

FOR LEASE



3501 - 3535

W. 140th Street, Cleveland, Ohio 44111

PROPERTY HIGHLIGHTS

- Excellent location near the intersection of W 140th and Lorain Avenue
- Easy access to I-90 and I-71
- Gated lot for outside storage and parking
- Public transportation is easily accessible
- Great frontage along a high-traffic road
- Ability to lease all or part (divisible down to 2,000 SF)

TOTAL SF	17,651 SF
LAND	0.94 acres
CONSTRUCTED	1942; 1947
CEILING HEIGHT	12' - 20'
DOCKS	One (1) (8' x 8')
DRIVE-IN DOORS	Two (2) (9' x 10', 9' x 9')
LIGHTING	Fluorescent
HEAT	Overhead Gas
AIR-CONDITIONING	Office
POWER	3501 - 400A 220V 3P 3535 - 600A 220V 3P
PARKING	Gated yard for outside parking and storage
ASKING LEASE RATE	\$4.00 NNN

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UNITS AVAILABLE

Unit	Total SF	Office SF	Whse. SF	Docks	Drive-In
3501	2,196 SF	0 SF	2,196 SF	-0-	To Suit
3535	9,755 SF	400 SF	9,355 SF	One (1) 8' x 8'	Two (2) 9' x 10', 9' x 9'



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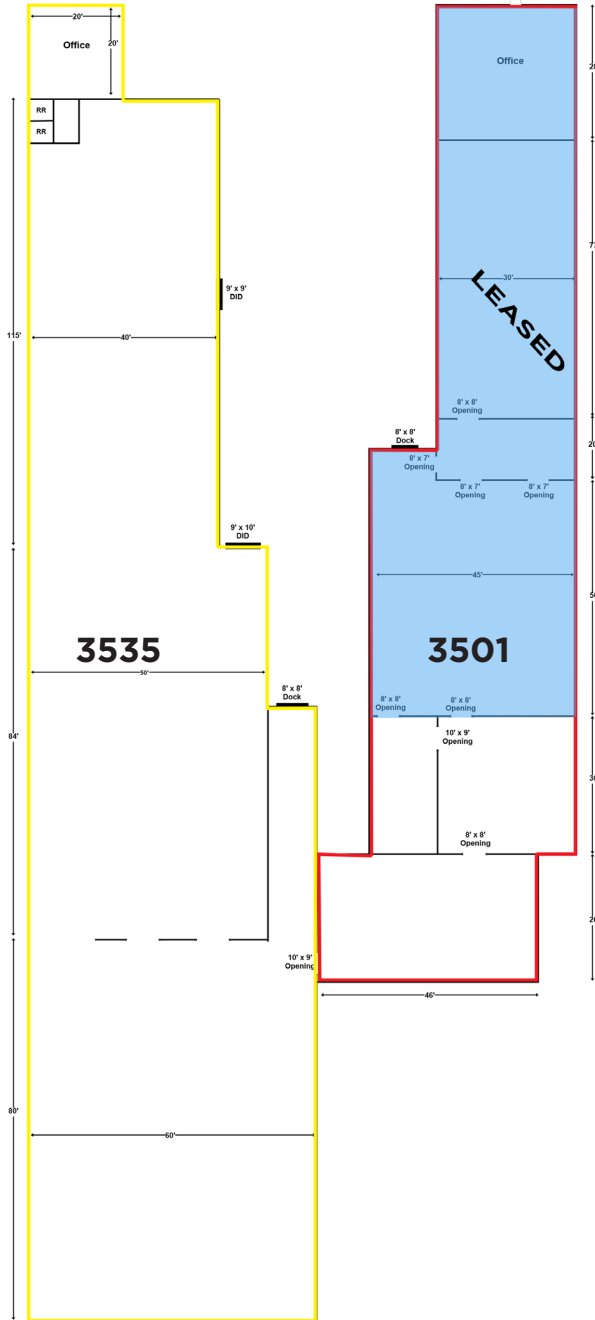
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FLOOR PLAN



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