

## SUCCESS STORY

# EINHEIT ELECTRIC

240 Tuxedo Avenue &  
4650 - 4700 Spring Road  
Brooklyn Heights, Ohio 44131



## ACTION

Eliot Kijewski, SIOR, and the CRESCO Real Estate team played a pivotal role in guiding Einheit Electric through multiple real estate transactions to support their expansion. Beginning in 2018 with the relocation to 240 Tuxedo Avenue, Eliot identified an ideal, centrally located facility that aligned with Einheit's growth strategy. Over the years, CRESCO continued to assist Einheit with strategic acquisitions, including sourcing off-market opportunities such as the 12,000 SF property at 4650 Spring Road in 2020 and, most recently, securing 4700 Spring Road in May 2024 amid record-low industrial vacancy rates. Through market expertise, strong negotiation tactics, and an in-depth understanding of Einheit's operational needs, CRESCO successfully structured favorable deals that allowed Einheit to continue its rapid growth while maintaining financial flexibility.

## CHALLENGE

Einheit Electric, a full-service electrical contractor founded in 1910, has experienced rapid growth over the last two decades, requiring multiple expansions to accommodate increasing business demands. The company sought to centralize operations and secure long-term space solutions in a competitive Northeast Ohio industrial market. With industrial vacancy rates at historic lows, sourcing quality properties that met Einheit's evolving needs was a significant challenge. Additionally, timing played a critical role, as Einheit needed to expand strategically while ensuring seamless operational continuity amidst fluctuating market conditions, the COVID-19 pandemic, and an increasingly active construction industry.

## RESULTS

Through CRESCO's guidance, Einheit Electric has successfully expanded its footprint with three strategically located properties tailored to its evolving business needs. The acquisitions provided the company with stability, flexibility, and a centralized presence in Brooklyn Heights, positioning Einheit for continued success in securing major construction projects. With its real estate needs aligned with its operational growth, Einheit is now well-equipped to take on upcoming large-scale projects, including work in Cleveland's high-profile developments such as the Sherwin-Williams HQ and Progressive Field renovations. The successful execution of these transactions has ensured Einheit remains at the forefront of Northeast Ohio's electrical contracting industry while securing prime industrial real estate for long-term success.

## TESTIMONIAL

"CRESCO Real Estate has been an invaluable partner in helping us strategically expand our operations over the years. Eliot's market expertise and ability to source the right properties—even in a tight industrial market—have positioned us for long-term success. Thanks to CRESCO, we now have the space and flexibility needed to continue growing and taking on major projects across Northeast Ohio."

– John Mraz | President



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