



2625 ST. CLAIR
AVENUE
CLEVELAND, OH

LOCATION: Third building east of the northeast corner of St. Clair Avenue and East 26th Street.

FREESTANDING BUILDING: Contains a total of 10,600 sq. ft. of space including approximately 2,500 sq. ft. of remodeled office area with exposed brick walls and 8,100 sq. ft. of warehouse space. There are two (2) docks and off-street parking for approximately 12 cars.

RENTAL RATE: \$4.00 sq. ft., triple net

LEASE TYPE: Tenant pays for real estate taxes and insurance on the building, as well as all building maintenance. Real estate taxes and insurance are estimated at \$.52 sq. ft. and \$.05 per sq. ft., respectively. Landlord remains responsible for roof and structural integrity of the building throughout the term.

WAREHOUSE CLEARANCE: Approximately 13'.

HVAC: Office – Heat and air conditioning throughout.
Warehouse – Heat only by gas-fired, forced-air units.

LEASE TERM: Five (5) years typical.

MISCELLANEOUS: There is an attached parking garage for one (1) vehicle with an additional overhead door for loading onto one of the building's dock platforms.

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