

FOR LEASE

OFFICE SPACE AND OFFICE/WAREHOUSE SPACE

2301 SCRANTON ROAD, CLEVELAND, OH 44113



**Rentable Area: 14,900 sq. ft. Office/Warehouse Building,
11,476 sq. ft. Office and 3,424 sq. ft. Warehouse**

Property Information:

Rentable Area: 14,900 sq. ft. Office/Warehouse Building
11,476 sq. ft. Office and 3,424 sq. ft. Warehouse

Features: Office area divided into 25 individual offices,
3 lavatories, lunchroom, 2 conference rooms, copy room,
storage room, computer room and file room; See attached
drawing.

Heating: 5 roof top HVAC units and 2 gas unit heaters.

Zoning: Heavy Industrial

Rental Rate: \$5.00 per sq. ft. NNN

Additional Rent: \$1.17 Per sq. ft. Includes:
Taxes, Insurance, Stormwater Fee.
Plus: CAM

Term: 3-5 years plus options

Parking: 48 spaces

All information submitted herein was received from sources deemed reliable. It is subject to errors, omissions, prior sale/lease and withdrawal from the market without notice. Seller/Lessor and broker make no representation as to the environmental condition of the property.

For more information contact:

DENNIS TROYAN
Broker
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www.Realtyproscle.com

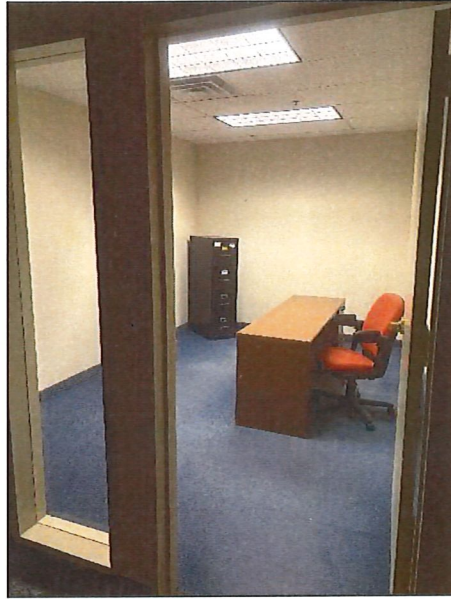
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REALTY PROFESSIONALS, INC.
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440-835-0272 Office



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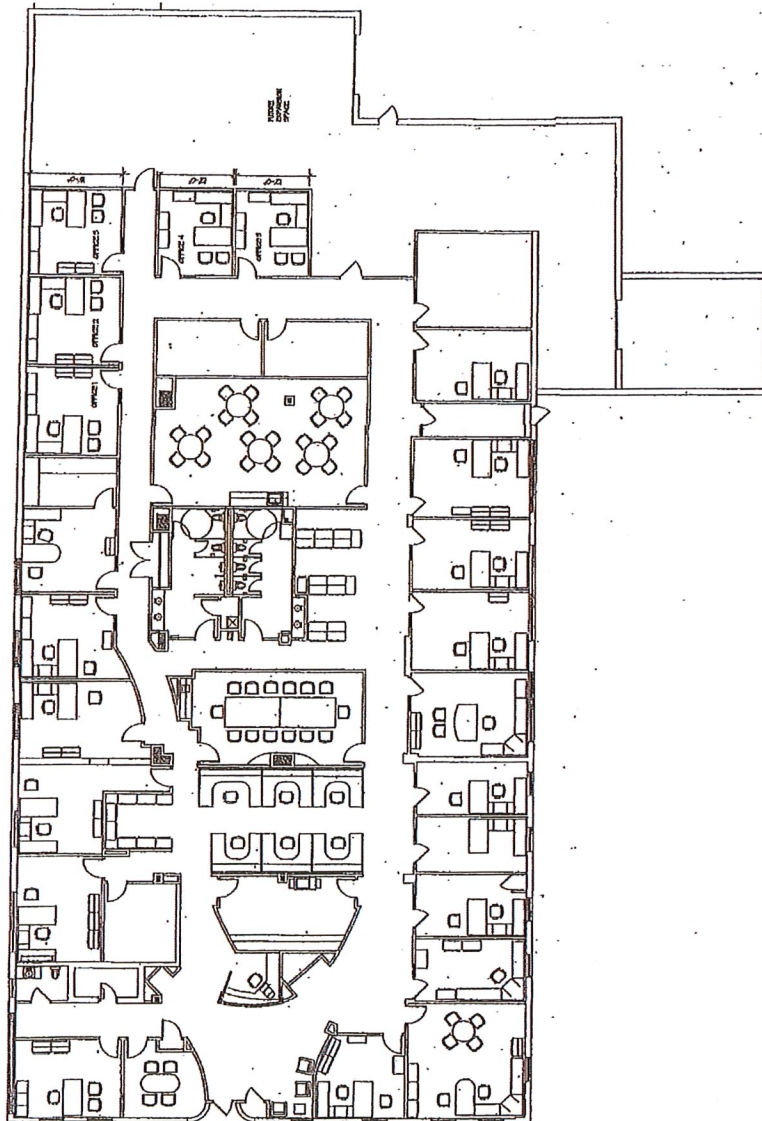
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