

FOR LEASE

CRANE BUILDING

25850 FIRST STREET – WESTLAKE, OHIO 44145



LEASE RATE: \$7.00 S/F NN

Property Information:

Total S/F: 16,487 Sq. Ft.

Approx. Office Sq. Ft.: 3,913 Sq. Ft.

Approx. Shop-Crane Area: 12,574 Sq. Ft.

Land Area: 2.5 Acres

Ceiling Height: 24' Clear

Drive-In Door: One – 12' x 14'

Dock Door: One – 8.5' x 10'

Cranes: One – 15 Ton 17' Under Hook

One – 5 Ton 18' Under Hook

One – 2 Ton 16' Under Hook

Lighting Office and Shop: T8

Heat Shop: Re-Verber-Ray/Gas Infrared Tube

Heat & A/C Office: 3 Units 1-Roof Top & 2 FHA

Zoning: Exclusive Industrial

Property is 5 Minutes off I-90 and Ohio State Route 252 (Columbia Rd.) located on an industrial-office park setting. The building contains 24% office with reception area, 7 offices, mail-IT room, storage room, large conference room, kitchen, plus a large bullpen area. Shop-Crane area cover approx. 70% with 2 cranes, one 15 ton and the other 5 ton, dock and a large drive-in door. Lease rate nets: Taxes: \$1.60 per sq.ft. & Insurance: \$.29 per sq.ft.

Information Provided is Deemed Reliable But Not Guaranteed.

For more information contact:

DENNIS TROYAN

Broker

onetroyan@aol.com

216-409-1902 Mobile

www.Realtyproscle.com



440-835-0272 Office

DAMON TROYAN

216-870-1900 Mobile

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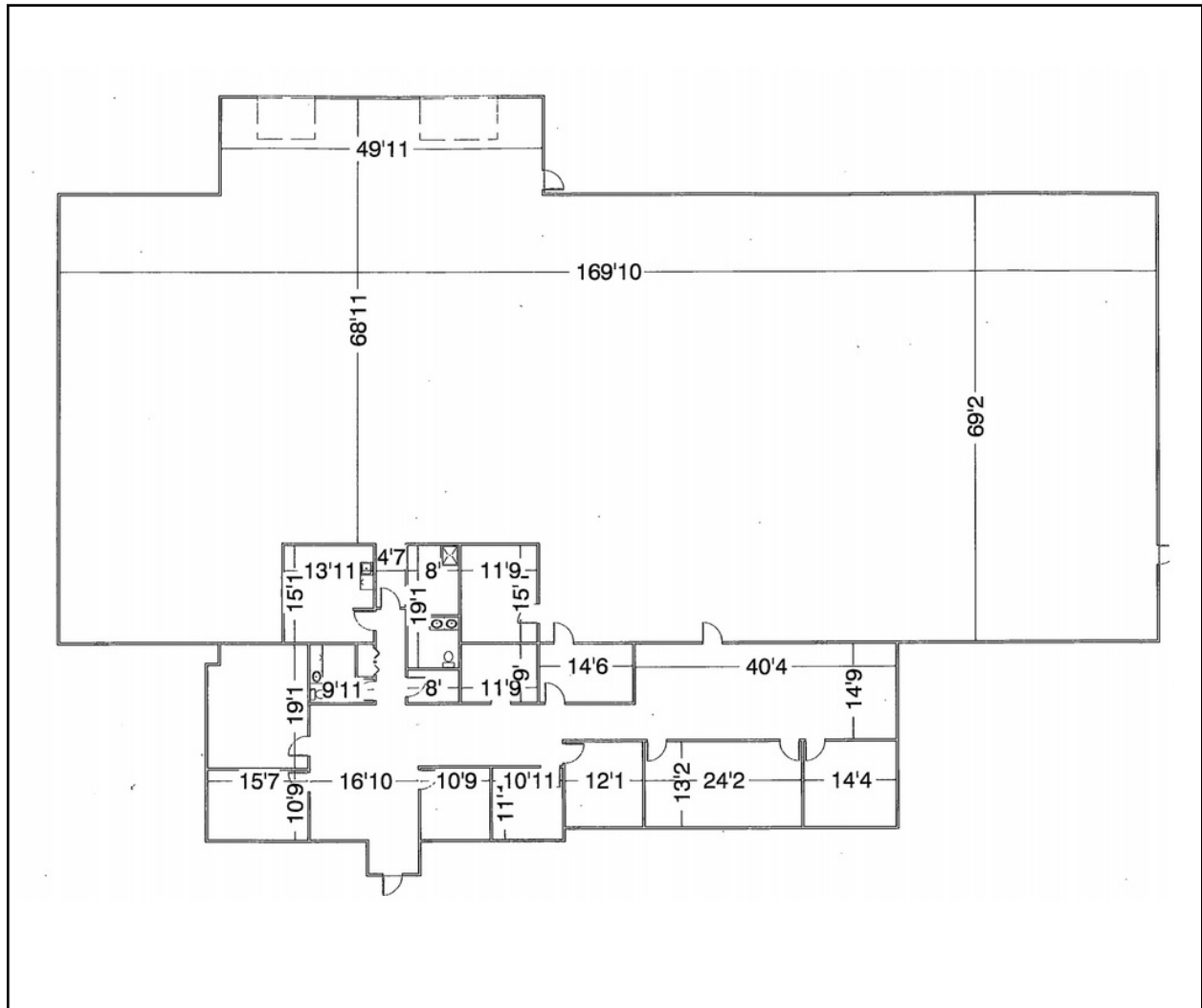
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