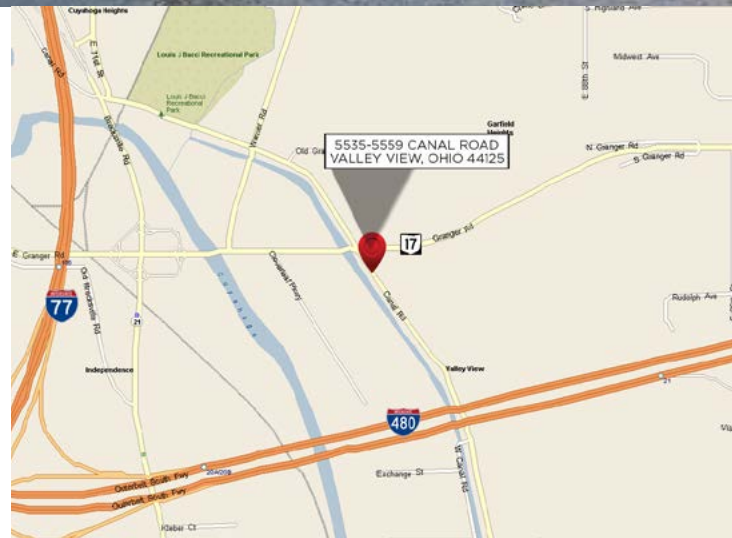


CONVENIENT ACCESS TO I-77, I-480 AND MANY RESTAURANTS



Property Specifications

BUILDING SF	51,864 SF
CEILING HEIGHT	18' clear
LIGHTING	Fluorescent
HEAT	Overhead Gas
LEASE RATE	Modified Gross
OFFICE RENT	\$10.50
WAREHOUSE RENT	\$5.50



AVAILABLE UNITS

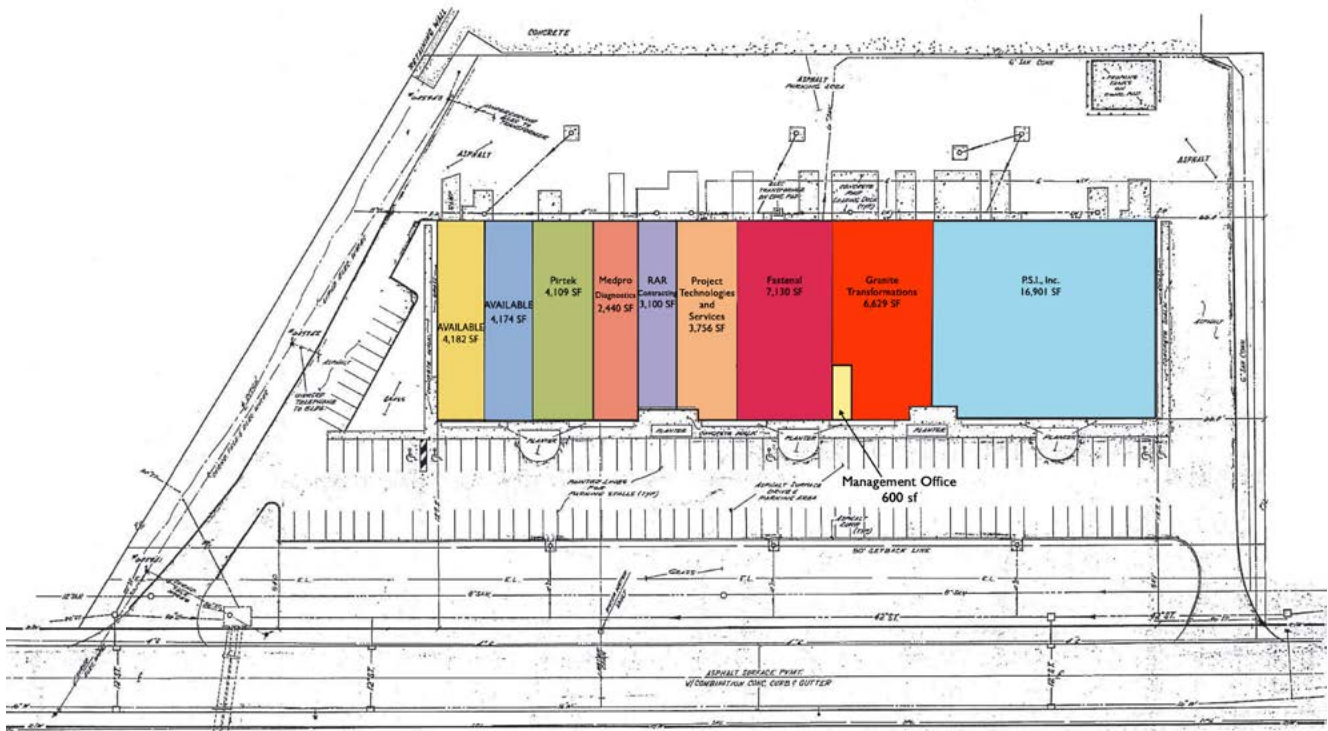
UNIT	TOTAL SF	OFFICE SF	WHSE. SF	DOCKS	DID
5535	4,182 SF	2,720 SF	1,462 SF	1-14'x8'	1-14'x10'
5551	4,174 SF	1,734 SF	2,440 SF	1-10'x14'	N/A

GEORGE J. POFOK, CCIM, SIOR
Senior Vice President
+1 216 525 1469
gpofok@crescorealestate.com

KEVIN M. KELLY
Principal
+1 216 525 1480
kkelly@crescorealestate.com

VIEW VIDEO HERE

Floor Plan and Aerial



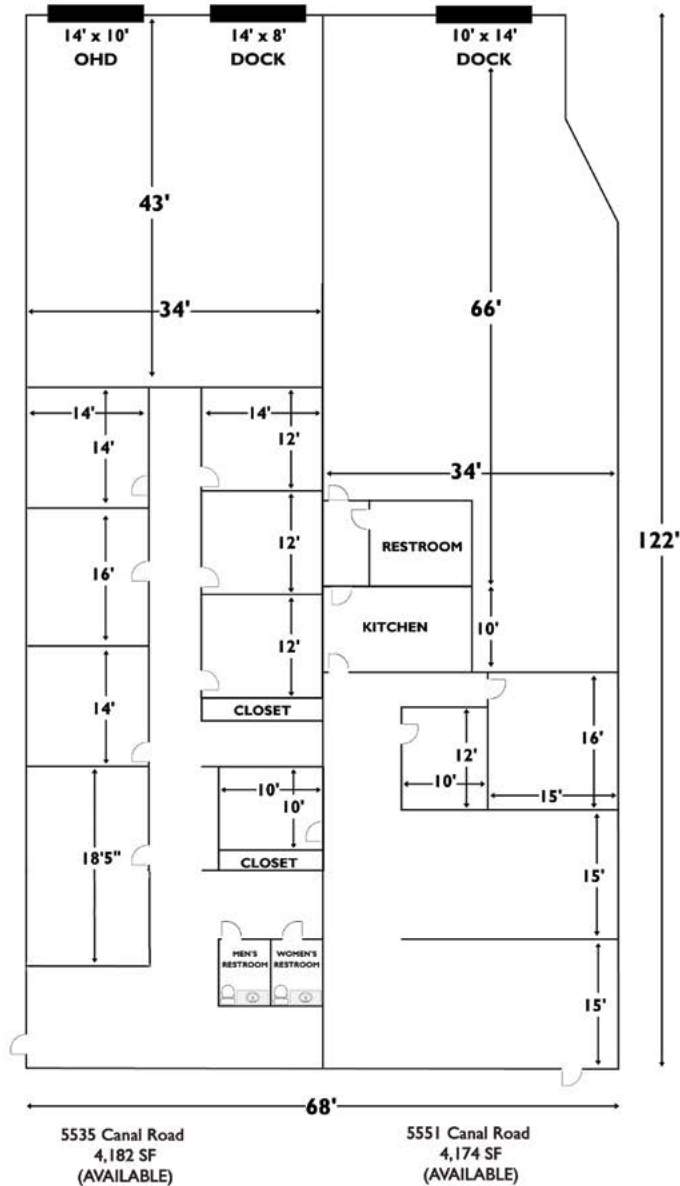
CANAL ROAD 60'



GEORGE J. POFOK, CCIM, SIOR
Senior Vice President
+1 216 525 1469
gpofok@crecorealestate.com

KEVIN M. KELLY
Principal
+1 216 525 1480
kkelly@crecorealestate.com

Floor Plan



GEORGE J. POFOK, CCIM, SIOR
Senior Vice President
+1 216 525 1469
gpofok@creSCOREalestate.com

KEVIN M. KELLY
Principal
+1 216 525 1480
kkelly@creSCOREalestate.com

3 Summit Park Drive,
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
creSCOREalestate.com