



THE CITY OF Painesville

2020 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>58 South Park Place Former Bank Location</p> <p>Contact: CRM Companies, Marcie Gilmore at 216-696-5442 x 445 Year Built: 1973 Square Footage: 2,700 sq.ft. with drive through area. 1,200 sq. ft. unfinished retail. Des: Downtown Buildings, Located on Veterans Square across from the Lake County Court House and City Hall. Central and very visible location. Zoning: B-3 Amount Asking: \$14.50 psf, NNN</p>								
	<p>Under New Ownership, Office Space Available</p> <p>Contact: Rick Osborne Jr., 440-299-5190; Wess Purvis, 216-245-5478. Square Footage: 1,000 sq. ft. to 150,000 sq. ft. For Lease Des: Downtown Buildings, Office Space Zoning: B-3 Lease Pricing: Negotiable</p>								
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Retail & Office Space



56 Liberty, Office Space Available

Contact: Mitchell Baer at 216-363-6426 or Bill Stephens at 216-363-6401.

Year Built: 1970

Square Footage: 3,301, 1,442, 920 sq. ft. For Lease

Des: Downtown Buildings, Office Space, Highly Walkable Area, Located on the Historic Square, Ample Parking. One large unit has a beautiful small board rooms with curved window appeal.

Zoning: B-3

Lease Pricing: \$10.00 - \$12.000 psf.



174 Main Street, The Eagles Nest

Contact: Trena at 716-348-7196

Year Built: 1880

Square Footage: Up to 3,750, Renovations May Be 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



218 Main Street

Contact: Jeff Joughin at 440-357-5858

Year Built: 1963

Square Footage: Greater than 3,079 Sq. Ft., Renovations May Be Included

Building Acreage: .91

Des. Downtown Retail Space. Great first floor retail space available with large windows. An area in the back of the space is ideal for extra retail space, inventory or makers space. The area has parking in front. New furnace and a/c unit.

Zoning: B-3

For Lease: \$750 per month



1 South State Street

Contact: Consolidated Investment at 440-357-9008

Year Built: 1900

Square Footage: 1,500 (2nd Floor)

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.

Zoning: B-3

Pricing Available by Phone



47 South State Street, The Gage Home

Contact: Shannon Barnhill at 440-669-6736.

Year Built: 1901, Completely Renovated with additional renovations planned since the relocation. This updated historical building is approximately 6,550 square feet located right off Main Street in historic downtown Painesville and only a short distance from Lake Erie College. First level can be used for retail, general office, or possible retail boutique.

Square Footage: 1,500 sq ft. First Floor Retail Space, Small Suite Offices starting at \$600 per month, Lower Level Office Space Available.

Excellent Visibility

Acreage: 0.466 (New Location)

Zoning: B-3

Lease Pricing: Negotiable



8 North State Street

Contact: Consolidated Investment at 440-357-9008

Year Built: 1967

Square Footage: various spaces, call for exact square footages.

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: Mr. Bahman at 440-717-9666
 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.



90 North State Street

Contact: Consolidated Investment at 440-357-9008
 Year Built: 1949, Newly Renovated Space
 Square Footage: various spaces, call for exact square footages.
 Des: Newly renovated office space, unique and attractive spaces, kitchenette area, ample parking.
 Zoning: B-2
Pricing Available by Phone



168 North Saint Clair

Contact: Rick Osborne at 440-299-5190 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.



720 Mentor Ave

Contact: Cathy Bieterman, Office of Economic Development at 440-392-5795.

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

Vacant and Available



30 South Park

Contact: Cathy Bieterman, Office of Economic Development at 440-392-5795.

Year Built: 1958

Square Footage: Floors 1-5; 1200 to 34,000 For Lease.

Des: Downtown Buildings

Building Acreage: +/- 1.5

Zoning: B-3

First Floor Retail Space Available



Conceptual Photo

113 East Main Street, Brewery/Restaurant

Contact: Micheal Kaim at 440-266-8322.

Square Footage: 21,431 For Lease

Total Building Square Footage: 21,431

Des: Walking distance from many local amenities. Including: Coffee Shop, Banks, Restaurants, Drug Store, Courthouse and County Offices

Building Acreage:

Zoning: B-3

Pricing: Available By Phone



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: \$10.00 to \$13.00 per sq. ft. Gross



78 South Park, Retail on the Square

Contact: CRM Companies, Marcie Gilmore at 216-696-5442 x 445
 Year Built: 1947
 Square Footage: 1,200 sq ft retail space
 For Lease, attached to gated parking lot. Call for more details.
 Des: Downtown Buildings, Next to Allstate Insurance, Subway and the offices at Victoria. Great Visibility.
 Zoning: B-3

Amount Asking: \$12.00 psf NNN



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



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



676 Mentor Avenue, Retail on Mentor Avenue, Near Perkins Restaurant

Contact: Alison, Passov at 216-831-81000 or Katherine, Passov at 330-703-1996 or Mike at 216-389-3594
 Des: Close to a stop light location in a heavy traffic area, great visibility for retail & commercial development.
 Year Built: 1940
 Square Footage: 3,000 sq. ft.
 Zoning: B-2

Lease or Sale: \$8.00 per sq.ft. 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, 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.



**Medical Office / Former Dentist Office
128 Mentor Ave, City of Painesville**

Contact: The City of Painesville Economic Development Office at 440-392-5795
 Year Built: 1962
 Square Footage: 6,927 For Lease
 Des: Former Building of Painesville Dental, they are not located in a new building next door. This is a very walkable area with nearby parks.
 Building Acreage: 0.551
 Zoning: B-3

	<p>For Lease or Sale: Negotiable</p>
	<p>505 Liberty Street, Retail</p> <p>Contact: Wendy Lassnick at 440-336-2651 Year Built: 1956 Square Footage: 21,322 sq.ft. Des: Former lumberyard and retail space. Building Acreage: Zoning: B-2</p> <p>For Lease or Sale: Negotiable</p>
	<p>91 Elevator Avenue</p> <p>Contact: Ken Baxter at 440-477-8961 Year Built: 1840 Square Footage: 6,050 sq.ft. Des: Retail/Commercial freestanding building. Ideal for any retail and commercial use. The building has some unique features including an upper floor high ceiling location. Hardwood floors, wood beams and other historic elements. Possible brewery/ micro winery location. Acreage: .94 acres Zoning: B-2</p> <p>For Lease or Sale: Negotiable</p>
	<p>1000 Mentor Avenue, Former Church</p> <p>Contact: The City of Painesville Planning, Zoning at 440-392-5843 and Economic Development Office at 440-392-5795 for more information on allowed uses within this zoning. The broker on the property is Howard Hanna at 844-634-2662.</p> <p>Zoning: R-1</p>
	<p>78 Mentor Avenue, Small Office Units</p> <p>Contact: Marty Hillard at 440-645-0578</p> <p>Zoning: B-3</p>

Industrial Manufacturing Space



394 to 400 W. Prospect Street

Contact: Mr. Zelcore - 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



156 Elevator Avenue

Contact: Call Five Star Storage - 440-639-9993
 Multi-Occupant Facility
 Square Footage: 1,400 For Lease
 Zoning: M-1
Leasing Price: \$500 per Month



420 Prospect Ave.

Contact: Tom at 440-669-5105.
 Description: Multi-Occupant Facility
 Square Footage: 1,400 sq. ft. office space, 1,600 warehouse space. Reception area, 1 conference room, 4 offices, small kitchenette bathrooms, reception area, office HVAC unit, shop area with separate heat.
Leasing Price: \$1,600 per Month



20 Elberta Street

Contact: Todd at 440-346-2044
 Square Footage: 3,000 to 4,000 sq ft.
 Des: 2 drive in's. Retail and Office type spaces within the building complex. Excellent office spaces. Great Manufacturing Space.
 Acreage: 0.51
 Zoning: B-2
Lease Rate: Negotiable
Listing Price: Negotiable.



600 Bank Street

Contact: The Lake County Port Authority at 440-357-2290
 Year Built: 1965
 Square Footage: 34,054
 Des: Manufacturing and Office space, Ceiling Height 22' to 40', 3 Drive in's 12'w x 14'h, Ability for Cranes, Masonry Construction,
 Acreage: 0.99
 Zoning: M-2
Lease Rate: Negotiable
Listing Price: Negotiable.

**84,600± SF Industrial Facility
 608 South State Street (One High Tech Avenue)
 Painesville, Ohio 44077**



608 South State Street (One High Tech Ave)

Contact: Neil Sewicki at 440-255-5552
 Square Footage: 84,600 sq. ft.
 Des: This industrial space has many unique features including a 5 ton crane, and 19 drive in doors.
 Acreage: 5.9 acres
 Zoning: M-1
Lease Rate: Negotiable
Listing Price: Negotiable.

- 5 Ton Crane
- 5.9± Acres
- 19 Drive-In Doors



444 Newell Street

Contact: Superior Manufacturing at 440-357-5982

Square Footage: 8,199 sq. ft.

Des: This industrial space has many unique features including nice office space, masonry building,

Acreage: Zoning: M-1

Lease Rate: Negotiable

Listing Price: Negotiable.



72 Corwin Drive

Contact: John Venalack Jr. at 440-354-2100 x 217

Square Footage: 16,772 sq. ft.

Des: This industrial space has many unique features including nice office space, masonry building and loading dock.

Acreage: Zoning: M-1

Lease Rate: Negotiable

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: 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

Shamrock Business Center, City of Painesville

Contact: Lance Osborne 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 off Diamond Center Drive. Easily accessible to I-90. Manufacturing, Commercial and Retail Development.

Zoning B-2

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



Land for Sale

Windmill / Encore Estates

Contact: George: 440-255-6535

Acreage: Located south of the CSX Railroad along State Route 44 and on Shamrock Boulevard.

10 acres+ of Industrial Land Opportunity

Amount Asking: Negotiable



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.



Land for Sale

**Renaissance Business Park
 City of Painesville**

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

City Owned Industrial Park

Acreage: 20 Acres

Parcel # 6 – 5.84 acres

Parcel # 8 – 5.80 acres

End of cul-de-sac – 20 Acres

* will subdivide

Prime location with excellent freeway access.
 Below-market rate financing available
 Painesville Municipal Electric, dual feed available.
 Provided water and sewer.
 Community Reinvestment Area (CRA) – pay zero real property taxes for 10 years.

Current Businesses: Cintas, Mar-Bal Corporation, PCC Airfoils

Amount Asking: \$45,500 per acre



Land for Sale

**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



Land for Sale

**Painesville Industrial Park,
W. Prospect, City of Painesville**

Contact: CSX, Jonathan Elson, Avison and Young
216-609-0305

Acreage: 8.85 Acres, Raw Land

Amount Asking: \$177,000 or \$20,000 per acre.



467 North State Street

Contact: Consolidated Investment at 440-357-9008

Year Built:

Square Footage:

Des: Will remodel or build to suit, office and warehouse space.

Zoning: B-2

Pricing Available by Phone

101 Walnut, B-2 Zoning

Contact: Ken Baxter at 440-477-8961

364 W. Jackson

Contact: Eleanor Demeter or contact the City of Painesville Economic Development Office at 440-392-5795.

RECENTLY LEASED OR SOLD

		<p>77 North St. Clair, Leased Contact: Anita Walters at 440-357-2560</p>
		<p>430 & 436 Richmond, Sold Contact: BALDERAS FELIPE S & JUANA M</p>
		<p>1 South State Street, 1st Floor Retail Leased Contact: Consolidated Investment at 440-357-9008</p>
		<p>33 Stage Avenue, Sold Contact: Cathy Bieterman, City of Painesville at 440-392-5795.</p>
		<p>1 Victoria Place, Sold - Under New Ownership, Office Space Available Contact: Rick Osborne Jr., 440-299-5190; Wess Purvis, 216-245-5478.</p>