





OFFICE & WAREHOUSE SPACE FOR LEASE

Excellent Access to I-90



DOCKS:

10,844 SF

TOTAL BUILDING SF

2,104 SF

AVAILABLE OFFICE SF

1,816 SF

AVAILABLE WHSE SE

0.56 AC

TOTAL LAND SIZE

\$8.00/SF NNN

OFFICE LEASE RATE

\$1,200/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

CONSTRUCTION: Masonry

ROOF: Flat

HEAT: Overhead Gas Unit

AIR CONDITIONED: HVAC-Office

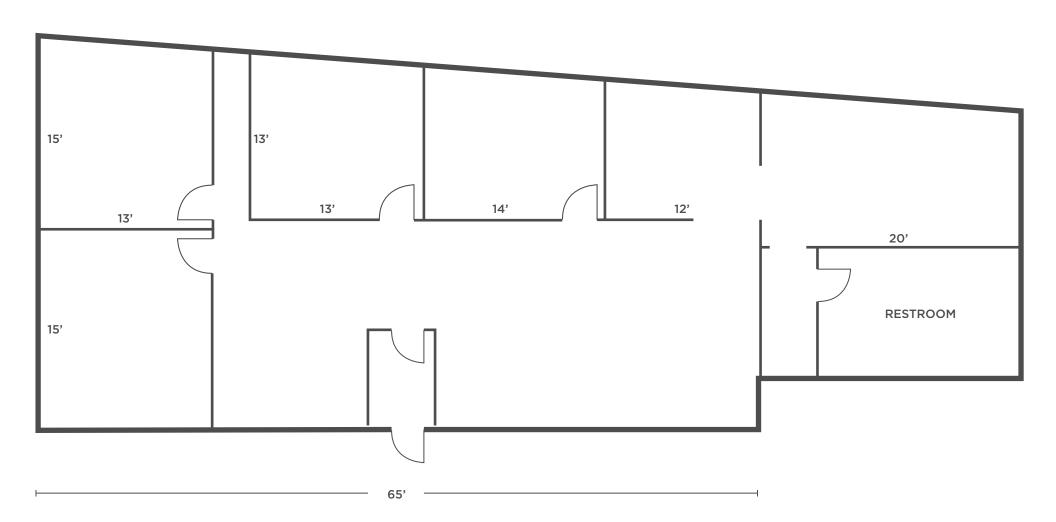
LIGHTING: Metal Halide

CEILING HEIGHT: 8'-16'

One (1) 8'x10' Dock High Door,

Two (2) 8'x10' UPS Docks

OFFICE FLOOR PLAN



WAREHOUSE FLOOR PLAN

