

Standalone Warehouse/Creative Space For Sale

2324 EAST LAKESIDE AVENUE, CLEVELAND, OHIO 44114



Overview

Versatile building with multiple potential uses. Must See!

Former dog spa and former transportation building, now available as a flexible warehouse/ industrial or creative mixed-use space near Downtown Cleveland. This 25,000 SF building features 21' ceilings, 3 drive-in doors, updated office space, residential space, terrace, a fenced yard/lot and much more.

Multiple ground level entrances, upgraded mechanicals, and potential for live/work use. Ideal for owner-users, warehousing, transportation, storage and industrial space.

Highlights

- 21' Ceilings
- 3 New Drive-In Doors
- Updated Mechanical Systems
- New Security Fence Surrounding The Parking Lot and Outdoor Area
- Floor Drains
- LED Lighting
- Air Conditioning
- New Solar Panels
- New Roof
- Near-Downtown Location with Transit Access and Freeway Proximity
- Multiple Floor Drains
- Fully Sprinkled (dry)

Property Details



Sales Price
\$1,200,000



Zoning
Industrial



Lot Size
0.61 Acres



Building Size
25,000 SF

Rev: July 21, 2025

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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Joe Zumpano

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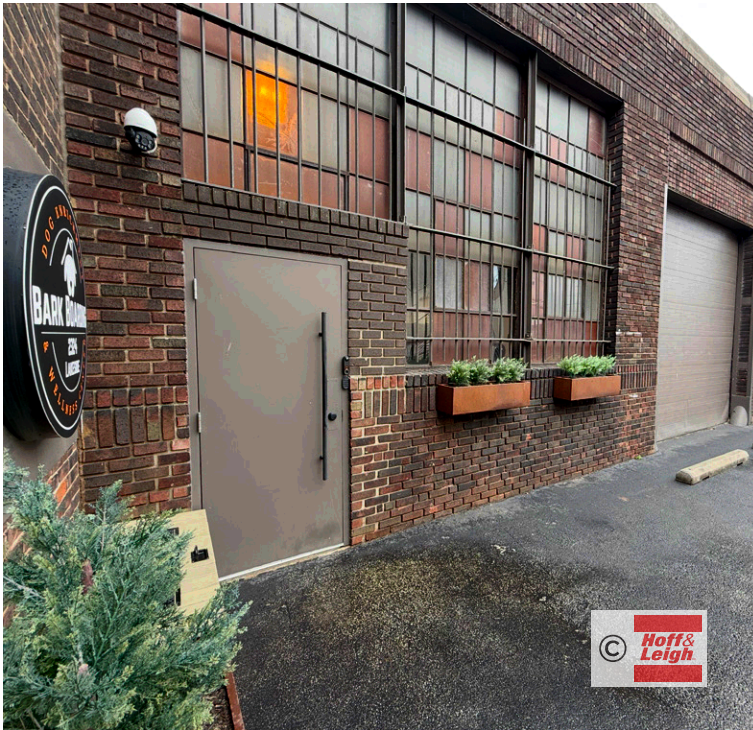
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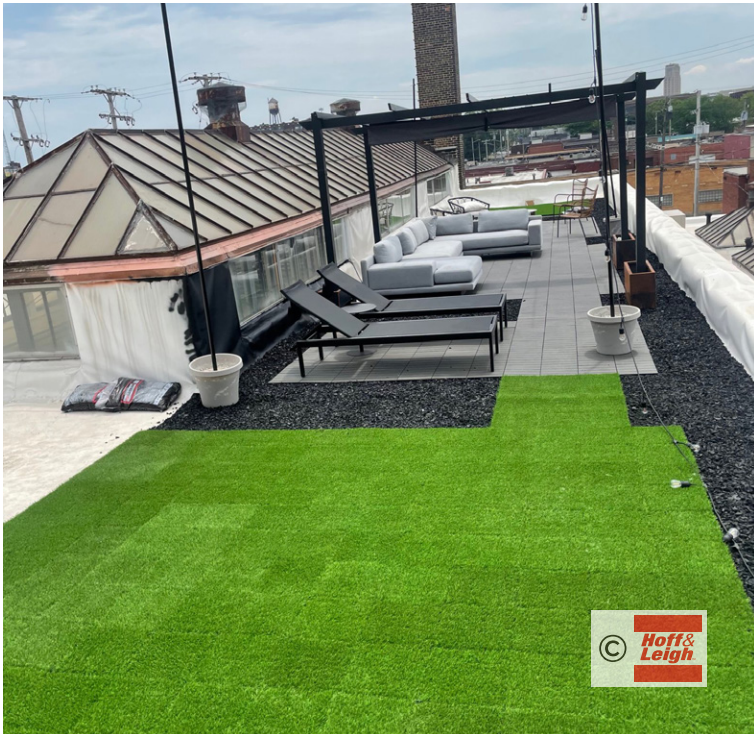
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Floor Plans

GENERAL NOTES

1. INTERIOR DIMENSIONS ARE FROM FACE OF STUD OR FACE OF CONC. U.N.O. EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY OR SHEATHING U.N.O.

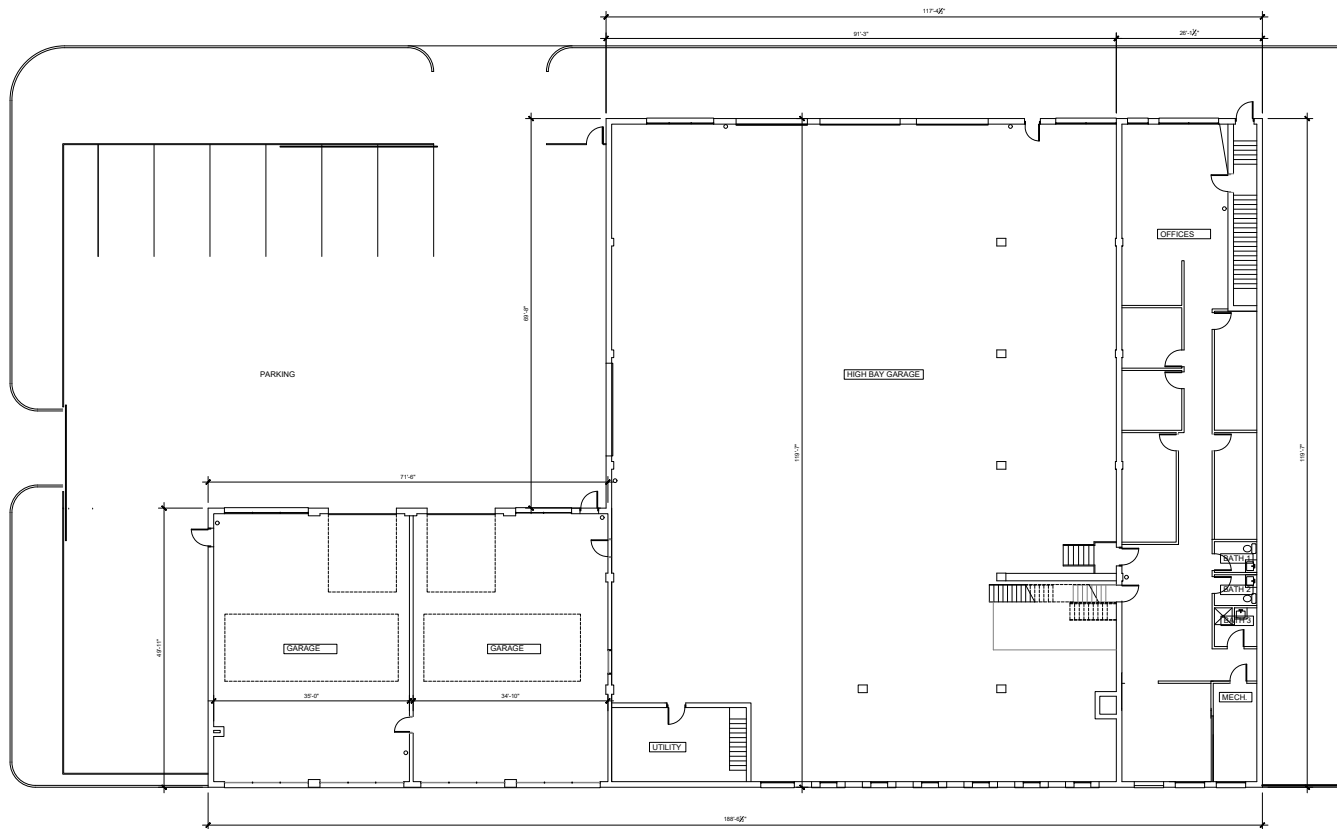
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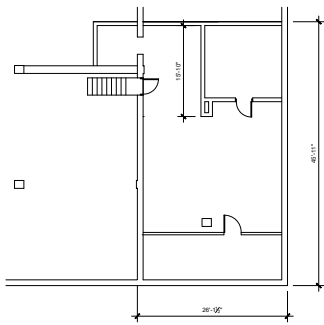
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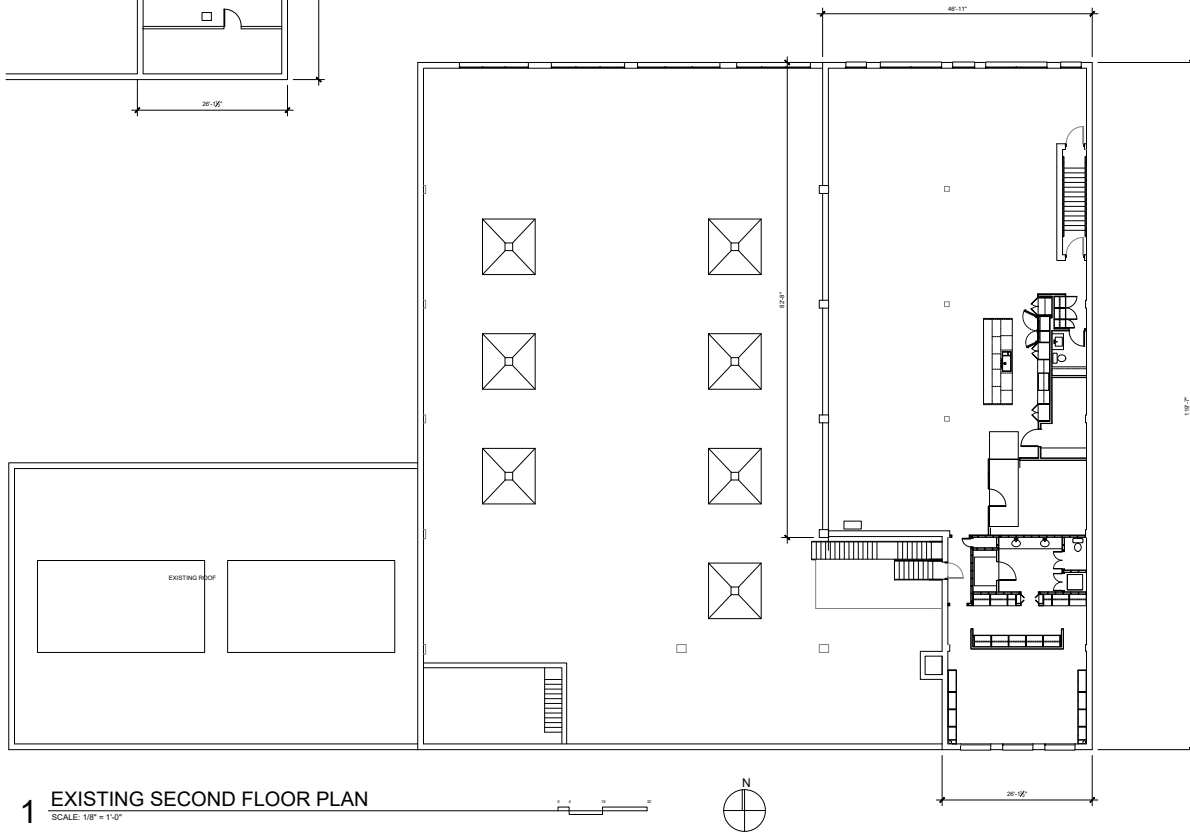
1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Floor Plans



2 EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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2324 LAKESIDE AVE. E., CLEVELAND OHIO 44114

2324 LAKESIDE AVE. E.

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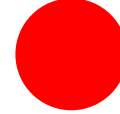
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DEMOGRAPHICS

3-Mile Radius



68,452
Population



33.2

Median Age



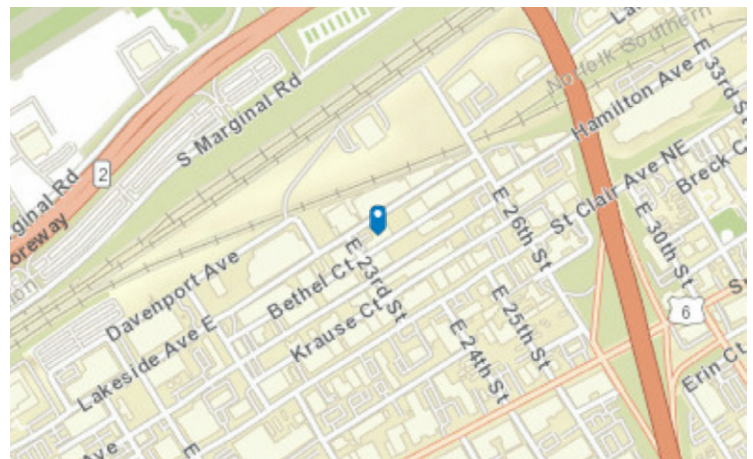
1.8
Average
Household Size



\$43,458
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
E 26th St	2,682	0.0
E 26th St	832	0.1
E 24th St	8,300	0.1
E 22nd St	3,858	0.1
E 25th St	12,150	0.2

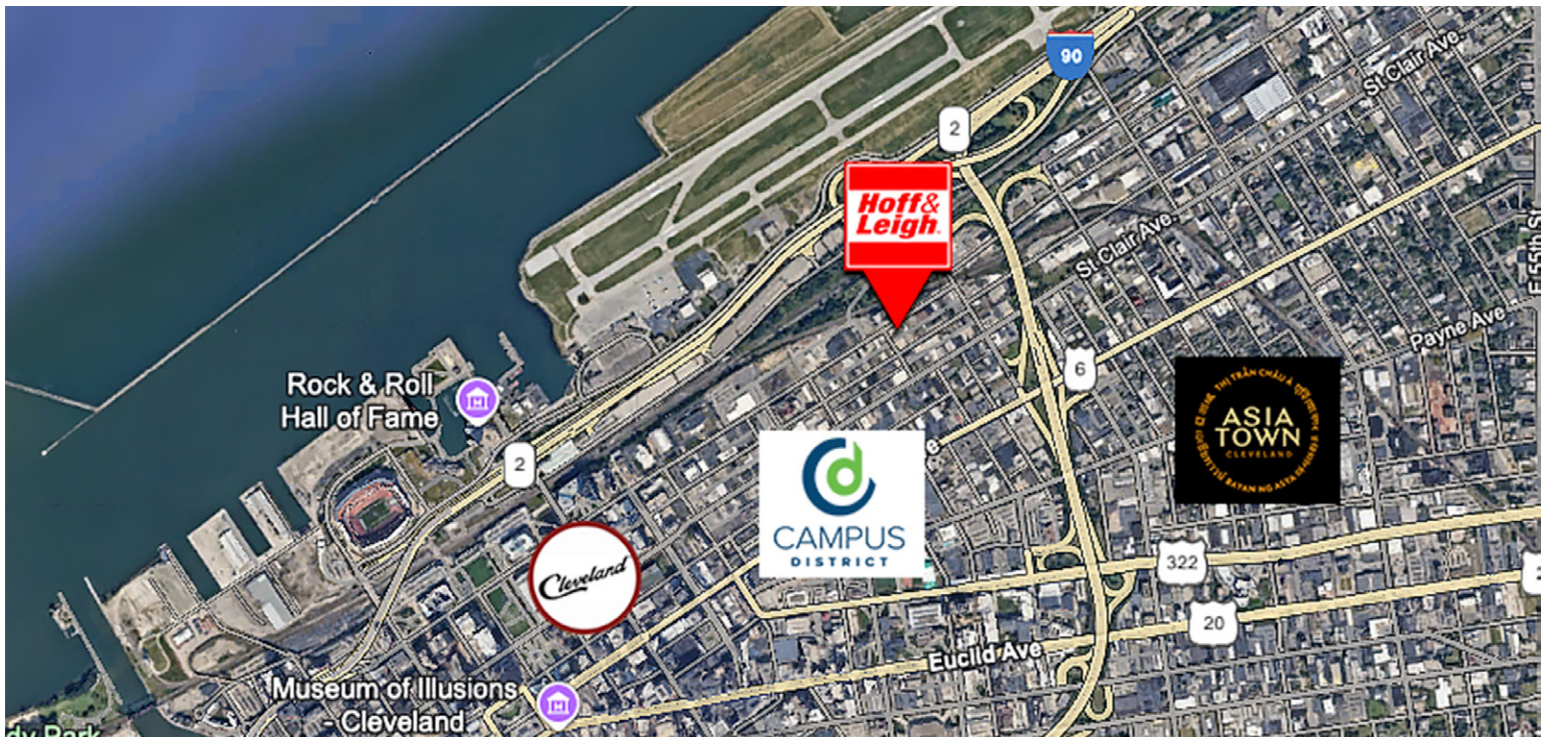
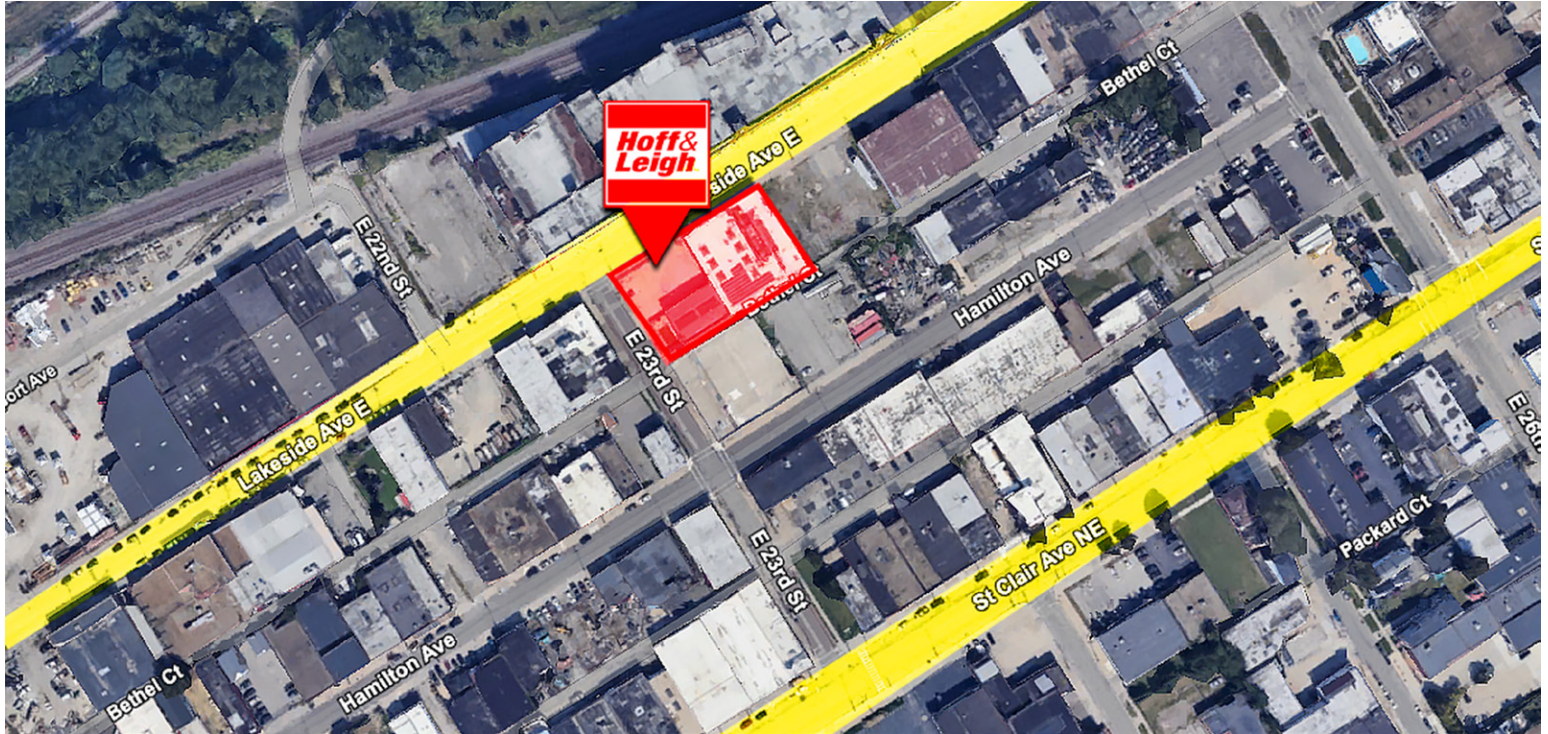


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