REAL ESTATE AUCTION

BENJ. E. SHERMAN & SONS

TO BE SOLD WITHOUT RESERVE, SUBJECT TO COURT APPROVAL



COURT DIRECTED AUCTION

26.9 ACRE Warehouse/Industrial Complex

Walford Industrial Park

SE corner of Walford Avenue and West Boulevard Cleveland, Ohio

PROPERTY DESCRIPTION:

The highly versatile, 625,000 square foot Walford Industrial Park, is situated in a prime Cleveland westside location. Encompassing a 26.9 acre site, this property is comprised of a total of 10 free-standing buildings complete with abundant parking. Buildings range from one to three stories and are composed of either masonry or steel frame construction. Walford Industrial Park is an ideal opportunity for continued multi-tenant warehouse/industrial and/or commercial uses or as a residential redevelopment site.

ZONING:

General-Industry, Semi-Industry and Two-Family Residential

LOT SIZE: 26.9 acres

FEATURES:

- Prime westside location
- Approximately 625,000 total square feet
- 2000 gross income $800,000
- 3,300 feet of frontage along Walford Avenue and West Boulevard
- Multi-tenanted buildings range in size from 3,000-450,000 square feet
- Approximately 500,000 square feet on first floor
- Approximately 75,000 square feet of classroom/office space
- Electric, gas and water/sewer separately metered to each tenant's space
- Ceiling heights from 11' to 50'
- City approved sprinklered system
- Numerous drive in doors & truck docks
- Abundant paved and gravel lighted parking
- Adjacent to railroad line
- Easy access to I-71, I-90 & I-480
- Convenient proximity to Downtown and Hopkins International Airport
- 22 residential lots
- Excellent user/investor or redevelopment opportunity
- Commercial, warehouse/industrial and residential uses

ON SITE INSPECTION DATES AND TIMES:

1:00-4:00 p.m.

Thursday, October 18th
Tuesday, October 30th
Thursday, November 8th
Friday, November 16th

DIRECTIONS TO PROPERTY:

From I-90 exit south onto West 98th St. and proceed to the property.

From I-480 exit north onto Ridge Road and proceed approximately 2.5 miles to Clinton Road. Turn left onto Clinton Road and proceed to West Boulevard. Turn right onto West Boulevard and proceed to Walford Avenue. Turn right onto Walford Avenue and proceed to the property.

From I-71 exit West 130 St./Bellaire Road. Turn left onto Bellaire Road and proceed to Jasper Road. Turn right onto Jasper Road and proceed to West Boulevard. Turn left onto West Boulevard and proceed to Walford Avenue. Turn right onto Walford Avenue and proceed to the property.

CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $75,000

BENJ. E. SHERMAN & SONS
established 1922
AUCTION SERVICES GROUP

AUCTION DATE AND LOCATION:

Thursday, December 6th 2001 at 2:00 p.m.
Registration begins at 1:00 p.m.
The Cleveland Marriott Downtown at Key Center
127 Public Square
Cleveland, Ohio

in cooperation with
EHLE, MORRISON GROUP, LTD.