



# OPPORTUNITY ZONE SITES

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><b>168 North Saint Clair</b>            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 2<sup>nd</sup> floor            Des: 1<sup>st</sup> Floor Offices - front parking spaces, 8 large separate offices, receptionist area, 2<sup>nd</sup> Floor Office Space - multiple offices, elevator, and restrooms.            Zoning: B-2  <b>For Sale, Price Available by Phone.</b></p>
	<p><b>30 South Park</b>            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  <b>Offered for Lease Starting @ \$9.50/sf Gross</b>            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 1<sup>st</sup>, 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**

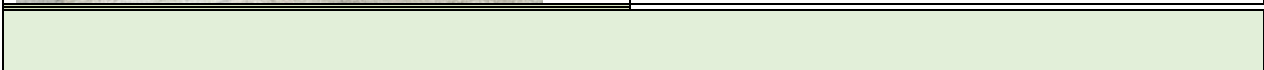
Contact: Neil Sawicki at 440-255-5552  
 Year Built: 1966  
 Square Footage: 867, 1201, 1138 For Lease  
 Total Number of Units: 3  
 Des: Office Building, Western Reserve  
 Building Acreage: 0.551  
 Zoning: B-3  
 For Lease: Starting at \$8 - \$10/ sq.ft. NNN



**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*

#### **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*

#### **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.**