



2622 ST. CLAIR
AVENUE
CLEVELAND, OH

LOCATION: Second building east from the southeast corner of St. Clair Avenue and East 26th streets.

BUILDING: 3,200 sq. ft. free-standing masonry and block building (32' wide x 100' deep) including approximately 400 sq. ft. of office area and approximately 2,850 sq. ft. of warehouse space.

LEASE TYPE: Triple Net – Tenant pays for real estate taxes and insurance on the building, as well as all building maintenance. Real estate taxes and insurance are estimated at \$2,030.00 per year and \$384.00 per year, respectively. Landlord remains responsible for the roof and structural integrity of the building.

WAREHOUSE CLEARANCE: Approximately thirteen (13) feet.

HVAC: Heat is gas-forced air.

MISCELLANEOUS: One (1) drive-in door.

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