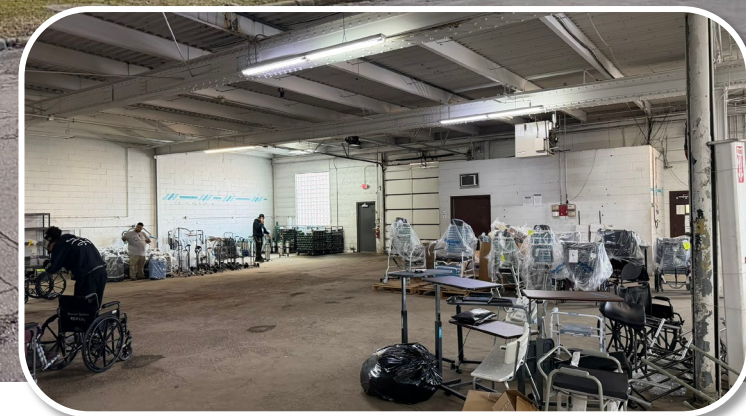




FOR LEASE

1789 & 1762 E 45th St Cleveland, OH

Power your operations at this strategically located industrial opportunity on Cleveland's East Side



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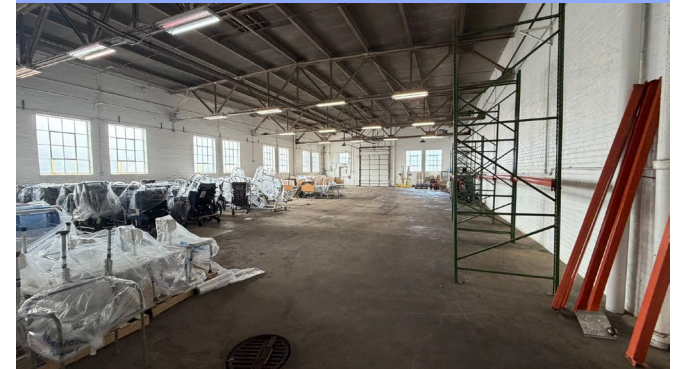
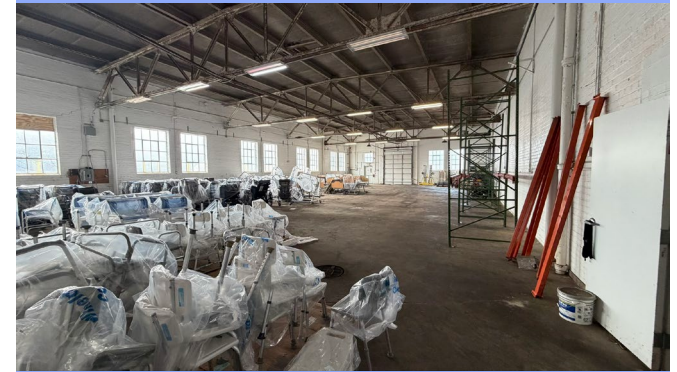
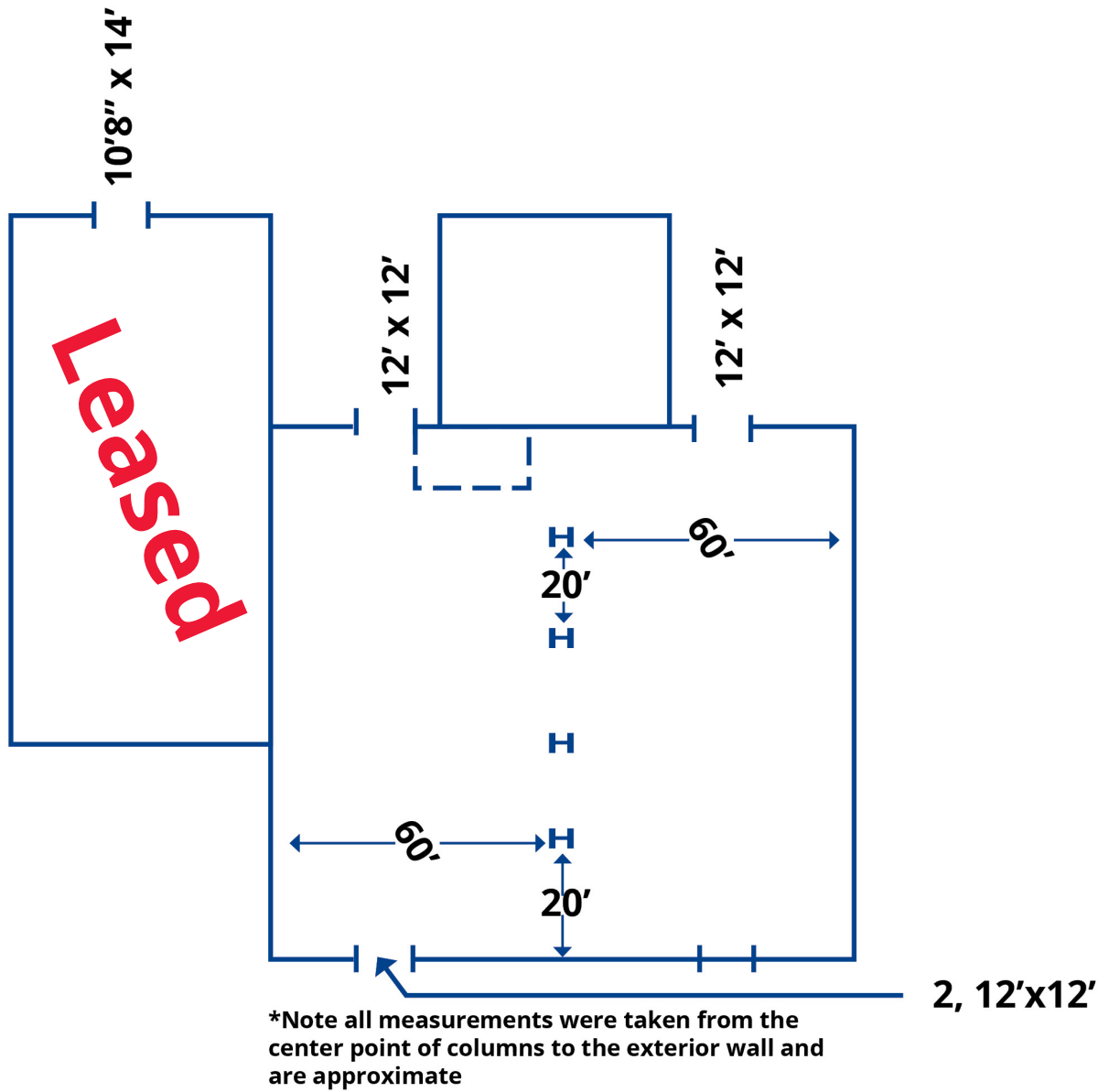
Colliers | Cleveland
200 Public Square, Suite 1050
Cleveland, OH 44114
colliers.com/cleveland



DETAILS

Address:	1789 E 45 th Street
City, State Zip:	Cleveland, OH 44103
County:	Cuyahoga
Parcel #:	104-29-019
Acres:	0.531
Taxes (2025):	\$14,512.74
Zoning:	Semi-Industry
Total SF:	14,115 SF
Office SF:	2,115
Warehouse SF:	12,000
Year Built:	1953
Clear Height:	12'9" – 13'3"
Docks:	0
Drive-Ins:	4 (12' x 12')
Column Spacing:	20' x 60'
Power:	200A, 240V; 100A, 240V
Office HVAC:	Yes
Warehouse Heat:	Gas-fired forced air (4x Lennox Units)
Utility Providers:	• Electric: First Energy • Gas: Enbridge • Water: City of Cleveland • Sewer: NEORS
Amenities	• Secured outside storage • Employee lunchroom • Secured parking lot





Site Plan

14,115 SF

- Secured outside storage
- Employee lunchroom
- Secured parking lot

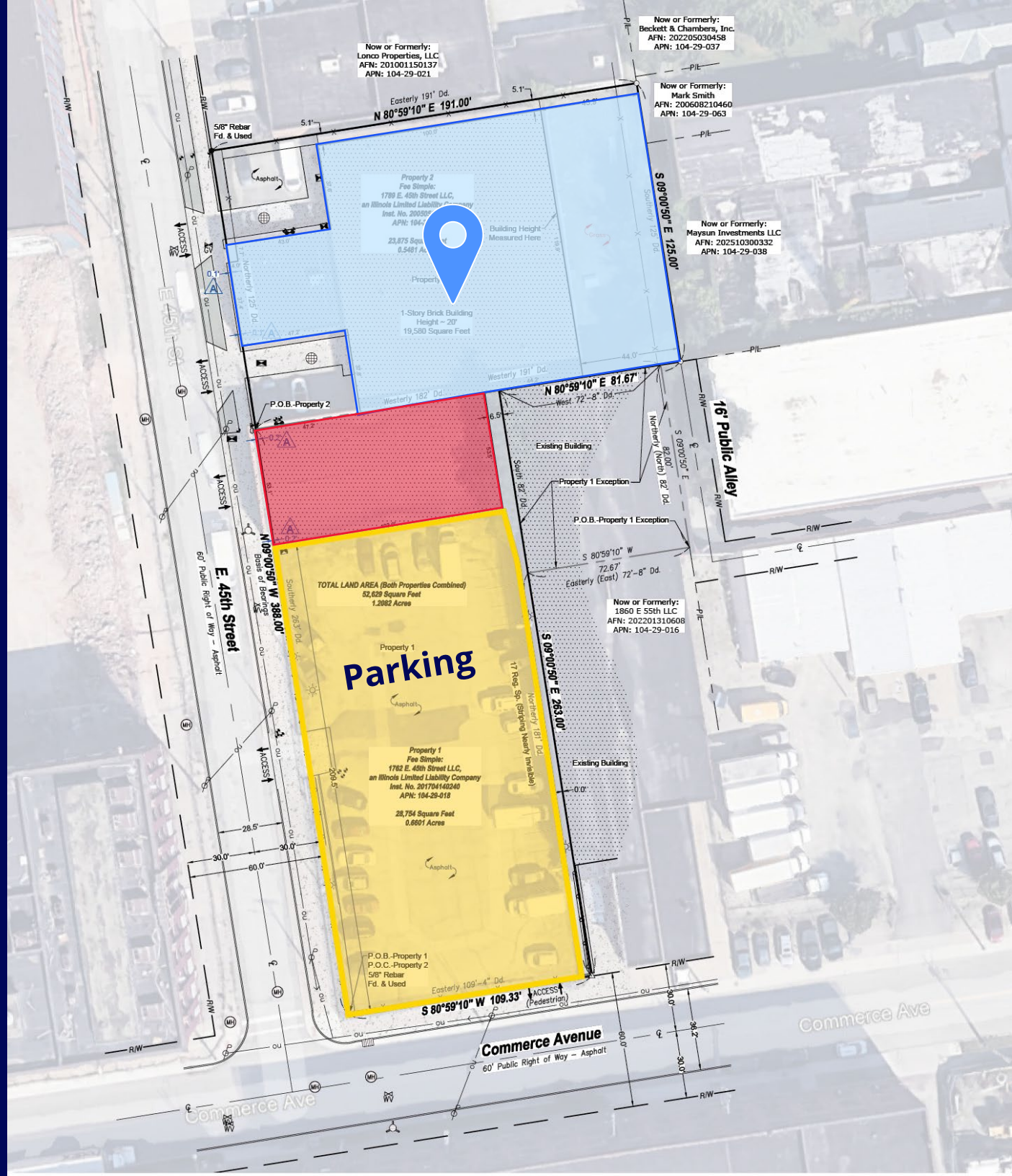


= Available

= Leased



= Available
Parking



Aerial Map

 [Click to view interactive map](#)



Drive Time

10-minute drive =



20-minute drive =



30-minute drive =



Demographics (within 20 minutes)

Population

707,322

Median household Income

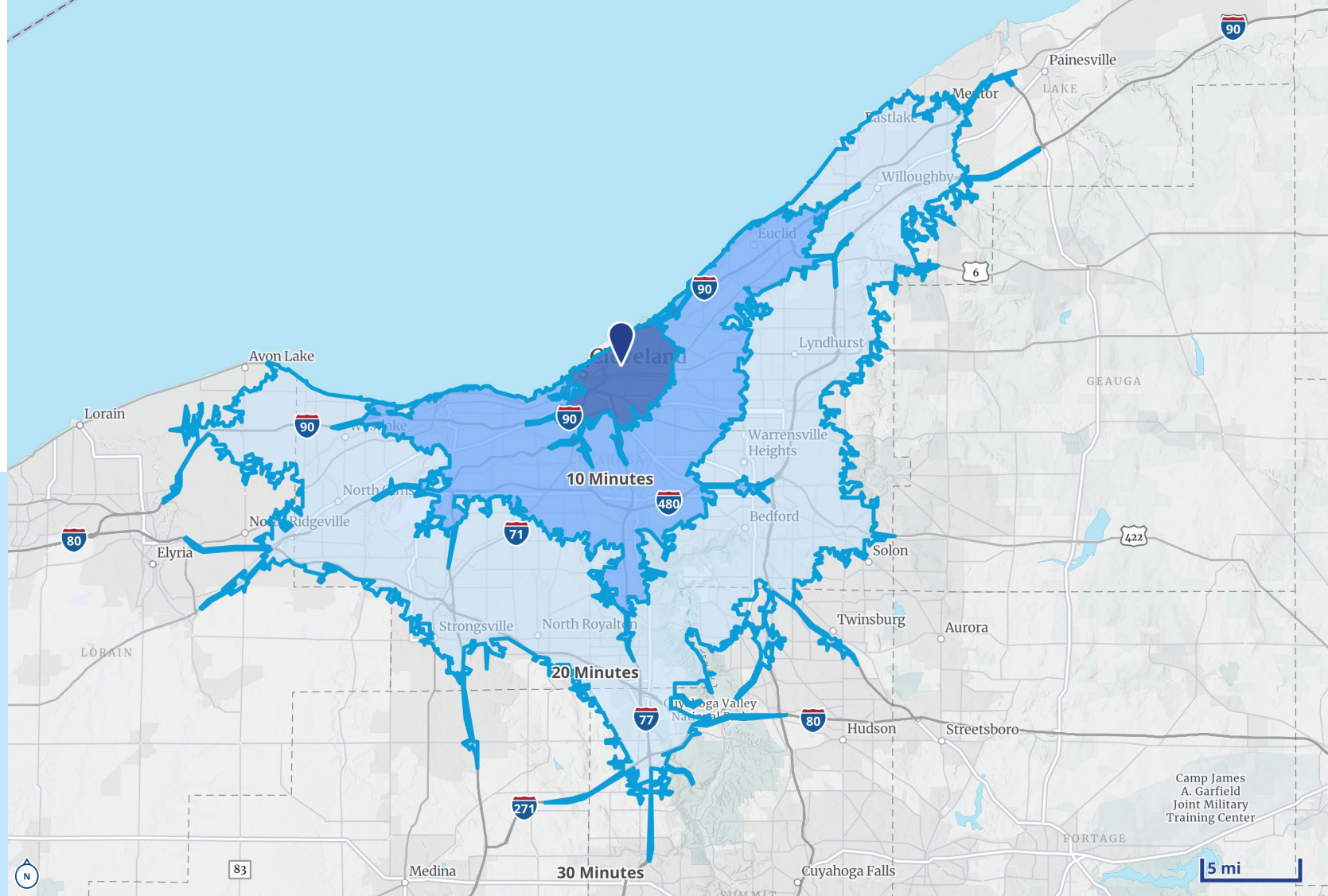
\$53,926

Businesses

26,005

Median age

38.7



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