

FOR LEASE

2635 Payne Avenue
Cleveland, Ohio 44114



CUSHMAN &
WAKEFIELD



OFFICE & WAREHOUSE SPACE FOR LEASE

Excellent Access to I-90

PROPERTY FEATURES



10,844 SF

TOTAL BUILDING SF

2,104 SF

AVAILABLE OFFICE SF

1,816 SF

AVAILABLE WHSE SF

0.56 AC

TOTAL LAND SIZE

\$8.00/SF NNN

OFFICE LEASE RATE

\$1,000/MONTH

WHSE LEASE RATE

COMMENTS

- Excellent access to I-90 and Downtown Cleveland
- The office unit and warehouse unit can be leased together or separately
- Proximity to Burke Lakefront Airport and 20 minutes from Cleveland Hopkins International Airport
- Excellent visibility along the highly trafficked Payne Avenue
- The perfect home for your growing business

PROPERTY SPECIFICATIONS

CONSTRUCTED: 1960

CONSTRUCTION: Masonry

ROOF: Flat

HEAT: Overhead Gas Unit

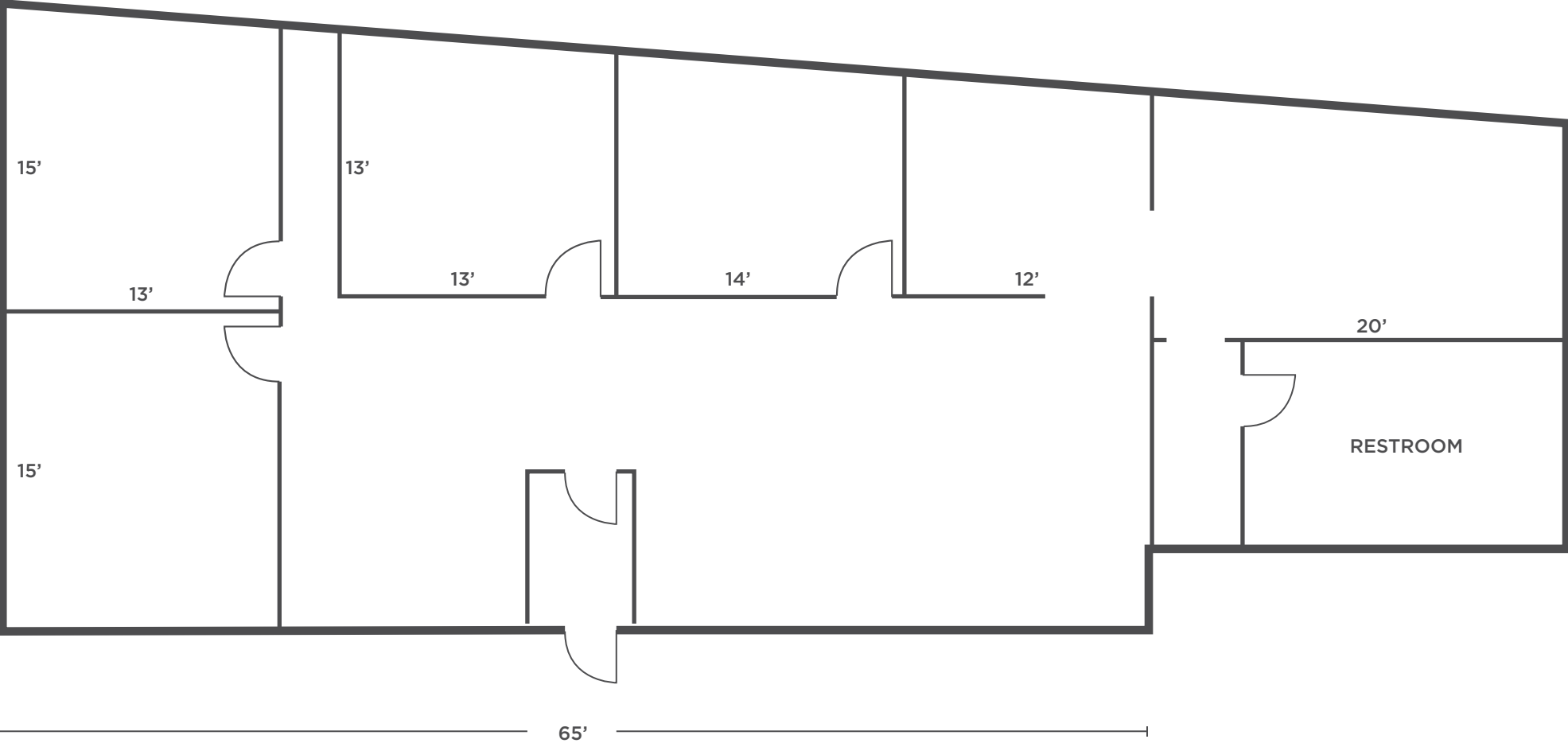
AIR CONDITIONED: HVAC-Office

LIGHTING: Metal Halide

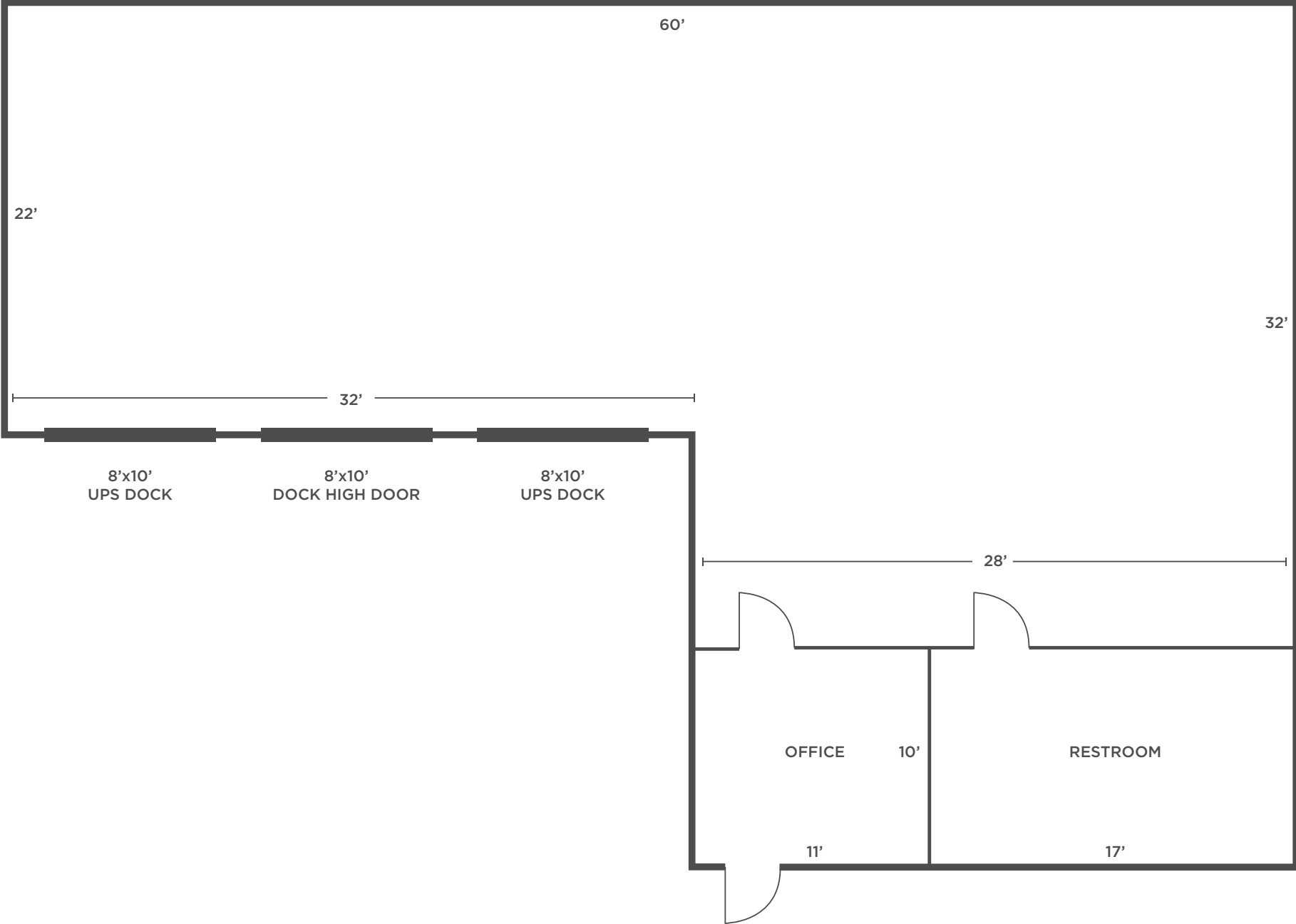
CEILING HEIGHT: 8'-16'

DOCKS: One (1) 8'x10' Dock High Door,
Two (2) 8'x10' UPS Docks

OFFICE FLOOR PLAN



WAREHOUSE FLOOR PLAN

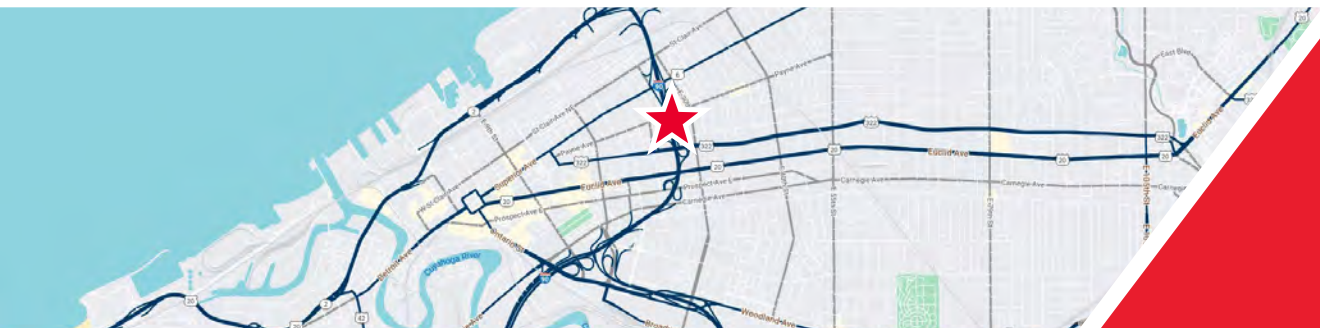


PROPERTY PHOTOS



PROPERTY AERIAL MAP

Allen Theatre • Hanna Theatre • Mimi Ohio Theatre
 KeyBank State Theatre • Connor Palace Theatre
 Kennedy's Cabaret Theatre • Outcall Theatre
 Westfield Studio Theatre • The Helen



Easy Access to I-90, I-71 & I-77



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