



5171 CANAL
ROAD
CUYAHOGA HEIGHTS, OH

LOCATION: The building is situated on the northeast corner of Canal Road and East 71 Street.

BUILDING: 30,110 sq. ft., which currently consists of the following features:

Office - 4,300 sq. ft.

Warehouse - 25, 810 sq. ft. (14 ft. clearance)

Four (4) docks

Three (3) 12' x 12' drive-in doors

Rail siding (CSX) with three (3) additional 8' x10' overhead doors

PARKING: Front parking lot accommodates 25 cars with additional parking on the side and rear of the building.

RENTAL RATE: \$5 sq. ft. triple net.

LEASE TYPE: Triple Net - Tenant pays for real estate taxes and insurance, as well as all building maintenance. Real estate taxes and insurance are estimated to be \$9,046 per year (i.e. \$0.30 sq. ft.) and \$3,000 per year (i.e. \$0.10 sq. ft.), respectively. Landlord remains responsible for roof and structural integrity of the building throughout the term.

LEASE TERM: Five (5) years typical.

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