16,125 SF Industrial Buildings in Desirable Location

For Sale | 2516 - 2530 W. 3rd Street, Cleveland, Ohio 44113



CUSHMAN & WAKEFIELD | CRESCO Real Estate

2516 - 2530 W. 3rd Street

- Desired Location
- Upside for “owner / user” featuring a 9,000 SF vacancy to either re-tenant or use for one’s own use
- Current annual income = $24,581.28 NNN
- Excellent proximity to the current “changes” in Cleveland’s landscape featuring the Irishtown Bend Project, Bedrock’s reshaping of Tower City and the Riverfront as well as the continued emergence of the Tremont and Ohio City Neighborhoods

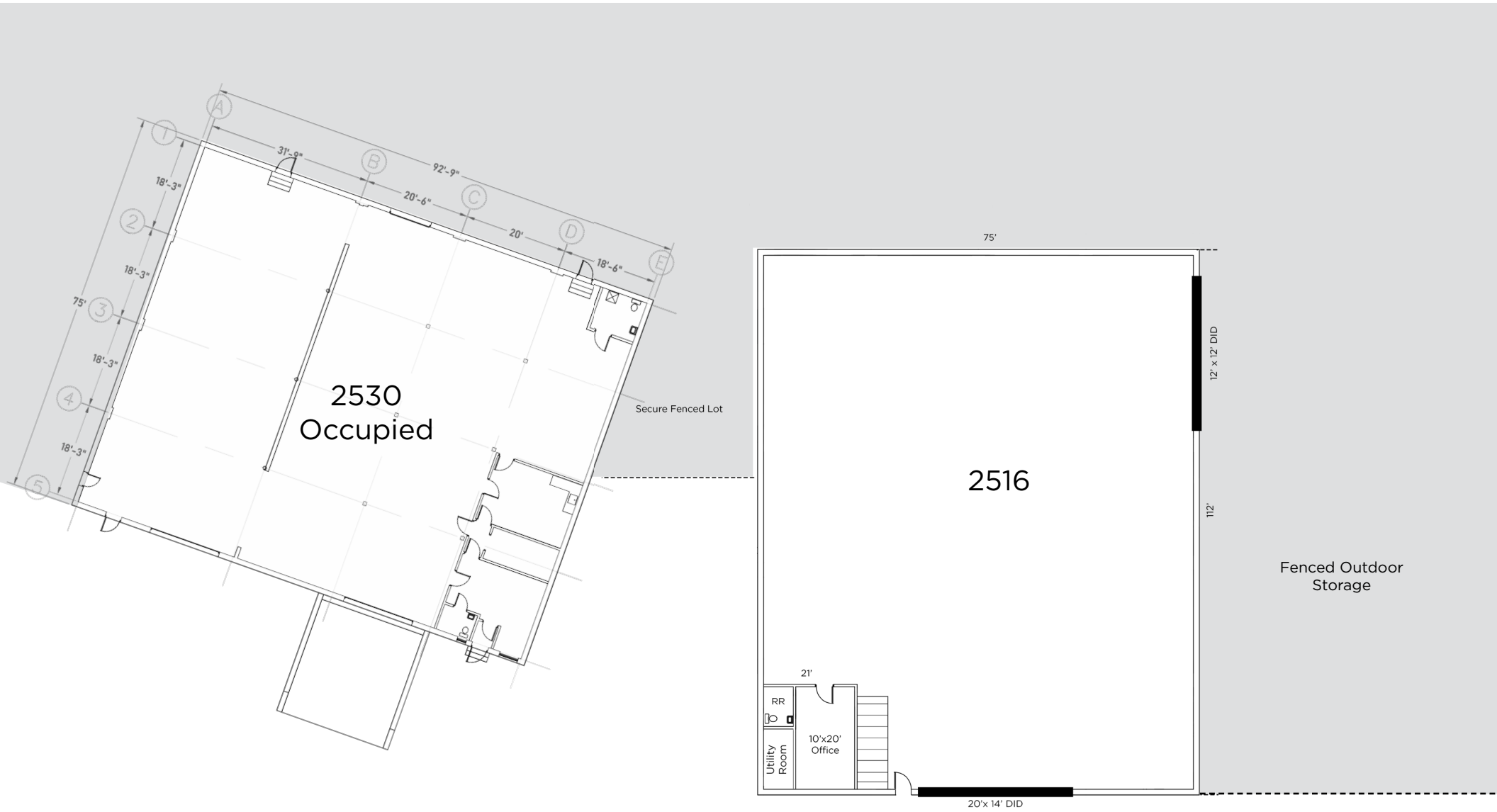
Asking Price: $1,048,125.00 ($65.00/SF)



Quick Stats

Building Sizes	2516 - 9,000 SF 2530 - 7,125 SF
# of Buildings	Two (2)
# of Floors	One (1)
Year Built	1954 & 1957
Land Area	0.74 AC
Zoning	General Industrial
Parking Spaces	10 Spaces
Clear Height	13’6” & 16’
Column Spacing	19’4”x17’2” & Single Bay
Drive-In Doors	2516 - 2 (14’x12’) 2530 - 2 (20’x14’ & 12’x12’)
Construction Type	Masonry
Roof	Flat-Pitched
Deck Type	Metal & Wood
Floor	Concrete
Lighting	Fluorescent
Sprinkler	No
Heat	Forced Air

2530 W 3rd St Site Plan



W. 3rd Street

304,233
Population
(2025 | 5 Mile)

35
Median Age
(2025 | 5 Mile)

139,975
Households
(2025 | 5 Mile)

$68,896
Household Income
(2025 | 5 Mile)

14,057
Total Businesses
(2025 | 5 Mile)

198,530
Total Employees
(2025 | 5 Mile)

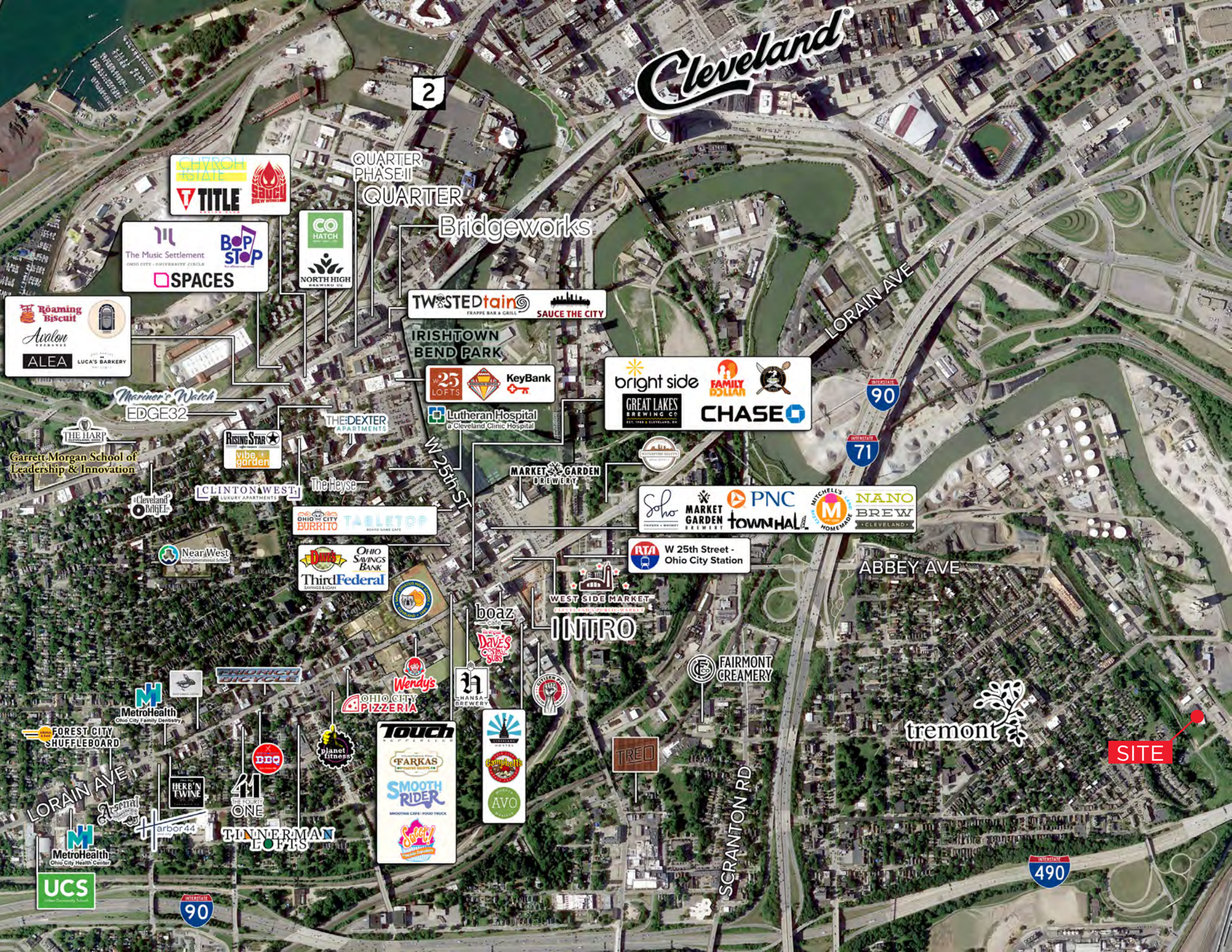












Cleveland
2
QUARTER PHASE II
QUARTER
Bridgeworks
CHYROH ESTATE
TITLE
SAUCY
The Music Settlement
BOP STOP
SPACES
CO HATCH
NORTH HIGH
TWISTEDtain
SAUCE THE CITY
IRISHTOWN BEND PARK
Roaming Biscuit
Avalon
ALEA
LUCA'S BARKERY
W25 LOFTS
KeyBank
bright side
FAMILY DOLLAR
GREAT LAKES BREWING CO
CHASE
LORAIN AVE
90
71
Mariner's Watch
EDGE32
THE DEXTER APARTMENTS
Lutheran Hospital
a Cleveland Clinic Hospital
THE HARP
Garrett Morgan School of Leadership & Innovation
RISING STAR
vibe garden
W 25th ST
MARKET GARDEN BREWERY
CLINTON WEST
The Heyse
Cleveland BIGEL
OHIO CITY BURRITO
TABLETOP
Soho
MARKET GARDEN BREWERY
PNC
TOWNHALL
MITCHELL'S HOMEMADE
NANO BREW CLEVELAND
Near West Intergenerational School
Dave's
OHIO SAVINGS BANK
ThirdFederal
RTA
W 25th Street - Ohio City Station
ABBEY AVE
WEST SIDE MARKET
boaz cafe
INTRO
Dave's Cosmic Subs
FAIRMONT CREAMERY
FRIDRICH BICYCLE
Wendy's
OHIO CITY PIZZERIA
HANSA BREWERY
MetroHealth
Ohio City Family Dentistry
FOREST CITY SHUFFLEBOARD
planet fitness
Touch
FARKAS
SMOOTH RIDER
Campbell's
AVO
TREO
tremont
SITE
LORAIN AVE
HERB'N TWINE
41 THE FOURTY ONE
arbor44
TINNERMAN LOFTS
MetroHealth
Ohio City Health Center
UCS
SCRANTON RD
490
90



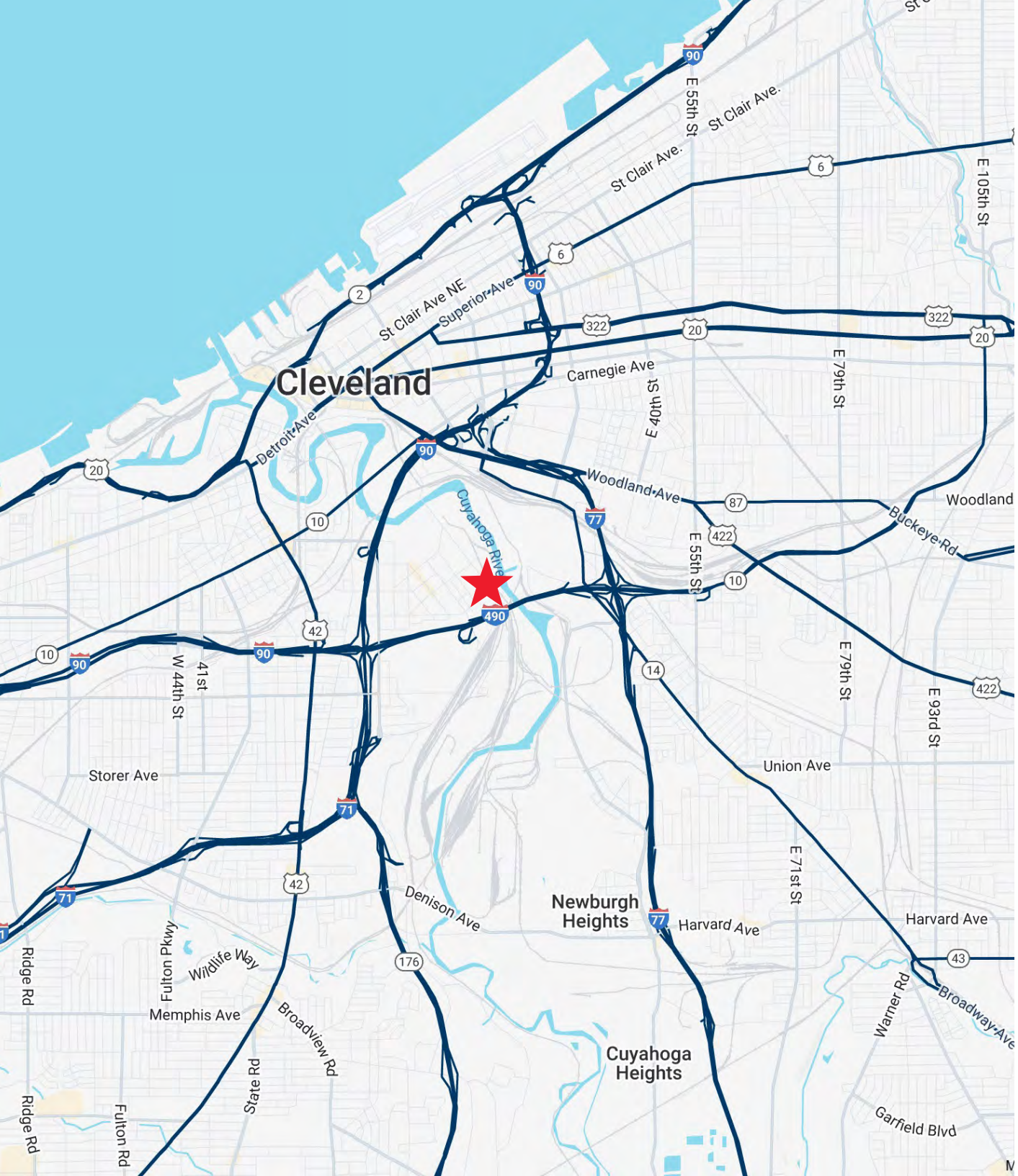






Irishtown Bend Riverfront Development

Irishtown Bend Park is a 25-acre green space under development along the west bank of Cleveland's Cuyahoga River. Designed through extensive community engagement, the park aims to reconnect neighborhoods like Ohio City and downtown Cleveland to the riverfront and Lake Erie, completing a vital link in the 101-mile Ohio & Erie Canal Towpath Trail. The site holds deep historical significance, once home to Irish immigrants in the 19th century, and will feature an Irish Heritage Site with preserved foundations and artifacts. Accessibility and equity are central to the project, with input from residents of nearby public housing shaping inclusive features like accessible trails, a playground, and an amphitheater. Before park construction begins, the Port of Cleveland is undertaking a $60 million hillside stabilization project to secure the area and protect the river's shipping channel. Irishtown Bend Park is set to become a transformative urban oasis, fostering community connections and honoring Cleveland's rich heritage.



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