



FOR LEASE



106,532 s.f. available

4510 E. 71ST STREET

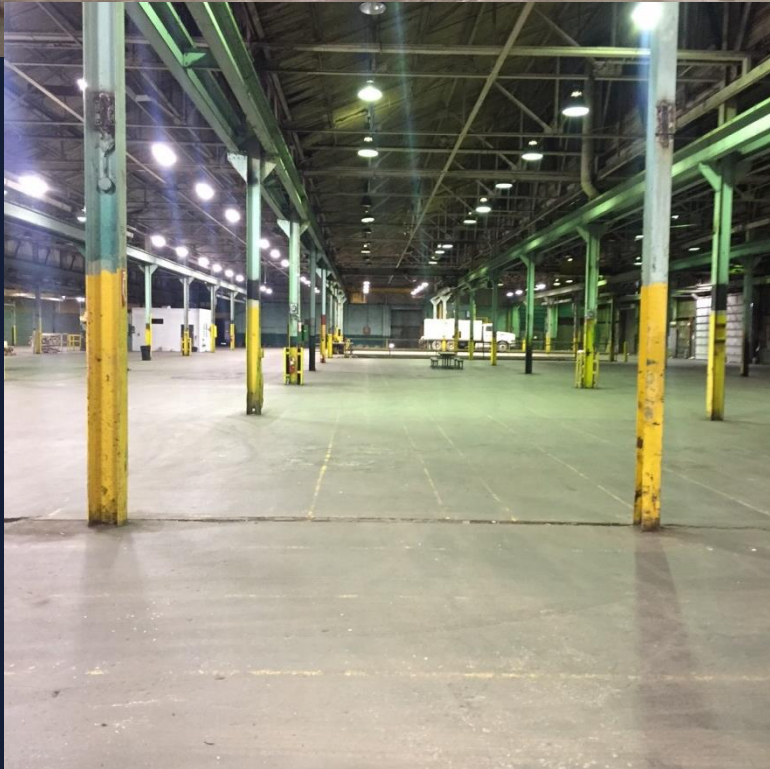
CLEVELAND, OHIO

Benefits:

- Great access to I-77 at Grant Avenue
- 290,970 s.f. on 8.94 Acres
- Available space: Total: 106,532 s.f. (divisible)
 - A: 24,840 s.f.
 - B: 80,000 s.f.(200 s.f. of office)
 - C: 1,692 s.f
- Less than a mile to the I-77 / Grant Avenue Interchange

PROPERTY SPECIFICATIONS:

Transaction Type	For Lease
Year Built	Built in 1914, renovated in 1962
Building Size	Total: 106,532 Suite A: 24,840 Suite B: 80,000 Suite C: 1,692
Property Size	290,970 s.f. on 8.94 acres
Property Location	Less than a mile to the I-77 / Grant Ave. interchange
Floor Type	Concrete
Docks	2 interior docks with levelers
Drive-ins	7 Drive-in doors (12' x 12' – 14' x 14')
Cranes	7 cranes: (3) 2-Ton, (2) 4-Ton, (1) 5-Ton, & (1) 7-Ton
Sprinkler System	Dry sprinkler system
Lighting	High efficiency fluorescent & Metal Halide
Heating	Gas infrared
Clear Height	14' -25'
Column Spacing	32' x 30'
Construction	Metal/Masonry
Power	400 amps, single phase, 240v 400 amps, 3 phase, 480v 480v 3 phase 3 wire bus duct throughout
Rail Access	Rail Spur in place (currently inactive w/CDX but can be reactivated with tenant requirement)
Asking Rate	\$2.65.s.f./Gross
Pass Trough's	\$350/month



FOR MORE INFORMATION, PLEASE CONTACT:

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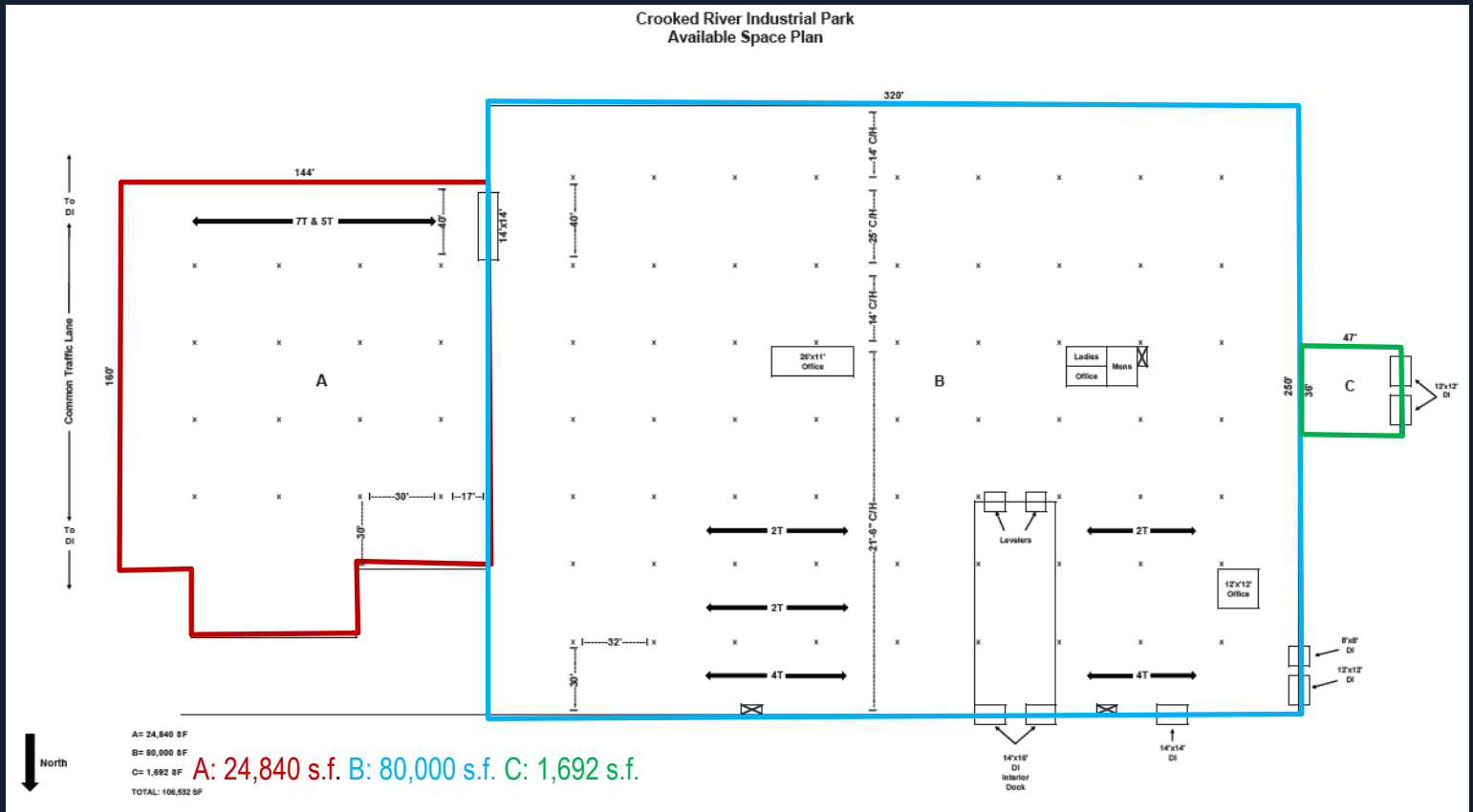
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FLOOR PLAN



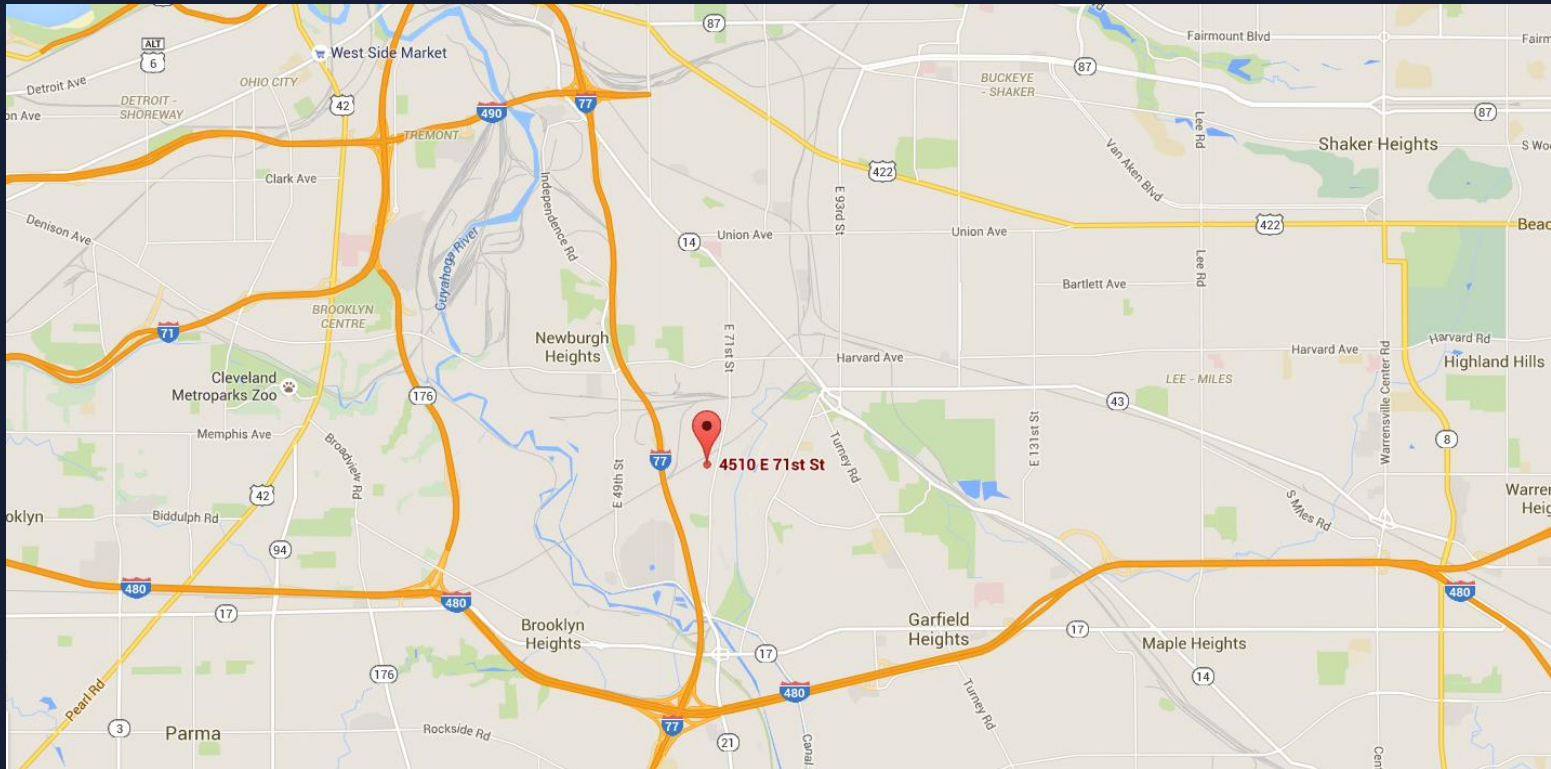
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