



FOR LEASE OR SALE
1975 NOBLE RD

857,332 SF
EAST CLEVELAND, OH



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**4.5 MILES FROM CLEVELAND
CLINIC MAIN CAMPUS**



LESS THAN 6 MILES TO I-90



**23 MILES TO CLEVELAND
HOPKINS INTERNATIONAL
AIRPORT**



**PERFECT FOR RANGE
OF USERS: INDUSTRIAL,
MEDICAL, OFFICE,
INSTITUTIONAL, & MORE**



NELA PARK: A BRIEF HISTORY

Dubbed the “World’s First Industrial Park,” Nela Park has a rich history in Cleveland, OH dating back to the early 1920s. The campus’s 26 buildings and over 1 million square feet of space have been home to GE innovation, invention, research, product development, education, social ceremonies, manufacturing, and recreation for decades. Fountains, landscaping, sculptures, and—of course—magnificent lighting have adorned the 92-acre campus for over 100 years. While the property is listed as an “Historic Place” on the U.S. Department of Interior’s National Register, it has also experienced numerous upgrades, expansions, and renovations throughout the last few decades.

FUN FACTS

TUNNEL SYSTEM

Underground tunnels connect many of the buildings and are used primarily for running pipes and electrical wiring—though during inclement weather, some are still used by employees to travel between buildings.

THOMAS EDISON

Edison’s famous 1879 invention of the first practical incandescent lightbulb caused much excitement and attraction. Edison’s General Electric Company acquired the Cleveland-based National Electric Lamp Company (NELA) in 1911. GE built a sprawling campus in a former vineyard on the east side of Cleveland, and Nela Park was born.

[VIEW A VIDEO OF THIS PROPERTY](#)



PROPERTY DETAILS

1975 NOBLE RD EAST | CLEVELAND, OH

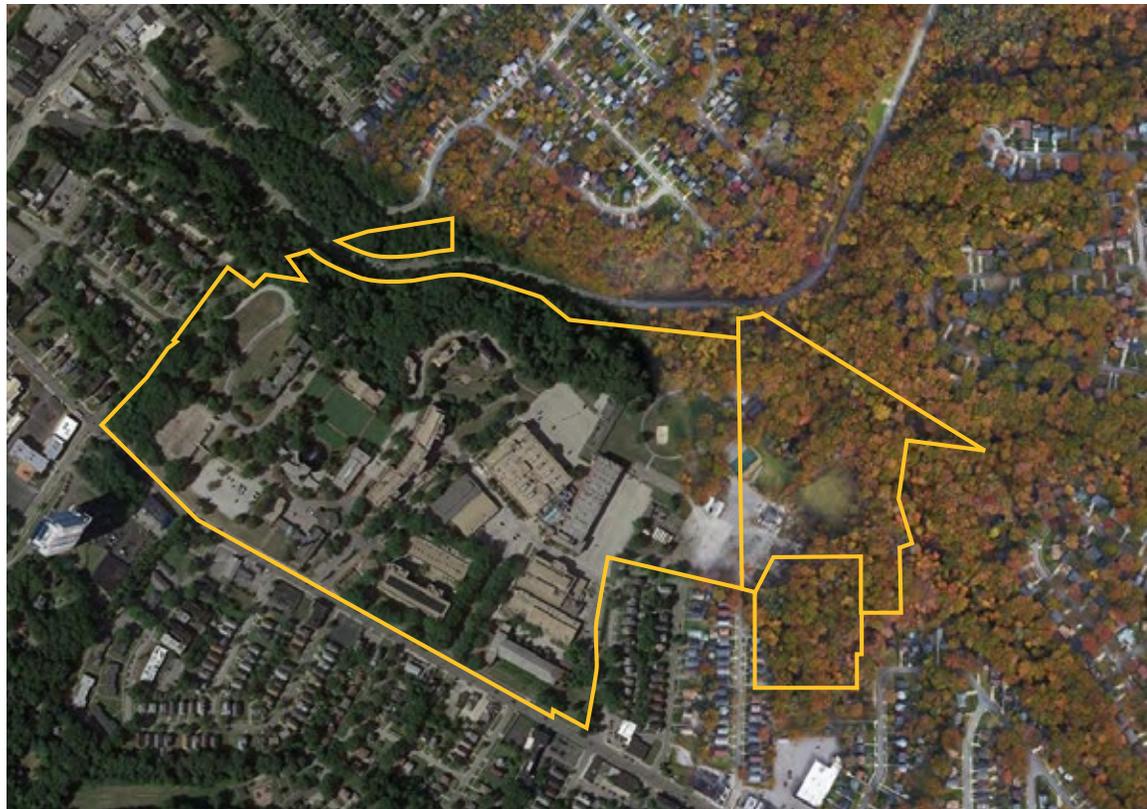
TOTAL SPACE	1,072,296 SF
AVAILABLE SPACE	857,332 SF
NUMBER OF BUILDINGS	26
YEAR BUILT	1911-1960
LAND AREA	94 Acres 25 Acres for Future Expansion
POSSIBLE USES	Industrial, Office, Laboratory
ZONING	General Industry



BUILDINGS AVAILABLE FOR LEASE

1975 NOBLE RD | EAST CLEVELAND, OH

BUILDING	TOTAL
307	47,255 SF
308	28,812 SF
309	12,577 SF
310	16,353 SF
312 313 314	22,837 SF
315	14,100 SF
321 322 323	163,259 SF
325 (EXISTING TENANT)	40,142 SF
326 A (EXISTING TENANT)	31,038 SF
327	34,126 SF
328 (EXISTING TENANT)	107,951 SF
329 329 A	83,883 SF
330	31,000 SF
331	14,226 SF
334 (EXISTING TENANT)	34,133 SF
335 335 A	158,715 SF
336 A	111,738 SF
338	110,374 SF
342	2,920 SF
343	6,857 SF
TOTAL	1,072,296 SF



BUILDING 307

DETAILS

Building Size: 47,255 SF

Floors: 3

Use: Office

Features: Views of Lake Erie

[VIEW A MATTERPORT WALK-THROUGH](#)



BUILDING 308

DETAILS

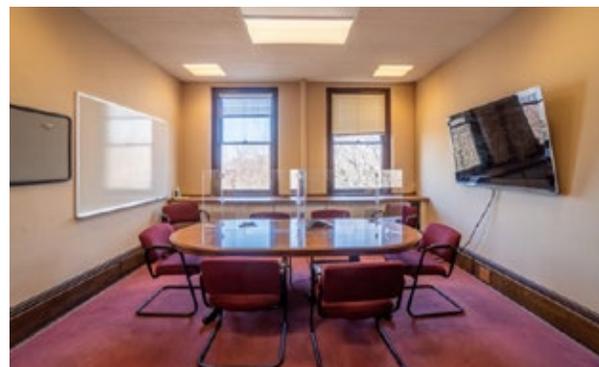
Building Size: 28,812 SF

Floors: 3

Use: Office

Features: Large, Modern Commercial Kitchen & Corporate Cafeteria

[VIEW A MATTERPORT WALK-THROUGH](#)



BUILDING 310

DETAILS

Building Size: 16,353 SF

Floors: 3

Use: Office

[VIEW A MATTERPORT WALK-THROUGH](#)



BUILDING 327

DETAILS

Building Size: 34,126 SF

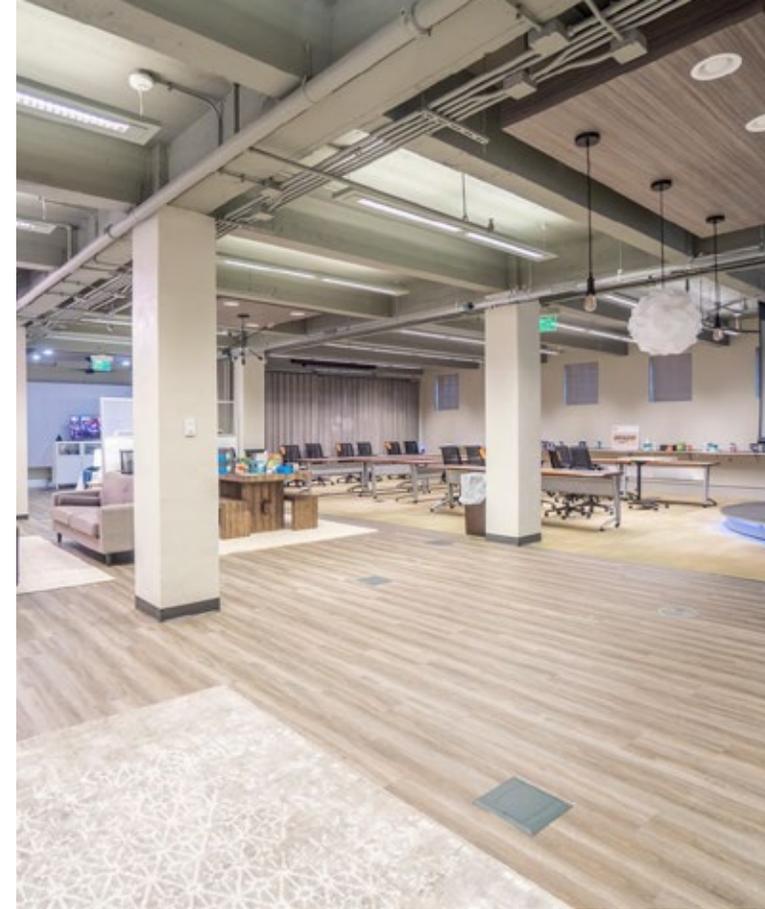
Floors: 2

Use: Office

Features:

- This facility underwent extensive, multi-million dollar renovations & expansion in 2006
- A 14-foot deep pool that holds millions of gallons of water with a fountain

[VIEW A MATTERPORT WALK-THROUGH](#)



BUILDINGS 329 & 329 A

DETAILS

Building Size: 83,883 SF

Floors: 2

Use: Office

Features:

- Recently updated move-in ready office space
- Approximately 8,000 SF of warehouse space with loading docks

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BUILDINGS 330

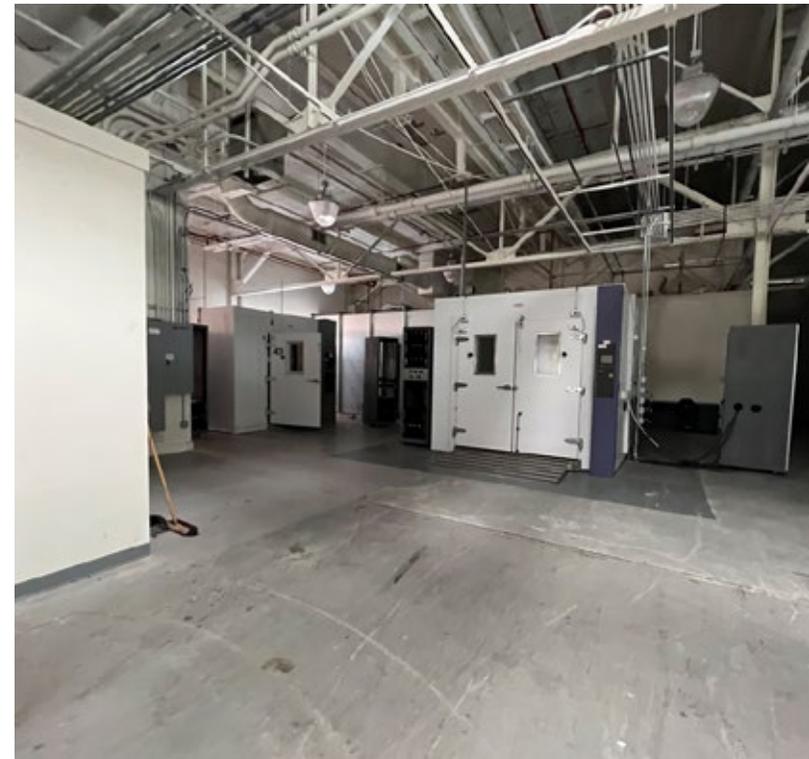
DETAILS

Building Size: 31,000 SF

Use: Office/Lab

Features:

- State-of-the-art lab building
- High-end office finishes
- Recently renovated



BUILDING 331

DETAILS

Building Size: 14,226 SF

Floors: 3

Use: Office

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BUILDING 334

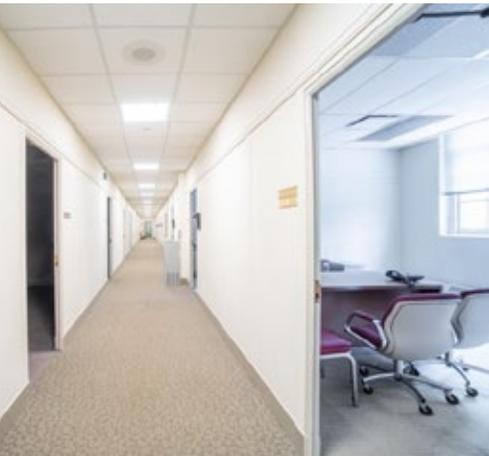
DETAILS

Building Size: 34,133 SF

Floors: 1

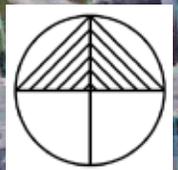
Use: Industrial

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SITE PLAN

1975 NOBLE RD | EAST CLEVELAND, OH



LOCATION MAP

1975 NOBLE RD | EAST CLEVELAND, OH

I-90	3 MILES
I-77	11 MILES
CLEVELAND	11 MILES
AKRON	38 MILES
PITTSBURGH	130 MILES
COLUMBUS	152 MILES

