29201 ANDERSON RD

Wickliffe, OH 44092

Industrial Building Available

Offering Memorandum

For Sale or Lease

PROPERTY OVERVIEW

29201 Anderson Rd
Wickliffe, OH 44092

FINANCIAL SUMMARY

$3,750,000	$4.25 NNN	$56/SF	±67,000 SF
List Price	Lease Rate	Price Per SF	SF Available

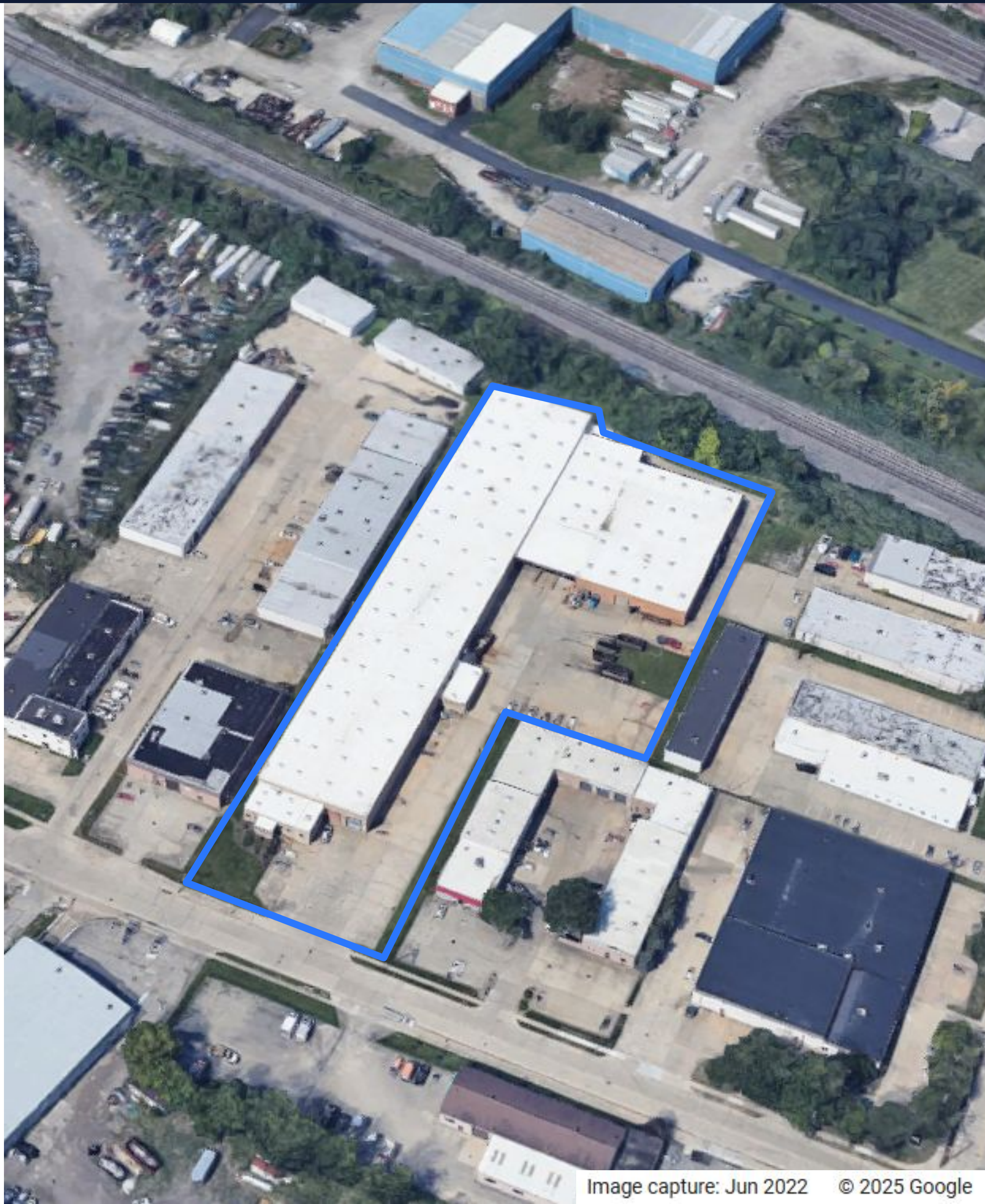
Property Summary

Street Address	29201 Anderson Rd
City, State, Zip	Wickliffe, OH 44092
Total SF	±67,000
Office SF	±1,134
Warehouse SF	±65,866
Lot Size (AC)	±3.02
Year Built	1987/1992/1995
Construction	Masonry
Column Spacing	30'x55', 30'x50, 30'x40'
Clear height	±13'.6"-17'6"'
Dock	Two(2): 8'x10' & 12'x14'
Drive In Doors	Seven(7): 4(12'x14) & 3(12'x12)'
Power	800A 240V 3 Phase
Cranes	3 Ton, 5 Ton,
Sprinklers	No

INVESTMENT HIGHLIGHTS

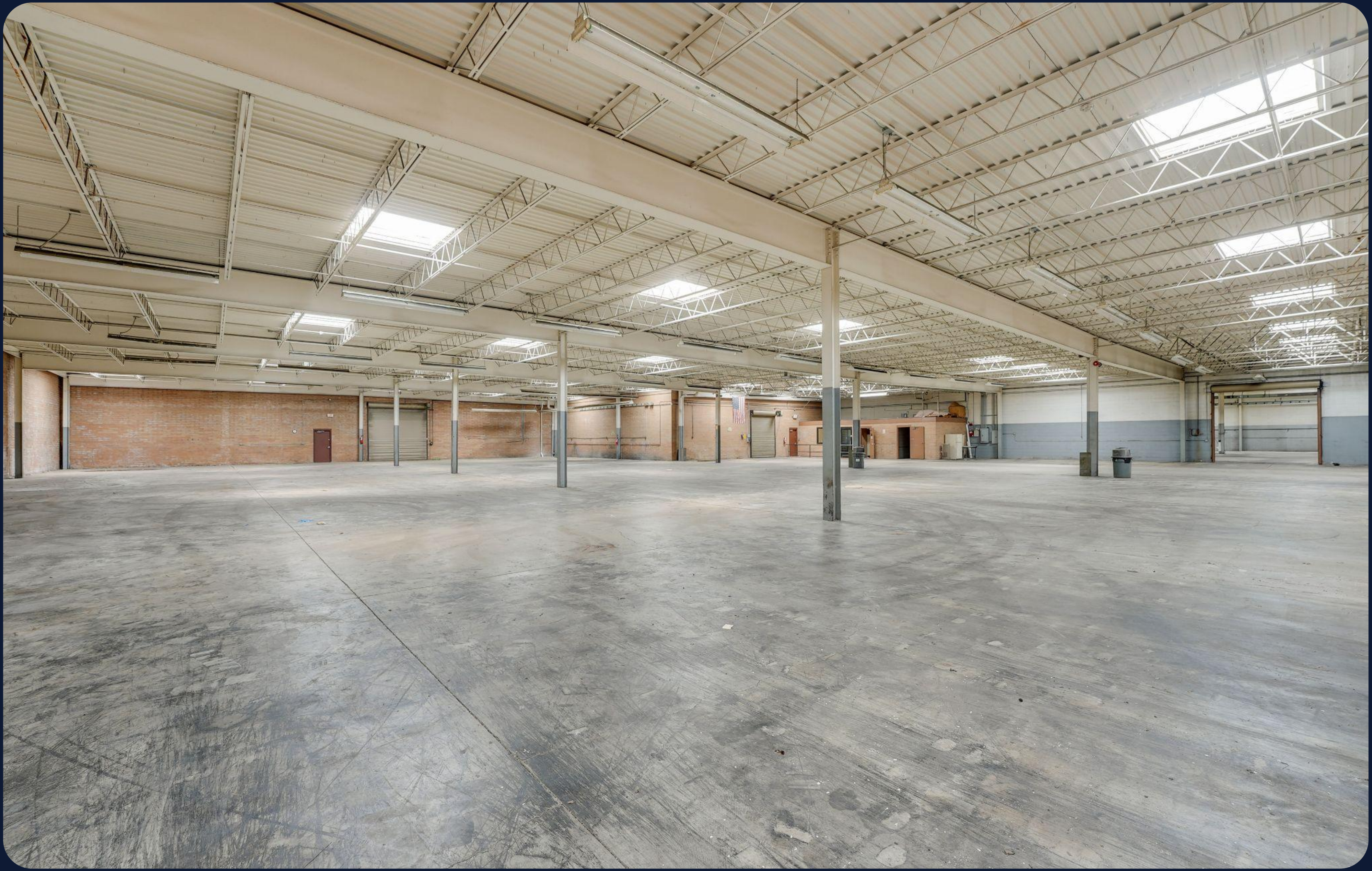
Property Highlights

- **Craned Industrial Facility:** Equipped with two overhead cranes—one 5-ton, one 3-ton, supporting a range of heavy-duty operational needs.
- **Strategic Location:** The site offers easy access to major highways and regional distribution routes, enhancing logistics connectivity for tenants or users.
- **Recent Capital Improvements:** Roof was fully replaced in the last two years with a 20-year warranty in place, mitigating near-term capital expenditure requirements.
- **Functional Loading Capabilities:** Includes Seven drive-in doors and two dock-high doors both being covered , accommodating varied distribution and warehouse operations.



Interior Photos

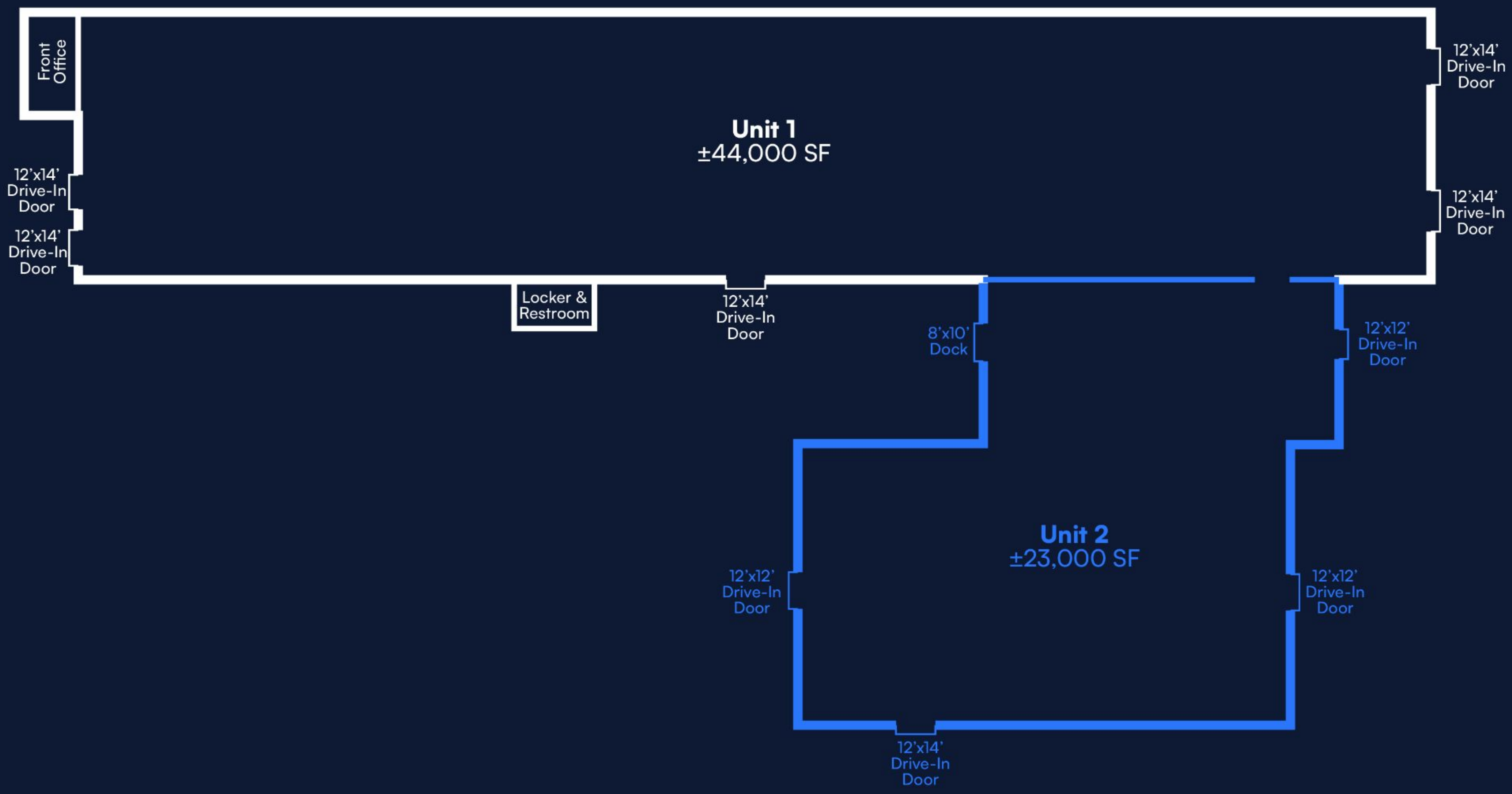
29201 Anderson Rd
Wickliffe, OH 44092



Interior Photos

29201 Anderson Rd
Wickliffe, OH 44092

FLOOR PLAN

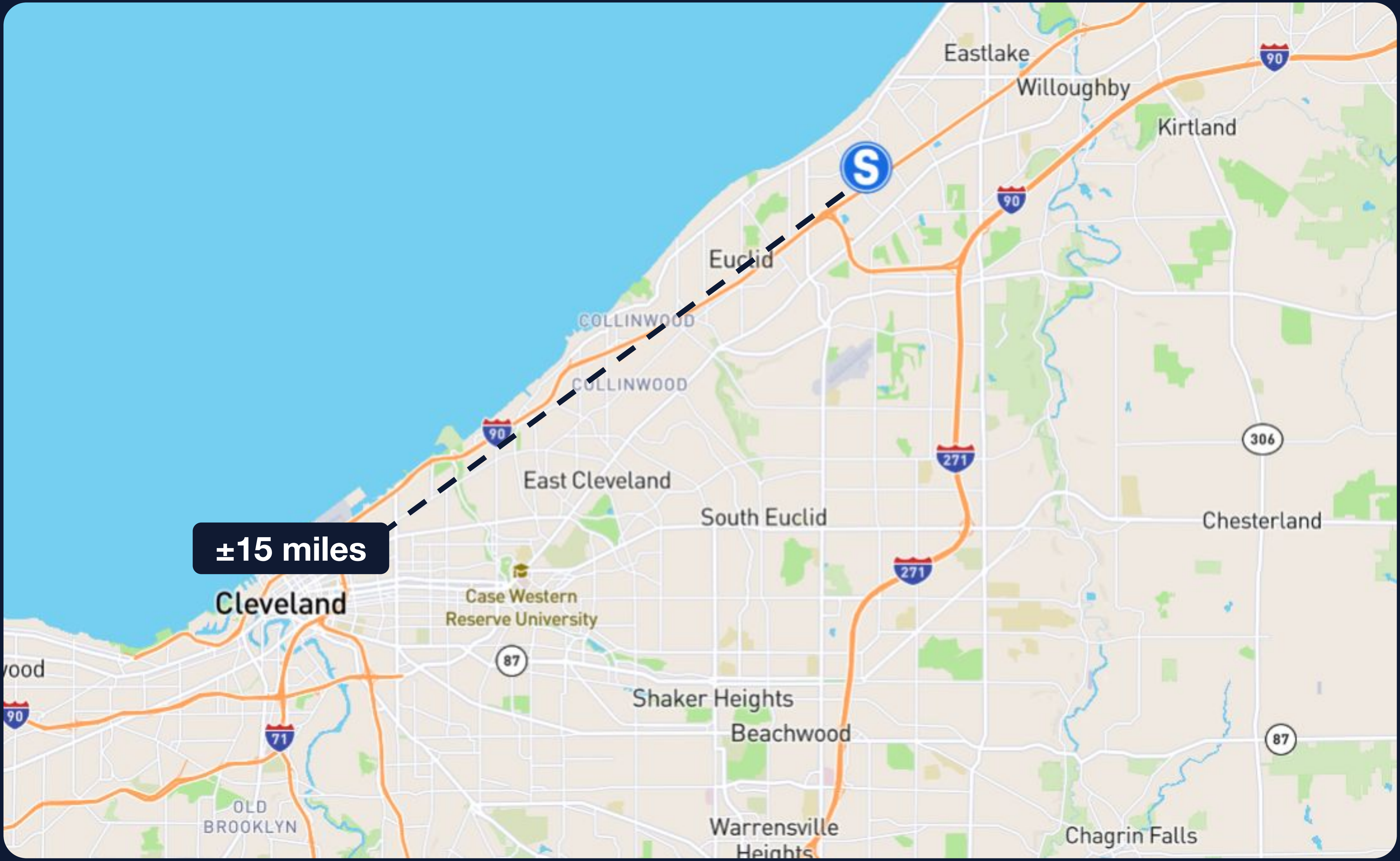


Front Office
Unit 1
±44,000 SF
12'x14' Drive-In Door
12'x14' Drive-In Door
12'x14' Drive-In Door
12'x14' Drive-In Door
Locker & Restroom
12'x14' Drive-In Door
8'x10' Dock
12'x12' Drive-In Door
Unit 2
±23,000 SF
12'x12' Drive-In Door
12'x12' Drive-In Door
12'x14' Drive-In Door

Cleveland Clinic - Euclid Hospital
±371 Beds
ALDI
CHIPOTLE
DUNKIN'
Briardale Greens
Golf Course
STAMCO industries, inc.
Subject Property
N
amazon
Warehouse
CPP
Euclid High School
±1,700 Students
± 126,700 VPD
± 80,000 VPD
90
CUYAHOGA PLASTICS
ALDI
save a lot
THE HOME DEPOT
ARDLEIGH MINERALS
POLLAK DISTRIBUTORS
Produce
BRENNAN
LINCOLN ELECTRIC
Mid America Stainless
Advance Auto Parts
Marc's
DOLLAR TREE
O'Reilly AUTO PARTS
TRUST Manufacturing, LLC
ELMET TECHNOLOGIES
Coldwater | Euclid | Lewiston
TREMCO
Roofing & Building Maintenance
BWXT
BWX Technologies, Inc.
TALAN Products Inc.
Kemira
McDonald's
Speedway
SUBWAY
Cuyahoga County Airport
±3.3 Miles Away
± 12,600 VPD
20
Google Earth

MARKET OVERVIEW

29201 Anderson Rd
Wickliffe, OH 44092



WICKLIFFE, OH

Market Demographics

12,639
Total Population

$79,052
Median HH Income

5,366
# of Households

77.0 %
Homeownership Rate

6,760
Employed Population

24.8 %
% Bachelor's Degree

43.1 years
Median Age

$158,400
Median Property Value

Local Market Overview

Wickliffe, Ohio, is a mature suburban community located in Lake County, approximately 15 miles northeast of downtown Cleveland. The city's population of roughly 12,600 residents has remained stable in recent years, reflecting its established residential character and limited available land for new development. Wickliffe's housing stock consists primarily of mid-20th-century single-family homes, with a homeownership rate of about 77% and a median property value near $160,000. The median household income is approximately $79,000, supported by a well-diversified employment base that includes healthcare, manufacturing, and education. With a median age of 43, the population skews slightly older than the national average, indicating a strong base of long-term residents. The city benefits from convenient access to major transportation routes, quality public schools, and nearby employment centers, making it a stable and desirable location within the Cleveland metro area.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,522	79,818	144,028
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	3,590	37,757	67,684
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$94,372	$85,633	$89,632

CLEVELAND, OH MSA

Cleveland is a historic industrial hub and a resurgent urban center in the United States, known for its cultural institutions, healthcare leadership, and emerging innovation economy. As the anchor city of Northeast Ohio, it benefits from a strong regional identity, a robust healthcare and education sector led by world-class institutions like the Cleveland Clinic and Case Western Reserve University, and a growing base of arts, music, and sports attractions. This mix of legacy industry, cultural vibrancy, and infrastructure investment creates attractive opportunities for both tourism and economic development.

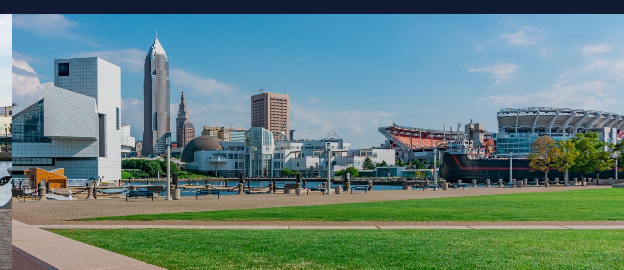
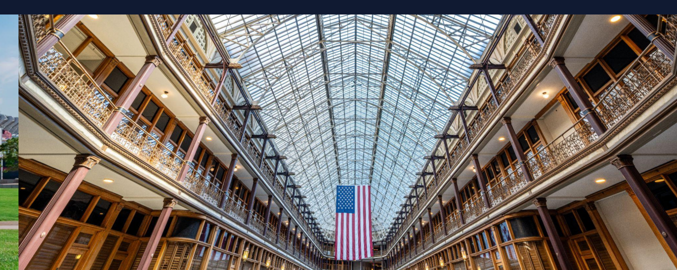
Businesses and retailers in Cleveland enjoy access to a diverse consumer base and a steadily recovering tourism sector, with more than 18 million annual visitors in 2023. The city's walkable neighborhoods, ongoing downtown revitalization, and connectivity through major highways and Cleveland Hopkins International Airport support strong visitor engagement and long-term value creation. Tourism generates nearly $11 billion in total economic impact annually, supports over 68,000 jobs, and provides significant tax revenue, underscoring Cleveland's role as a resilient and growing Midwest destination.

Total Population
1.78 Million

Annual Visitors
18.34 million

Tourism Economic Impact
$6.7 Billion

GDP Growth
3.3%

MATTHEWS™

EXCLUSIVELY LISTED BY

Caleb Ogan
Senior Associate
(216) 260-0923
caleb.ogan@matthews.com
License No. SAL.2022005346 (OH)

Matt Kovesdy
First Vice President
(216) 260-0712
matthew.kovesdy@matthews.com
License No. 2016005440 (OH)

Chandler Jekutis
cjekutis@kw.com
License No. 2018003908 (OH)

Matthew Wallace | Broker of Record | License No. REC.2022007141 (OH)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 29201 Anderson Rd, Wickliffe, OH, 44092 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.