



2630 ST. CLAIR  
AVENUE  
CLEVELAND, OH

**LOCATION:** Third building east of the southeast corner of St. Clair Avenue and East 26th street.

**BUILDING:** 3,250 sq. ft., free-standing masonry and block building (32' 6" wide x 100' deep) including approximately 1,000 sq. ft. of office area and approximately 2,250 sq. ft. of warehouse space.

**RENTAL RATE:** \$4.00 sq. ft. triple net

**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 \$2,328 per year and \$384 per year, respectively. Landlord remains responsible for roof and structural integrity of the building throughout the term.

**WAREHOUSE CLEARANCE:** Approximately 13'.

**HVAC:** Heat is gas-forced air.

**LEASE TERM:** Five (5) years typical.

**MISCELLANEOUS:** One (1) drive-in door at the rear of the building.

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