



OPPORTUNITY ZONE SITES

2019

A complete listing of available properties and sites can be found by contacting the City of Painesville Office of Economic Development at 440-392-5795.

The following properties are currently located in the Painesville Opportunity Zone for more information on these sites please call Cathy Bieterman 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>168 North Saint Clair Contact: Rick Osbrone at 440-951-1111 or owner 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 For Sale, Price Available by Phone.</p>
	<p>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. 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.</p>



1 Victoria Place Office Center
 Contact: Jeff Staats, 440-639-8700 or Neil Sewicki at 440-255-5552
 Square Footage: 2,000 to 150,000 sq. ft. For Lease
 Des: Downtown Buildings, Office Space
 Building Acreage:
 Zoning: B-3
Lease Pricing: Rough Space "as is" for lease @ \$6.00 psf Space with Tenant Improvements completed @ \$10.00 psf
For Sale: Price Negotiable



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



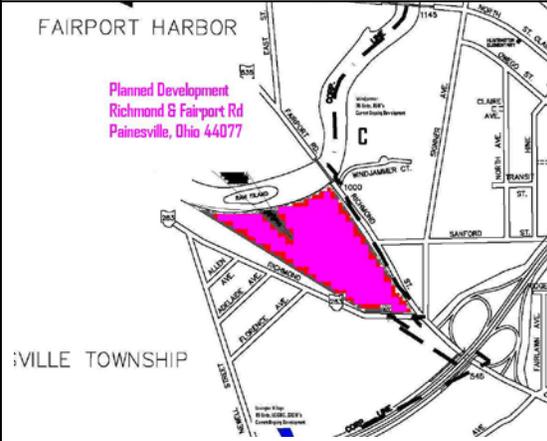
Office Space
70 S. St. Clair, City of Painesville
 Contact: Neil Sawicki at 440-255-5552
 Year Built: 1966
 Square Footage: 867, 1201, 1138 For Lease
 Total Number of Units: 3
 Des: Office Building, Western Reserve
 Building Acreage: 0.551
 Zoning: B-3
 For Lease: Starting at \$8 - \$10/ sq.ft. NNN



Restaurant Space Available
430 & 436 Richmond, City of Painesville
 Contact: Rick Osborne at
 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: Negotiable.



Industrial Space



Land For Sale
Richmond St & Richmond Road, City of Painesville Entering Fairport Harbor
 Contact: Bob Walker at 440-352-3396
 Acreage: 38 acres
 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: Bob Walker at 440-352-3396
 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
Windmill Estates
 Contact: George: 440-255-6535
 Acreage: Located south of the CSX Railroad along State Route 44 and on Shamrock Boulevard.
Zoning B-2
Amount Asking: \$225,000 (3 Parcels)



Land for Sale

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.



33 Stage Avenue

Contact: City of Painesville, Cathy Bieterman 440-392-5795.

Acreage: 0.66

Zoning: B-2

Listing Price: Negotiable