



3500 ST. CLAIR
AVENUE
CLEVELAND, OH

LOCATION: Second building from southwest corner of St. Clair Avenue and East 36th Street.

BUILDING: Freestanding single tenant building situated on 1/2 acre of land containing 13,635 sq. ft. of space with approximately 3,200 sq. ft. of office space and 10,435 sq. ft. of warehouse space with 13'6" of clearance inside warehouse. The offices are fully air-conditioned.

PARKING: There are two (2) separate offstreet parking lots/loading areas. The front lot on St. Clair is 2,700 sq. ft. (54' front x 50' deep) with two (2) docks and also provides parking for five to six vehicles. The side lot off of E. 36th Street is fenced and includes parking for approximately 16 to 18 vehicles with one (1) drive-in door (10 ft. x 10 ft.).

RENTAL RATE: \$5.50 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 \$11,144 per year (i.e. \$0.82 sq. ft.) and \$1,364 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.

TENANT IMPROVEMENTS: Landlord will provide remodeling of office and warehouse areas to suit Tenant requirements.

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