-mile radius

Median Age

42.7

within a 7-mile radius

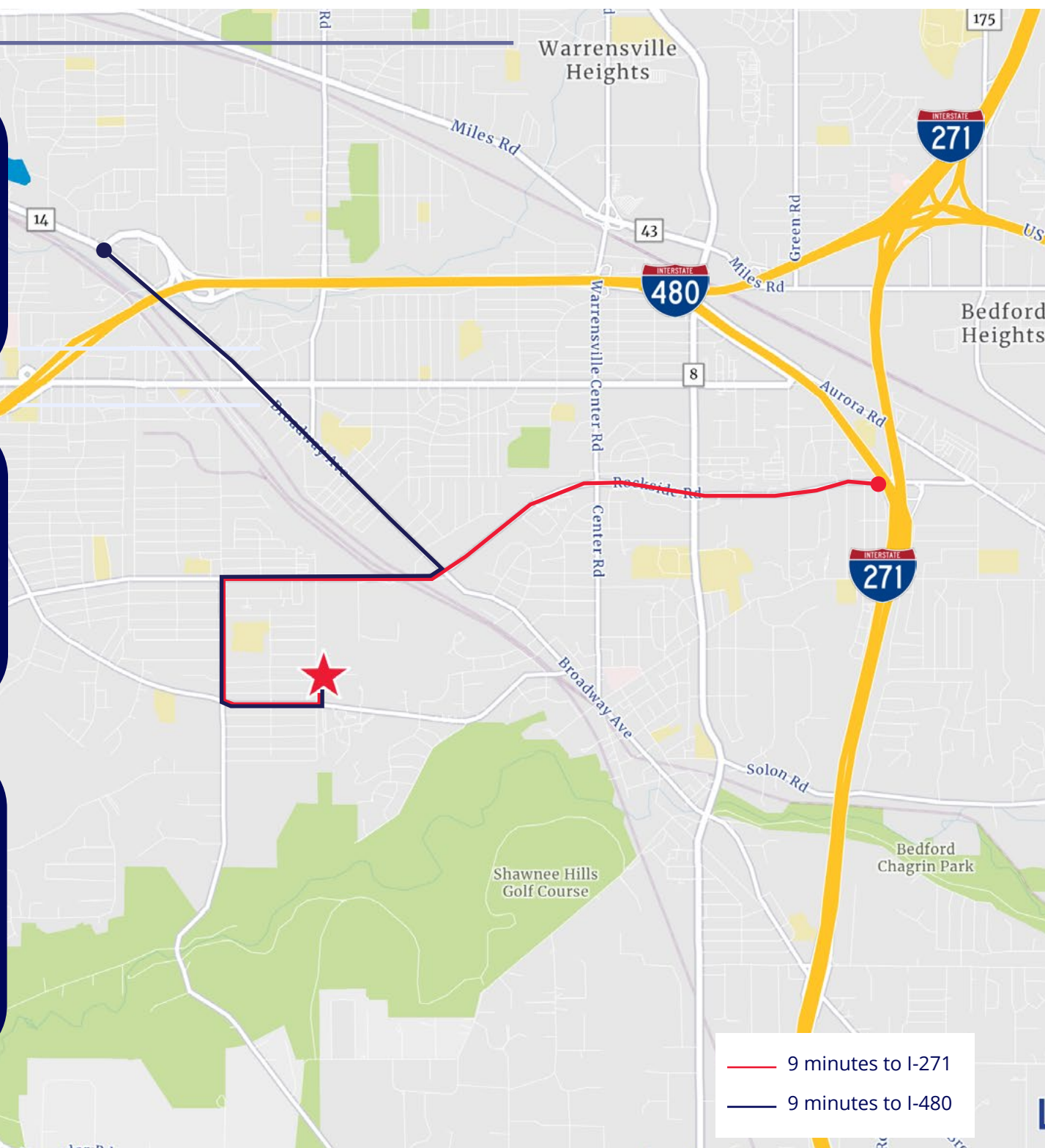


Labor Force

63.9% White Collar

19.1% Blue Collar

within a 7-mile radius



— 9 minutes to I-271
— 9 minutes to I-480



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