



FOR LEASE

1789 & 1762 E 45th St Cleveland, OH

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



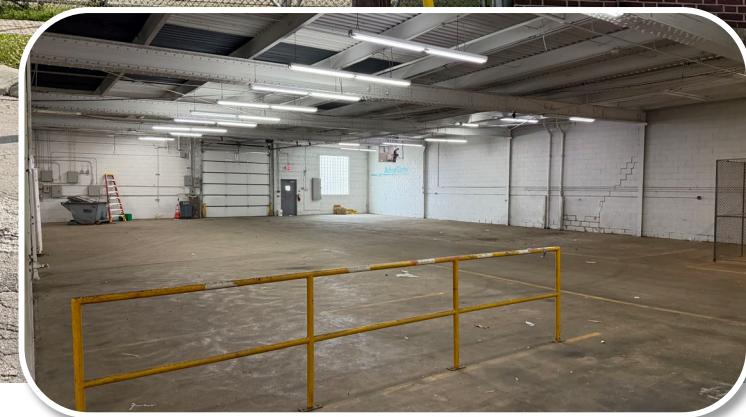
New windows
2026



New office renovation
2026 (in progress)



Separate shop and
office restrooms



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DETAILS

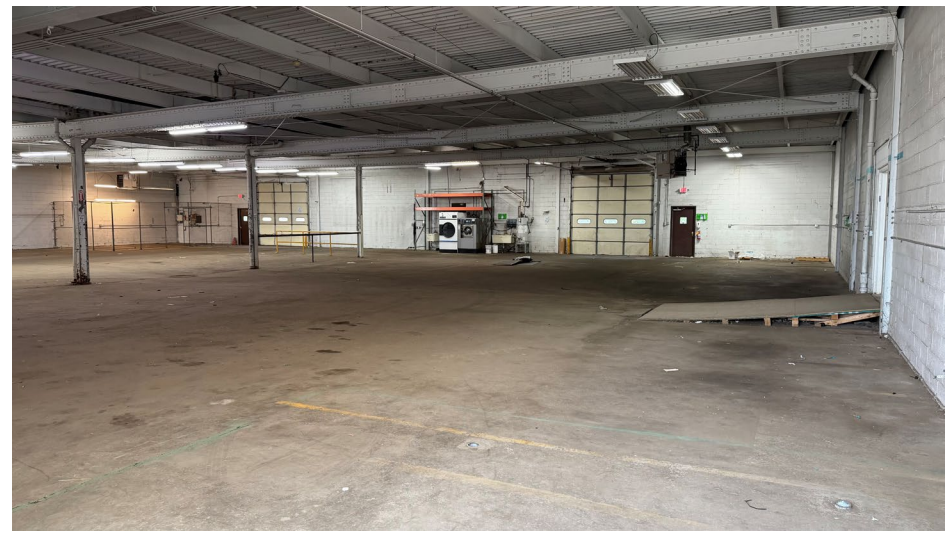
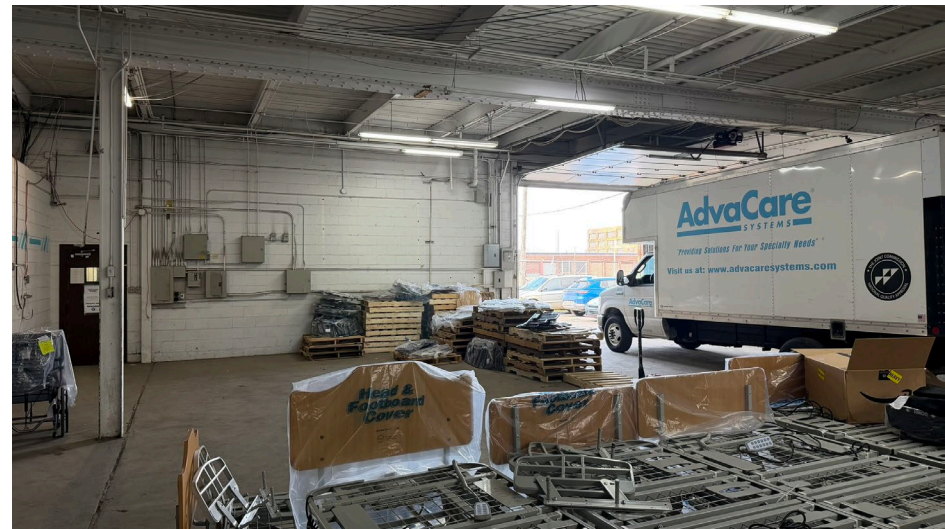
Address:	1789 E 45 th Street
City, State Zip:	Cleveland, OH 44103
County:	Cuyahoga
Parcel #:	104-29-019
Acres:	0.531
Taxes (2025):	\$14,512.74
Zoning:	Semi-Industry
Total SF:	14,115 SF
Office SF:	2,115
Warehouse SF:	12,000
Year Built:	1953
Clear Height:	12'9" – 13'3"
Docks:	0
Drive-Ins:	4 (12' x 12')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

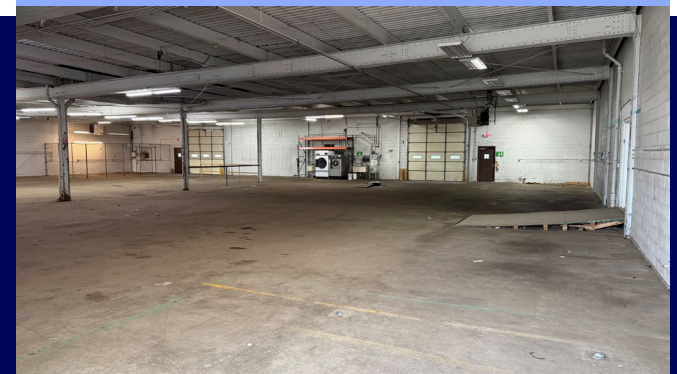
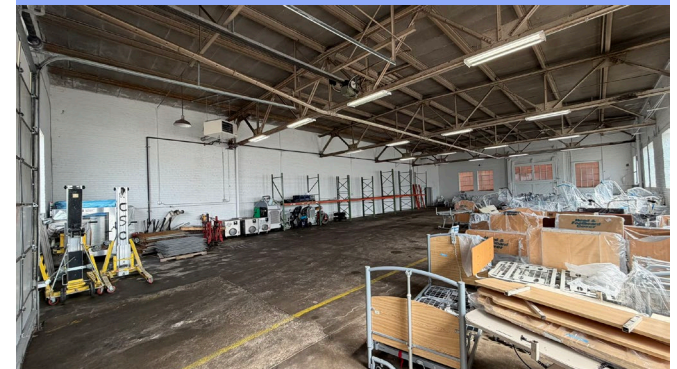
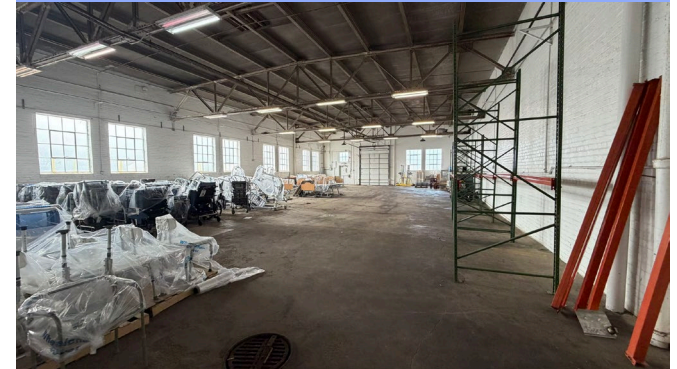
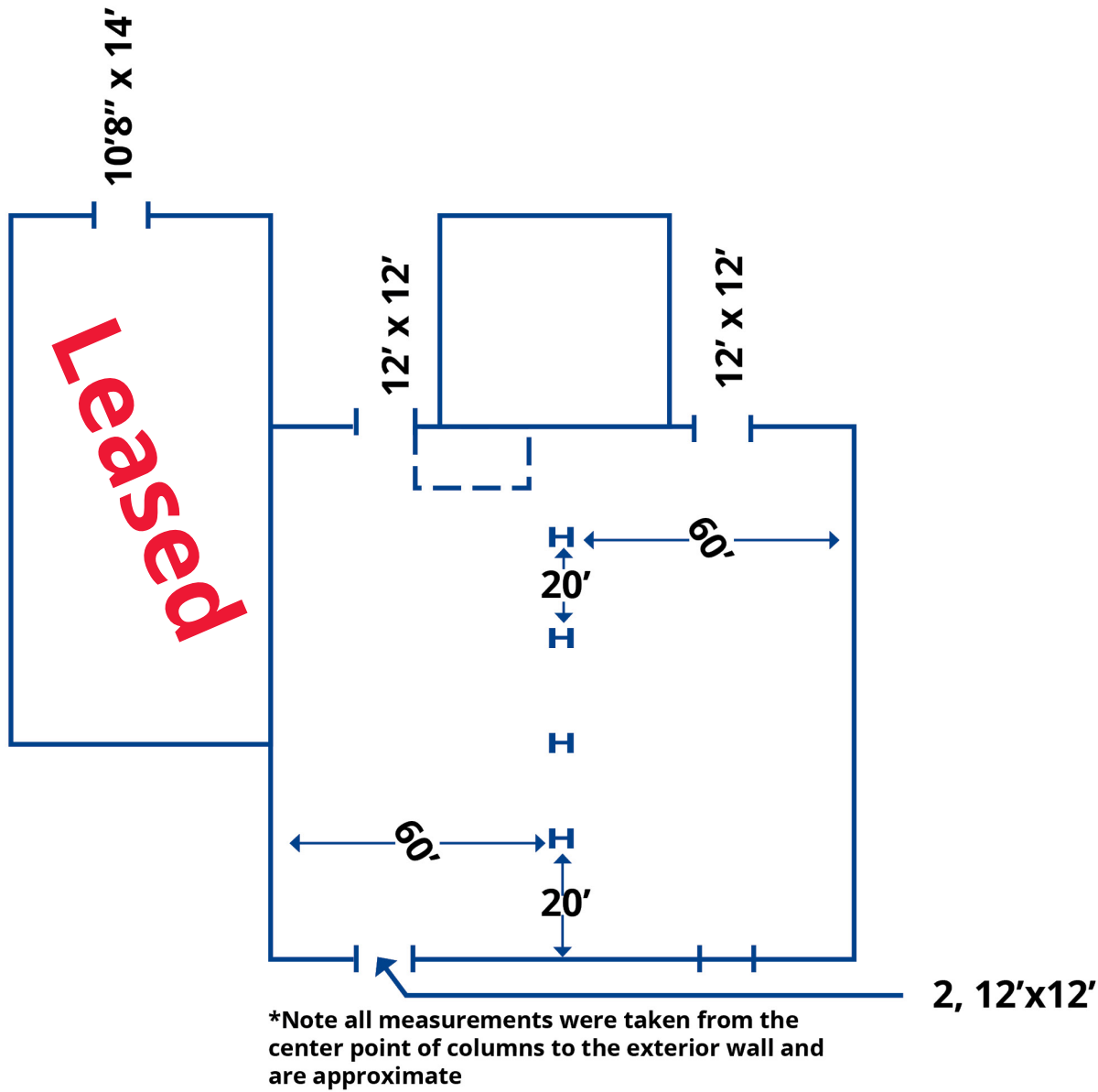
Utility Providers:

- **Electric:** First Energy
- **Gas:** Enbridge
- **Water:** City of Cleveland
- **Sewer:** NEORS

Amenities

- Secured outside storage
- Employee lunchroom
- Secured parking lot



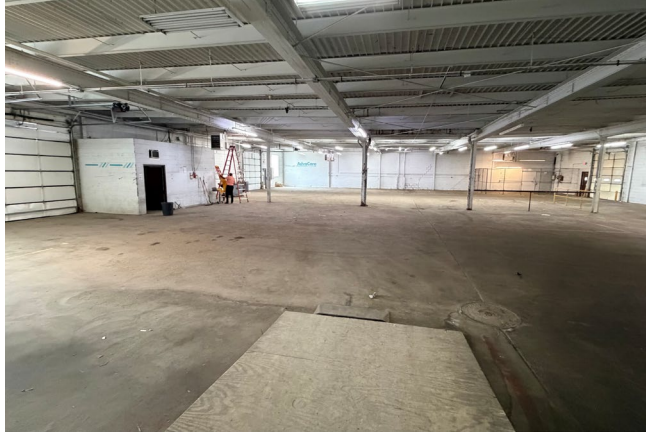
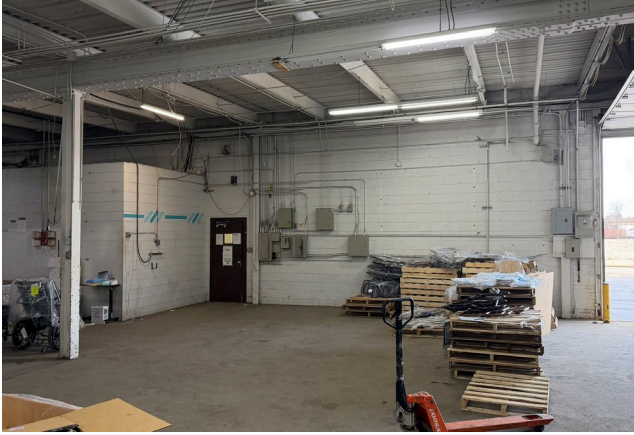


Site Plan

14,115 SF

- Secured outside storage
- Employee lunchroom
- Secured parking lot

Property Photos



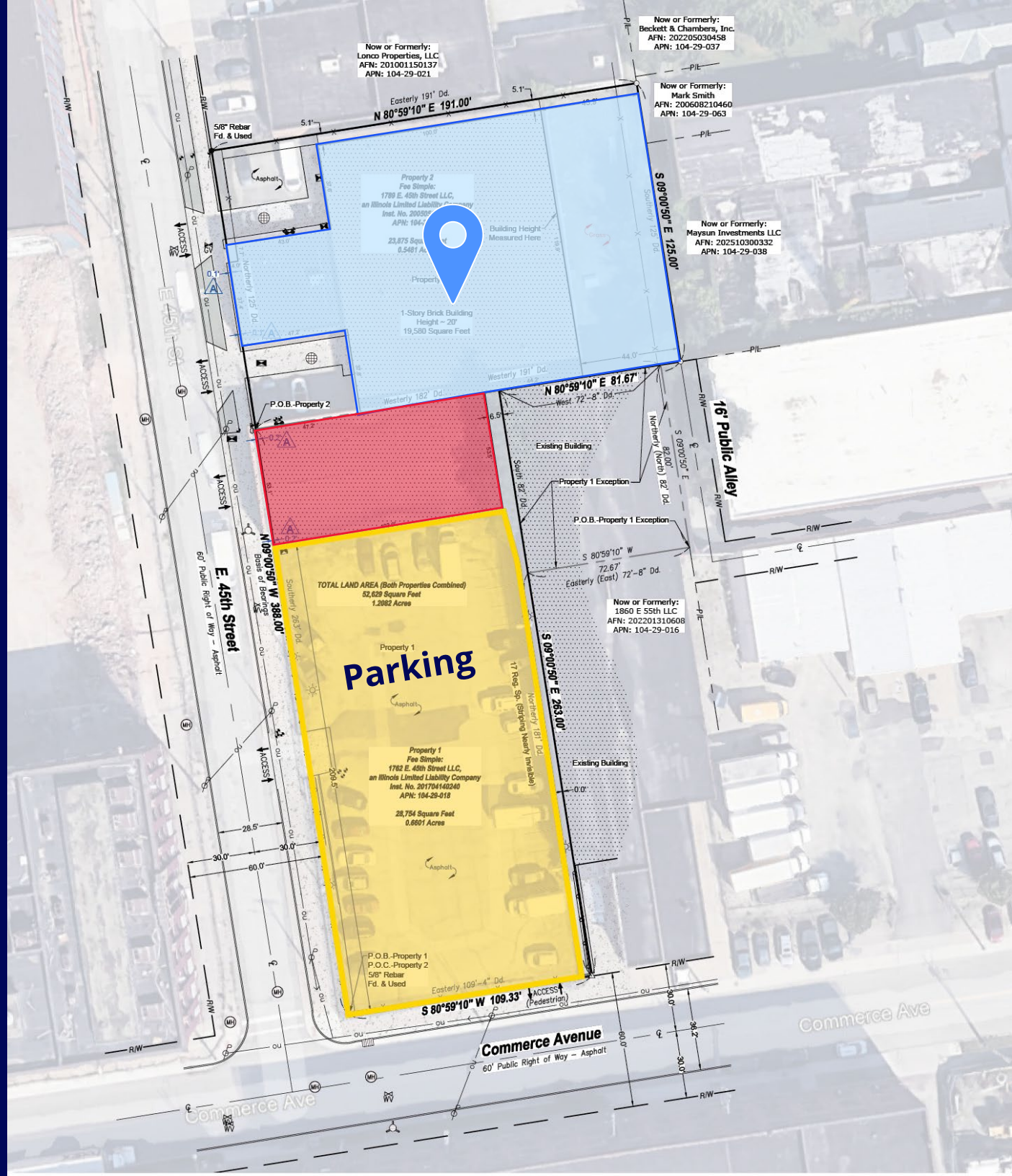


= Available

= 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

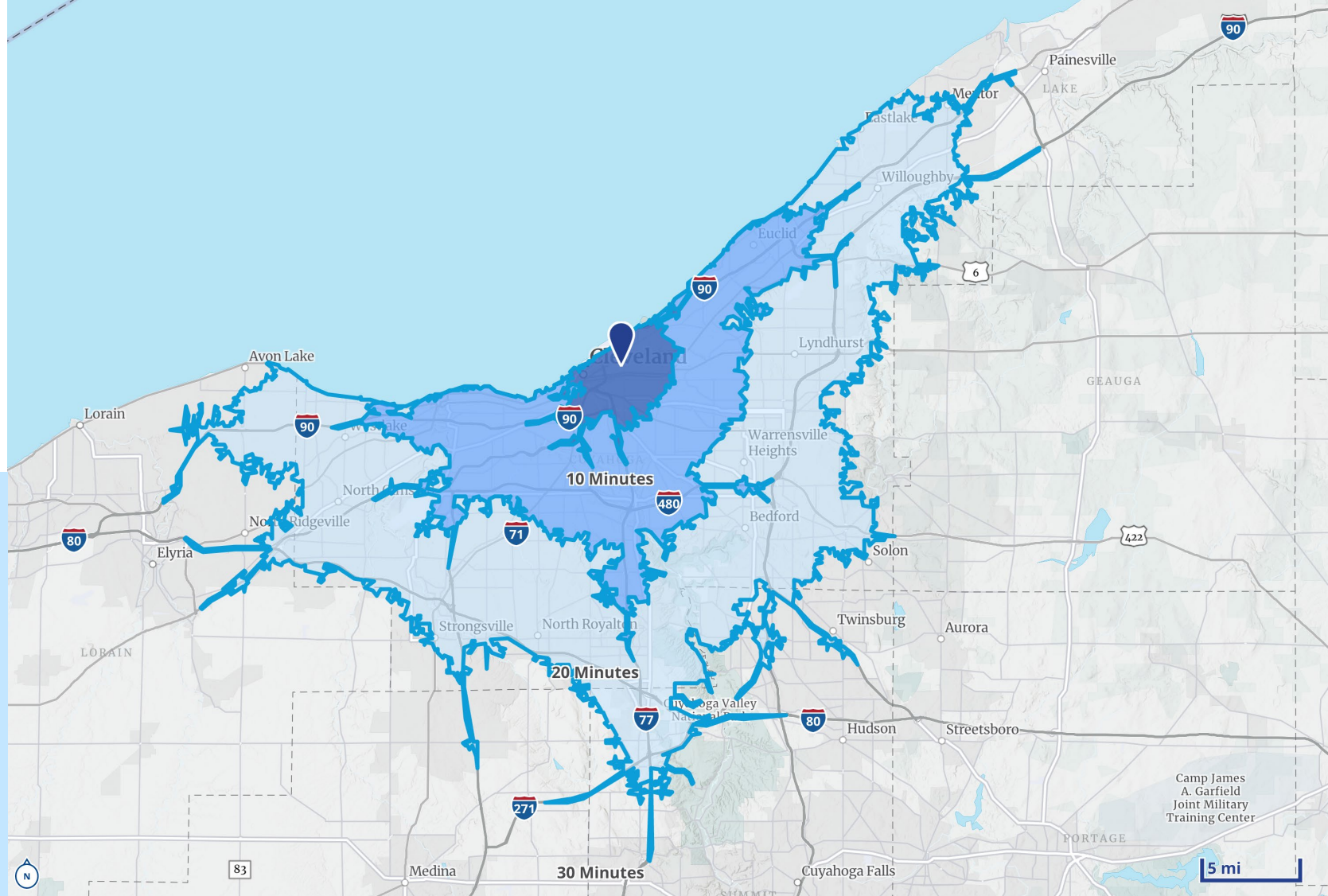
\$53,926

Businesses

26,005

Median age

38.7



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