



2601 ST. CLAIR  
AVENUE  
CLEVELAND, OH

**LOCATION:** Northeast corner of St. Clair Avenue and East 26th street.

**BUILDING:** 1st floor - Approximately 5,550 sq. ft. (includes 1,200 sq.ft. of office/showroom)  
Basement - Approximately 1,000 sq. ft.  
Total - Approximately 6,550 sq. ft.

Building includes one 10' x 10' dock at the rear of the building and one 8' x 10' dock facing East 26th Street. On-site parking for approximately 10 cars exists at the rear of the building.

**RENTAL RATE:** \$4.00 sq. ft. Triple Net. (\$2,081.25 per month). No rent is charged for the basement.

**LEASE TYPE:** Triple Net – Tenant pays for real estate taxes and insurance, which is \$4,436.47 per year and \$250.00 per year, respectively. Tenant is also responsible for all building maintenance including the HVAC system. Landlord remains responsible for the roof and structural integrity of the building throughout the term.

**UTILITIES:** Tenant pays separately metered gas, water and electric directly to the providing utility.

**HVAC:** Rooftop A/C unit with natural gas heat for office area. Warehouse has ceiling-hung, gas-fired heating units.

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

**WAREHOUSE CLEARANCE:** Approximately 12'.

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