



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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