



5795 CANAL  
ROAD  
VALLEY VIEW, OH

**LOCATION:** This is the second building from the northeast corner of Canal Road and Fosdick, just south of the I-480 bridge and approximately 3/4 of a mile north of Rockside Road. Excellent access to I-480 and I-77.

**BUILDING:** 5,400 sq. ft. freestanding single tenant office/warehouse building consisting of approximately 2,900 sq. ft. of office space and 2,500 sq. ft. of warehouse space.

**DRIVE-IN DOOR:** One (1) door - 12 ft. wide x 14 ft. high

**CLEARANCE:** Warehouse approximately 16' clear to joist.

**PARKING:** 12 offstreet spaces exclusively for the building.

**RENTAL RATE:** Office - \$9.50 sq. ft. triple net, warehouse - \$4.50 sq. ft. triple net.

**LEASE TYPE:** Triple Net - Tenant pays for real estate taxes estimated to be \$3,450 per year, (i.e. \$0.64 sq. ft.) and insurance, as well as all building maintenance. Landlord remains responsible for roof and structural integrity of the building throughout the term.

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

**LANDLORD IMPROVEMENTS:** The Landlord will remodel the office areas and prepare the entire building for "turnkey" occupancy.

**HVAC:** Office area has heat and air conditioning throughout. Warehouse space has gas-fired unit heaters.

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