

City of Painesville

2015 SITE DIRECTORY

A complete listing of available properties and sites within the City of Painesville, Ohio 44077

The following properties are currently available for sale or lease. Site tours can be set by contacting the property representatives listed below or by calling the City of Painesville Office of Economic Development at 440-392-5795. The City of Painesville...A great place to build your business and love your life!

BUILDINGS AVAILABLE	SALE / LEASE INFORMATION
	<p>Erie Street, State Route 20 Contact: Call Consolidated Invest at 440-357-9008 Year Built: Historic Victorian building that was fully renovated in 1990. Square Footage: 4,400 sq ft. Des: Former Business Agency, Unique Features, Ample Parking, Great Office Space. Can be leased to a single user or because of the individual parlors on the first & second floors, it could lease as a multiple tenant building offering very unique small office units with large windows. Acreage: 0.4588 Zoning: B-2 Pricing: Call for Lease Rates</p>
	<p>89 Chester Street Contact: Scott Newman, Howard Hanna at 440-278-0745 Year Built: 2004 Square Footage: 8,600 sq.ft. Des: Up to 8600 sq ft of Office Space. Can be 3 Units or one combined unit. Lots of flexibility in space. Multiple offices, conference rooms and ADA compliant. Access and parking off Chester Street and Chardon Street. Building Acreage: .61 acres Zoning: B-2 Pricing Available by Phone</p>
<p>Retail & Commercial Office Space for Lease or SalePage 2 Available Industrial Space for Lease or SalePage 12 Land for SalePage 15 Brownfield & Other Business Opportunities..... Page 19 Recent Activity Leased and Sold.....Page 20</p>	

Retail & Office Space



130 Liberty Street

Contact: Chuck Essreg, Kowit & Co at 216-514-1400 x 105

Year Built: 1939

Square Footage: Upper Level 2,700 ; Lower Level 2,500 (Unfinished)

Space is For Lease

Des: 2 Story brick & block office building and service center on corner lot for sale. Reception Area, Show Room, 3 large offices on upper level, 9 Framed In Rooms on lower level, High

Ceilings, 3 Bathrooms on Upper Level and Galley Kitchen, New 4 ton A/C unit

Easy access to RT 20 & RT 84

Six car paved parking lot and enclosed patio on rear Building Acreage: .17 acres

Zoning: B-3

Pricing: \$139,000



77 North Saint Clair

Contact: Contact Leigh 440-357-2560

Year Built: 1979

Square Footage: 8,419 sq.ft.

Space is For Lease

Des: The offices have 1,850 sq ft of upscale space which includes five offices in addition to receptionist area, secretarial area, waiting room and storage area. The space is available immediately and the rent is \$1,540 a month which includes heat and trash pickup. It is located in a well maintained, prime office building in downtown Painesville and comes with ample parking. The other space has two offices and two open areas with 1,100 sq. ft

Zoning: B-3

Pricing: \$1,540 per month



1 South State Street

Contact: Consolidated Investment at 440-357-9008

Year Built: 1900

Square Footage: 530 (2nd Floor)
2,500 (3rd Fl)

Space is For Lease

Des: Downtown Row Type Building, Amazing 3rd Floor, Large Open Studio-like area that would make great offices or design space. Truly unique, with amazing views of the downtown. Above Sidewalk Café.

Building Acreage: 0.0627

Zoning: B-3

Pricing Available by Phone



78 South Park Place

Contact: CRM Companies, Marcie Gilmore at 216-696-5442 x 445

Year Built: 1973

Square Footage: 800, 2300 (1st Floor) For Lease

Des: Downtown Buildings

Zoning: B-3

Amount Asking: \$12.00 psf NNN



47 South State Street, The Gage Home

Contact: Pam Morse, Berkshire and Hathaway 440-255-1111

Year Built: 1901, Completely Renovated with additional renovations planned since the relocation. Owner must sell this up dated historical building approximately 6,550 square feet building located right off Main Street in historic down town Painesville and only a short distance from Lake Erie College. First level can be used for retail, general office, or possible coffee shop/restaurant. Two apartments on second floor and the basement has plenty of useable space.

Square Footage: 6,550 sq ft

Excellent Visibility

Acreage: 0.466 (New Location)

Zoning: B-3

Pricing: \$41,000.00



8 North State Street

Contact: Consolidated Investment at 440-357-9008
 Year Built: 1967
 Square Footage: 958, 4,513 (2nd Fl)
 Executive Suite for Lease
 Desc: Key Bank Building, Downtown, Storage Space Below Available, Shared Conference Room and Lunch Room areas. Glass Entry Professional Suite Beautifully Decorating.
 Building Acreage: 0.1677
 Zoning: B-3
Pricing Available by Phone



111 North St Clair Street

Contact: Greg West at Colliers (216) 861-7200
 Year Built: 1968
 Square Footage: 3,700 3 Units (1,910; 548; 1,623)
 Des: Conrad's Below, Available Space Above, Many Windows, Common Area Restrooms, Secured
 Building Acreage: 0.4151
 Zoning: B-2
Pricing: \$10.00 / Sq. Ft.



54 South State Street

Contact: Consolidated Investment at 440-357-9008
 Year Built: 1986
 Square Footage: 8,749 (1st Fl) For Lease
 Des: Commercial Business Plaza, Multi Occupant
 Zoning: B-2
 1st Floor Space: Former RiteAid Location
Pricing Available by Phone



90 North State Street

Contact: Consolidated Investment at 440-357-9008
 Year Built: 1949, Newly Renovated Space
 Square Footage: 1178, 3780 sq ft For Lease
 Des: Newly renovated office space, unique and attractive spaces, kitchenette area, ample parking. Lower Level former Press Room and Dark Room 2,280 sq.ft. also available for renovation.
 Zoning: B-2
Pricing Available by Phone



467 North State Street

Contact: Consolidated Investment at 440-357-9008
 Year Built: 1900, Newly Renovated Space
 Square Footage: 11,469 Offices, 7468 Multi-use Office, 2772 Warehouse
 Des: Will remodel or build to suit, office and warehouse space.
 Zoning: B-2
Pricing Available by Phone



168 North Saint Clair

Contact: Gerald at 440-357-6111
 Year Built: 1959
 Square Footage: up to 6,000 sq. ft., 3,384 2nd floor
 Des: 1st Floor Offices - front parking spaces, 8 large separate offices, receptionist area, 2nd Floor Office Space - multiple offices, elevator, and restrooms.
 Zoning: B-2
Pricing Available by Phone



720 Mentor Ave

Contact: Barbara at 440-255-5943
 Year Built: 1958
 Square Footage: 1st floor 4500
 Des: First Floor Offices, ample parking, entry waiting area, kitchenette, ½ bath, 1 executive office with fireplace, conference room. 3 separate offices upstairs, 2 full baths, lunchroom and storage downstairs, 5 separate file rooms downstairs, 1 full bath.
 Zoning: B-2
Listing Price: 275,000, Lease Negotiable \$2,500 per month



30 South Park

Contact: Farley Helms at OMCLE at 216-861-5222
 Year Built: 1958
 Square Footage: Floors 1-5; 1200 to 34,000 For Lease. **Floors 4 & 5 full 5,895 available.**
 Des: Downtown Buildings
 Building Acreage: +/- 1.5
 Zoning: B-3
Offered for Lease Starting @ \$9.50/sf Gross
 Price Includes: Full Service, Gross, Inclusive of Nightly Janitorial, HVAC and base year expenses.



Conceptual Photo...Call for Current Photographs

Former Bank Building

Contact: Randy Viviani at 440-351-4900
 Square Footage: 688, 7,575 For Lease
 Total Building Square Footage: 60,000
 Des: Bank Building
 Building Acreage:
 Zoning: B-3
Pricing: \$6.00 per sq. ft.



270 E Main Street Office Building

Contact: Karen McCloud at 440-352-8424
 Year Built: 1966
 Square Footage: LL 1,500 For Lease/For Sale
 Number of Units: Smaller units can be made available
 Des: Office Building, Downtown, Elevator Building, Reserved Parking Available, LakeTran Accessibility, Within in Walking Distance from Local Amenities including County/City Offices
 Building Acreage: 0.37 Bldg. 2.87 Total Land
 Zoning: B-2
Pricing: \$5.50 sq. ft. - \$9.00 sq. ft. Gross



1 Victoria Place Office Center

Contact: Jeff Staats, 440-639-8700 or Neil Sewicki at 440-255-5552

Square Footage: 2,000 to 50,000 For Lease

Des: Downtown Buildings, Office Space

Building Acreage:

Zoning: B-3

**Rough Space "as is" for lease @ \$6.00 psf
Space with Tenant Improvements completed @ \$10.00 psf**



78 South Park

Contact: CRM Companies, Marcie Gilmore at 216-696-5442 x 445

Year Built: 1947

Square Footage: 1,200 vacant retail space For Lease, 25,000sq.ft Basement and 2nd floor attached to parking garage available. Call for more details

Des: Downtown Buildings, Next to Allstate Insurance, Subway and Lake Health Mini Clinic. Great Visibility.

Building Acreage:

Zoning: B-3

Amount Asking: \$12.00 psf NNN



216 Main Street., City of Painesville

Contact: Consolidated Investment at 440-357-9008

Year Built: 1880

Square Footage: 1,500 Sq. Ft. for Lease

Des: Single Floor Victorian Retail / Office Building, Upstairs Area, In Downtown, Excellent Condition

Building Acreage: .0143

Zoning: B-3

Pricing Available by Phone



174 Main Street, The Eagles Nest

Contact: Paul Kratochvil at 440-223-3098
 Year Built: 1880
 Square Footage: Up to 1,500 Renovations Included
 Building Acreage: .91
 Des. Downtown Row Building, 2nd Floor Office Space, Board Room Area, Great views of Downtown, Upper Floor Condominiums and Apartments. Great first floor retail space available with large windows.
 Zoning: B-3
Price Available By Phone



180 South State Street

Contact: Andrea Daniels at 440-352-0725.
 Square Footage: 850 Square Feet, 2nd Floor
 Des: Private Office, Private Restroom, Kitchen Area, Open Space, Cubical Areas, Free Parking, New Carpeting, Large Windows,
 Building Acreage:
 Zoning: B-2
Rent: \$850 per month. Utilities included



85 N Park Place

Contact: Denise Powell at 440-352-8095
 Year Built: 1920
 Square Footage: Up to 3,000 sq.ft available, complete 2nd floor is open.
 Des: Downtown Buildings, Home to Painesville Senior Center.
 Building Acreage: .91
 Zoning: B-3
Price Negotiable



39, 45 W. Walnut, City of Painesville

Contact: Consolidated Investment at 440-357-9008
 Year Built: 1962
 Square Footage: 1126, 907 sq. ft. For Lease
 Des: Commercial Business Plaza, Multi Occupant
 Building Acreage: 1.078
 Zoning: B-2
Pricing Available by Phone



70 West Erie Street, City of Painesville

Contact: Consolidated Investment at 440-357-9008
 Year Built: 1995
 Square Footage: 1,739 sq.ft. (2nd Floor)
 Des: Very Nice Office Space, Large Open Areas,
 Reception office space and two large offices, Cleaning
 Services Included. Entry with elevator for upper floors.
 Zoning: B-2
Pricing Available by Phone



324 North State Street

Contact: Call Tom Bain @ 440-667-1179
 Year Built: 1910
 Square Footage: 4,200 sq. ft For Sale
 Des: This building features approximately 4200 sq. ft. of
 Office/Production space. Building has been recently
 remodeled/updated in 2006. There is a tenant lease on ¼
 of the building paying \$500 per month.
 Zoning: B-2
Listing Price: Negotiable, Must Sell



138 N. Saint Clair Street

Contact: Mike Bertone at 440-357-5090
 Square Footage: 1,100, 1,500
 Total Number of Units: 2
 Zoning: B-2
 Description: Great for Salon or Barber Shop, Medical Office Space
Pricing available by phone



41 East Erie, Office Space, Downtown

Contact: Paul Malchesky at 440-357-5537
 Des: 1 large office space with smaller office attached includes a secretarial area. Additional individual offices are also available throughout the building. 40+ parking spaces, large outdoor play area, library, conference rooms, ADA restrooms,
 Year Built: 1961
 Square Footage: 11,500 sq. ft (6,500 1st, 5,000 LL)
 Acreage: 0.84
 Zoning: B-2
Lease or Sale: Call for Details on Sale Price



**Office Space
 70 S. St. Clair, City of Painesville**

Contact: Neil Sawicki at 440-255-5552
 Year Built: 1966
 Square Footage: 867, 1201, 1138 For Lease
 Total Number of Units: 3
 Des: Office Building, Western Reserve
 Building Acreage: 0.551
 Zoning: B-3
 For Lease: Starting at \$8 - \$10/ sq.ft. NNN



**Restaurant Space Available
 430 & 436 Richmond, City of Painesville**

Contact: Mary Burgett Phillips at 440-527-3120 or 440-527-3130.
 Acreage: .50 acres
 Desc: .50 acres on corner lot island along Richmond Street from Route 2, small building on site (Previously the site of Restaurant), great visibility for retail & commercial development
Zoning B-2
Amount Asking: \$225,000 (3 Parcels) Negotiable.



Industrial Space



394 to 400 W. Prospect Street

Contact: Mr. Zelcore 440-944-3737 or 216-469-5097
 Square Footage: 4,000 Sq. Ft.
 Des: Large open space with drive in door, some office space.
 For Lease / Sale
 Zoning: M-2
For Lease or Sale: Call for Pricing, Negotiable



284 W. Prospect Street

Contact: Call 440-728-0099
 Year Built: 1997
 Square Footage: 1,500 sq. ft.
 Des: Small office and bathroom and drive in door and man door. Heating available.
 Zoning: M-2
For Lease: \$600 month



385 Fountain Ave

Contact: Call Asa Cox at 428-0002
 Year Built: 2002
 Square Footage: 1,500 to 6,000 sq.ft.
 Acreage: 1.03
 Des: 2 Big Open Units with Restroom, 12 x 12 Bay Doors with power lift. High Ceilings, 15', 1,500 sq. ft. office.
For Lease: \$8.00 per sq.ft. gross, \$4.40 per sq.ft. for 3,000 sq.ft. or more.



156 Elevator Avenue

Contact: Call 440-354-8642
 Multi-Occupant Facility
 Square Footage: 1,400 For Lease
 Zoning: M-1
Leasing Price: \$500 per Month

	<p>548 Liberty Street Contact: Nancy Zangerle at 440-255-5552 x 229 Year Built: 1956 Square Footage: 56,000 For Sale or Lease 3-Phase Power, 3 Exterior Loading Docks, 6 Drive In's, Floor Drains, Approximately 2,500 sf office Acreage: 3.0 Ceiling Height 18' – 22' Zoning: M-2 Amount Asking: \$800,000 negotiable, Lease rates: \$2.45 per sq.ft. NNN. Also Known As: Gil Schwartz Building</p>
	<p>33 Stage Avenue Contact: unknown Seeking multi-use tenants or single user Build to suit. Façade renovations currently underway. Year Built: 1945 Square Footage: 9,000 Acreage: 0.66 Zoning: B-2 Listing Price \$269,000</p>
	<p>156 Burton Street Contact: Tim Sawicki at 440-255-5552 Square Footage: 8,800 sq ft. Des: 4 dock doors, 2 drive in's, Reznor heating, fluorescent lighting, 700 sq.ft. office space Acreage: 0.51 Zoning: B-2 Listing Price \$199,000</p>
	<p>787 Renaissance Parkway Contact: Abram Schwartz at 216-239-5072 Square Footage: 110,669 Sq Ft Des: 4 dock doors, 4 cranes, 10-ton cranes, Acreage: 11.2 acres Zoning: B-2 For Lease, Negotiable</p>

Land For Sale / Development Opportunities



Land for Sale

524 Liberty Street

Contact: Mr. Harmond at 440-354-4725

Acreage: Approximately 1.5

Des: This 1.5 acre lot features three buildings, with some existing tenants. The lot is located next to the railroad and is high visible.

Zoning B-2

Amount Asking: \$140,000



Land for Sale

985 Mentor Ave

Contact: Neil Sawicki at 440-255-5552 x 221

Acreage: 4.33

Des: Zoned B-2

Zoning B-2

Amount Asking: Price By Phone



Land for Sale

1083 Mentor Ave

Contact: Neil Sawicki at 440-255-5552 x 221

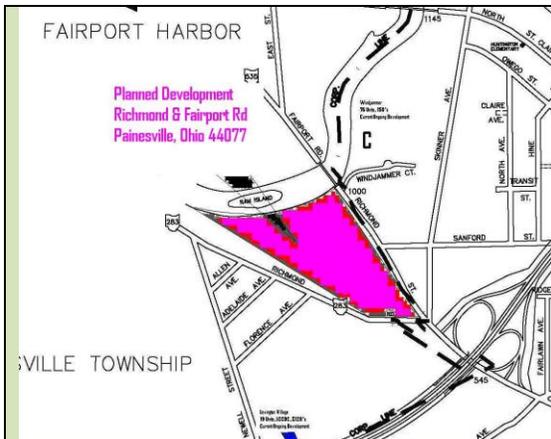
Acreage: 5 Acres

Square Footage: 18,000 sq. ft. retail

Des: 10 acres, building with showroom, or redevelopment

Zoning B-2

Amount Asking: negotiable



Land For Sale

Richmond St & Richmond Road, City of Painesville Entering Fairport Harbor

Contact: Michael Gatto at 440-602-8200

Acreage: 39.305

Des: Great location visible from Route 2, Grand River is the northern property line, great river views, prime location for retail/commercial development.

Zoning: Newly Annexed



Land For Sale

284 Richmond St, 29 Parcels Available

Contact: Neil Sawicki at 440-339-5552 x 221

Acreage:

Des: Warehouse space totals 25,588, Residential space totals 3,515. Site covers a large area surrounded by Richmond Street, railroad tracks, gates street and east prospect. Utilities are at site.

Zoning: M-2 & B-2



Land for Sale

Shamrock Business Center, City of Painesville

Contact: Lance Osborner at 440-951-4470

Acreage: Up to 300 acres

Desc: Prime location with great visibility, located directly off Heisley Road (SR 44) and State Route 2. Easily accessible to I-90. Manufacturing, Commercial and Retail Development.

Zoning B-2

Amount Asking: \$225,000 (3 Parcels)



Land for Sale

West Prospect, Industrial Parcel # 15-C-28-0-00-004-0

Contact: Mitch 440-256-8493

Acreage: 1.38 acres

Zoning: M-2

Amount Asking: \$69,000

	<p><i>Land for Sale</i> Jackson Street, Behind Laundromat Contact: Jim Nucciarone: 440-357-6235 Acreage: Lot 1 Frontage 41.25, Lot 2 Frontage 46.50 Improved Storm Sewers Amount Asking: \$90,000 for both lots.</p>
	<p><i>Land for Sale</i> Renaissance Business Park City of Painesville Contact: CBRE Fred Herrera or Candi Pascoe at 216-363-6449 or 216-363-6408 City Owned Industrial Park Acreage: 20 Acres Parcel # 6 – 5.84 acres Parcel # 8 – 5.80 acres * will subdivide</p> <ul style="list-style-type: none"> ▪ Prime location with excellent freeway access. ▪ Below-market rate financing available ▪ Low electric rates through Painesville Municipal Electric. Provided water and sewer. ▪ Community Reinvestment Area – pay zero real property taxes fro 10 years. <p>Current Businesses: Cintas, Core Systems Amount Asking: \$45,500 per acre</p>
	<p><i>Land for Sale</i> Painesville Industrial Park, Fountain Ave, City of Painesville Contact: David Graper at 440-354-6509 Acreage: 1 Acre Sublot, Built to Suit Amount Asking: Negotiable Call For Pricing</p>



Land for Sale
**Painesville Industrial Park,
 W. Prospect, City of Painesville**
 Contact: CSX, Ray Burkholdt at 904-633-4579
 Acreage: 8.5 Acres
Amount Asking: Negotiable Call For Pricing

Brownfield Property Opportunities



Brownfield Property --
 609 Bank Street
 Painesville, OH 44077

- Phase I - Complete, Phase II - Preliminary
- Buildings Demolished

Contact: Mark Rantala at 440-357-2290 x 323

The City of Painesville has this and other Brownfield sites where remediation efforts are underway. We are seeking potential end users. If you have interest in Brownfield initiatives please contact the Office of Economic Development.

Recent Activity



180 Main Street
 SOLD

		<p>642 Mentor Ave, State Route 20 LEASED</p>
		<p>708 Mentor Ave, State Route 20 SOLD</p>
		<p>134 South St. Clair SOLD</p>
		<p>10 West Erie Street, City of Painesville LEASED</p>
		<p>69 Burton Street SOLD</p>
		<p>414 W. Prospect Street LEASED</p>

	<p><i>Land For Sale</i> New CVS Location, adjacent land still available. SOLD</p>
	<p>305/295 W. Prospect, City of Painesville Contact: Call George at 951-6023 ***LEASED***</p>
	<p><i>Land For Sale</i> SOLD</p>
	<p>151 Main Street Renovated for Expansion of Bella Donna Salon & Spa</p>