

FOR SUBLEASE

1390 E. 49th Street
Cleveland, Ohio 44103



**UNIQUE INDUSTRIAL OFFERING NEAR
DOWNTOWN CLEVELAND**

**14,875 SF
AVAILABLE**

PROPERTY FEATURES



1444 E. 49th Street

AVAILABLE SF:	16,800 SF
FLOORS:	Two (2) 8,400 SF/Floor
ACREAGE:	0.36 AC 1.2 AC paved lot adjacent
CLEAR HEIGHT:	9'10"
DOCKS:	One (1) 8'x8' w/ leveler
DRIVE-INS:	One (1) 12'x10'
COLUMN SPACING:	13'x21'6"
POWER:	600A/ 240V / 3P 400A/ 240V / 3P
AMENITIES:	Sprinklered, 1.5T freight elevator, new roof
LEASE RATE:	Starting at \$3.50/SF NNN
PARKING:	Abundant and secure
LIFT:	Available



1390 E. 49th Street

AVAILABLE SF:	14,875 SF 6,000 SF Office 8,875 SF Warehouse
ACREAGE:	0.97 AC
CLEAR HEIGHT:	11'6"-20'
DRIVE-INS:	One (1) 12'x14'
POWER:	600A/ 480V / 3P 400A/ 240V / 3P
AMENITIES:	Heavy power
LEASE RATE:	Starting at \$3.50/SF NNN
LIFT:	Available
ADDITIONAL LAND:	1 +/- acre available



5100 St. Clair Avenue

AVAILABLE SF:	40,200 SF
FLOORS:	Four (4) 1-2: 13,250 SF 3-4: 6,850 SF
ACREAGE:	0.53 AC 0.28 Adjacent parking lot
CLEAR HEIGHT:	10'
DRIVE-INS:	Two (2) 10'x10'
AMENITIES:	Excellent downtown views, good for mixed uses including artists, vehicle showrooms, museums, etc.
LEASE RATE:	Starting at \$3.50/SF NNN
PARKING:	Abundant

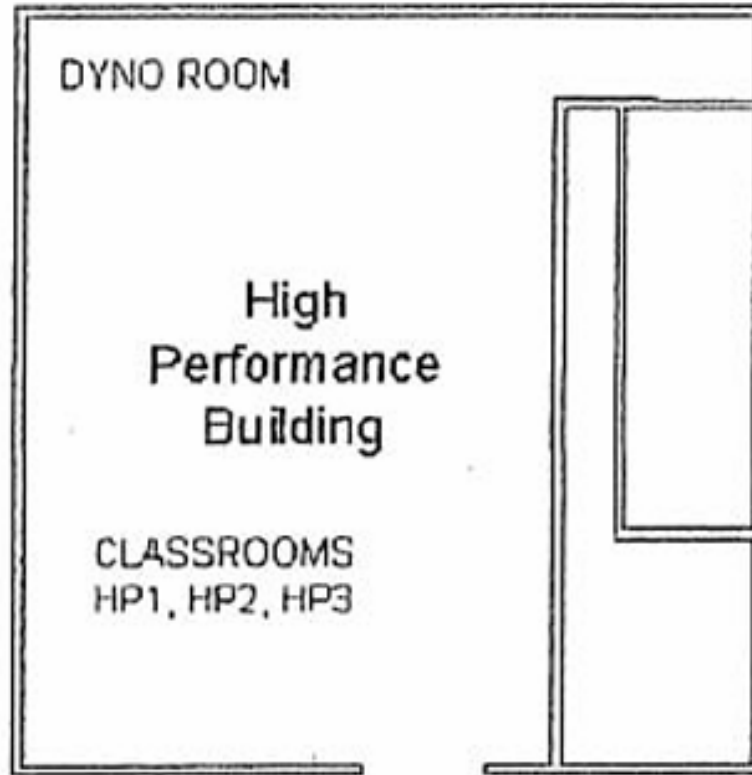
PROPERTY FEATURES



COMMENTS

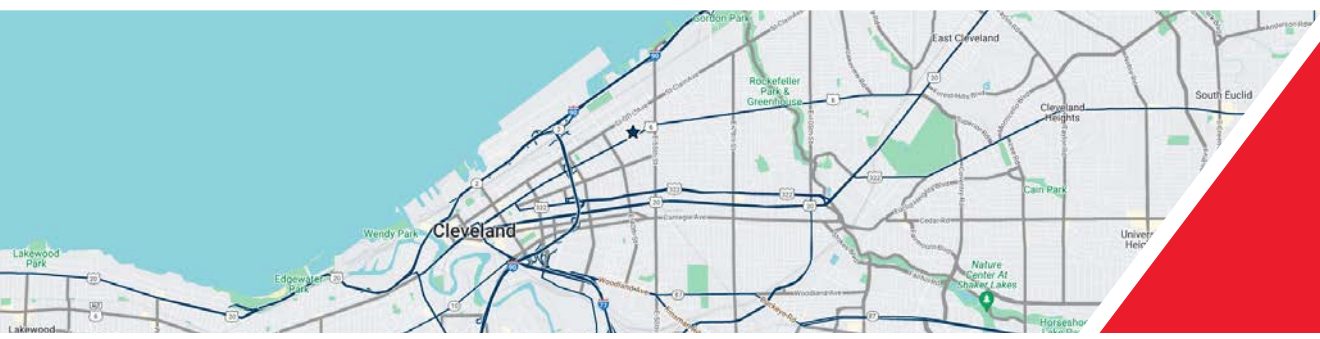
- Unique sublease offering located on the Ohio Technical College Campus
- The property is in a prime location for industrial or commercial uses with easy access to major highways and public transportation
- Surrounded by a vibrant and diverse neighborhood with plenty of dining, entertainment, and cultural options nearby
- Excellent access to Downtown Cleveland and its attractions such as the Rock and Roll Hall of Fame, three major-league sports teams, and some of the best theater in the country at Playhouse Square!

FLOOR PLAN



High
Performance
Parking
Lot

PROPERTY AERIAL MAP



Easy access to I-90

1390 E. 49TH STREET, CLEVELAND, OHIO 44103



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