



TRUCK TERMINAL

550 HARVARD AVENUE
CUYAHOGA HEIGHTS, OH

LOCATION: South side of Harvard Avenue between I-77 and I-71 with excellent access to I-77, I-71, I-90 and I-480.

TRUCK TERMINAL BUILDING: The building consists of 48 doors (24 cross-docks) with office area of approximately 1,364 sq. ft. (22' x 62'). The cross-docks are 11' wide by 62' deep, each.

LAND AREA: Three to four acres.

LEASE TERM: Five (5) years typical.

RENTAL RATE: \$220 per door, per month.

LEASE TYPE: Triple Net - Lease includes entire yard area and office space in terminal. Tenant pays for real estate taxes and insurance, as well as maintenance of the building systems and yard area. Real estate taxes and insurance are estimated to be \$7,642 per year and \$522 per year, respectively. The Tenant is also responsible for the operating cost of the waste water treatment system which is estimated to be \$1,600 per year. Landlord remains responsible for roof and structural integrity of the building throughout the term.

LANDLORD IMPROVEMENTS: The Landlord will prepare entire premises for "turnkey" occupancy.

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