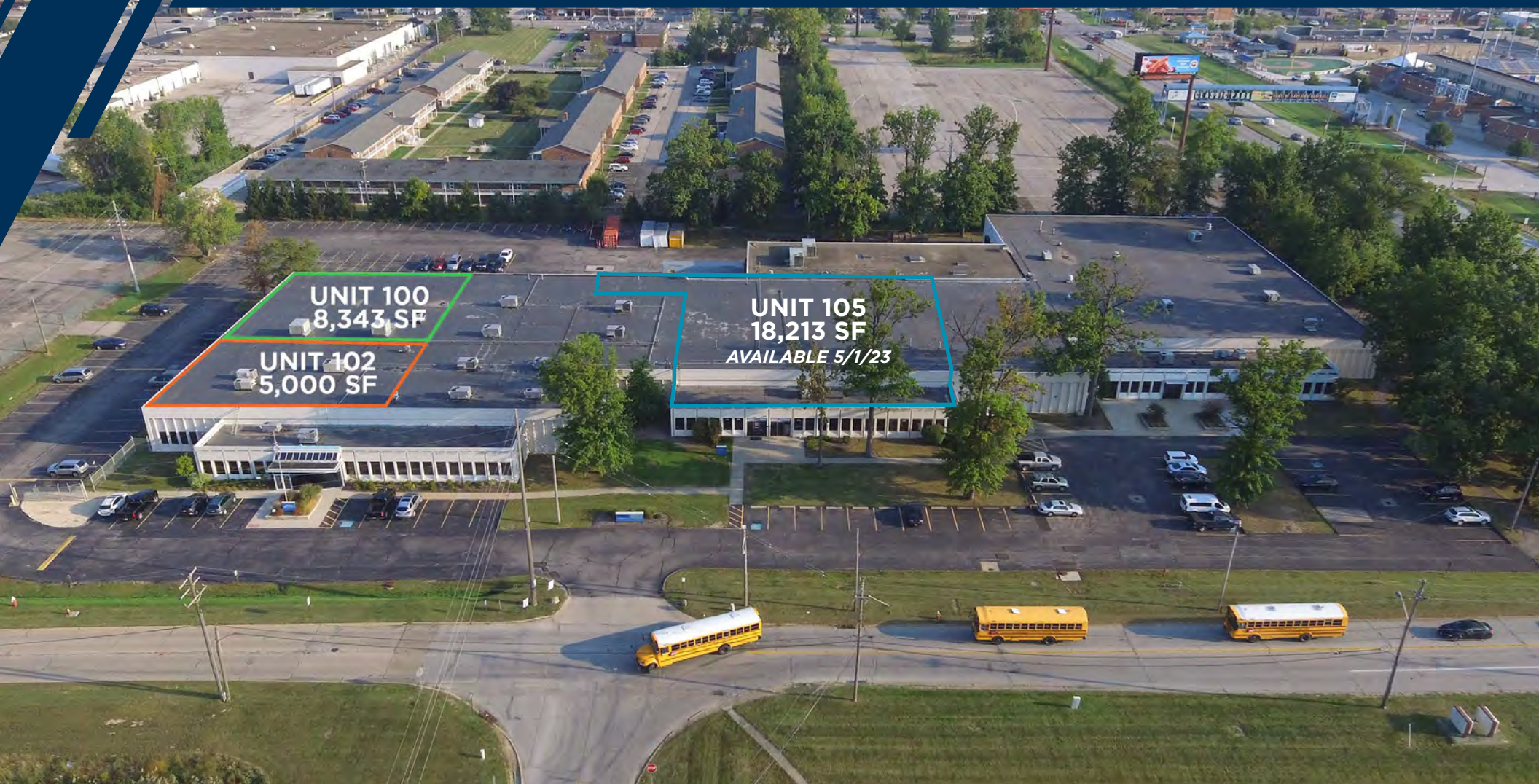


34929 CURTIS BOULEVARD

EASTLAKE, OHIO 44095

Industrial / Office / For Lease



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BUILDING SF

106,868 SF

AVAILABLE SF

67,263 SF

LOT SIZE

9 acres

PROPERTY SPECIFICATIONS

CONSTRUCTED	1979
REFURBISHED	2017
CONSTRUCTION	Pre-cast concrete/metal siding
CEILING HEIGHT	18'
DRIVE-IN DOORS	Three (3)
DOCK	Two (2)
SPRINKLER	Yes
LIGHTING	T-8
HEAT	Overhead Gas
AIR-CONDITIONING	100%
ROOF	EPDM (Age: 2015)
POWER	4000A / 480V / 3P

UNITS AVAILABLE

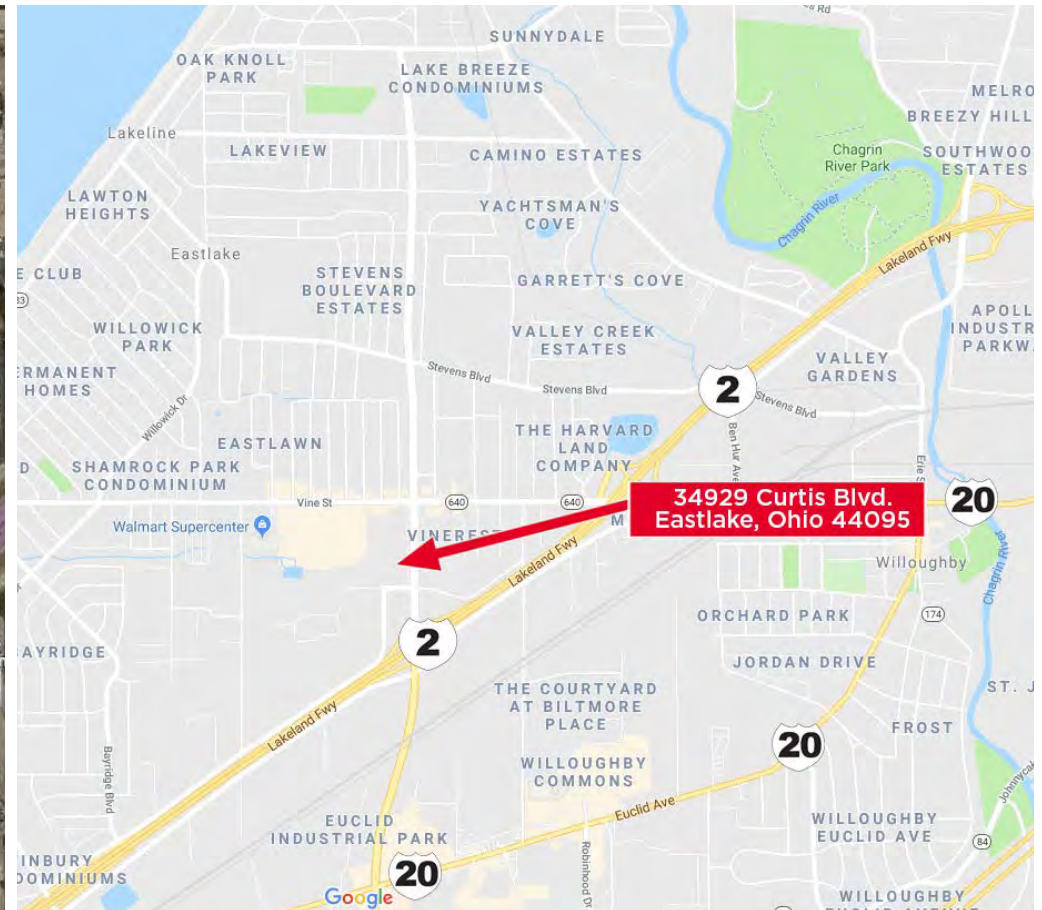
UNIT	TOTAL SF	OFFICE SF	WHSE. SF	TRUCK DOCKS	DRIVE-IN	LEASE RATE
100	8,343 SF	TBD	8,343 SF	One (1)	-0-	\$6.50 NNN
102	5000 SF	5,000 SF	-0-	-0-	-0-	\$6.50 NNN
105*	18,213 SF	2,200 SF	16,013 SF	Two (2)	One (1)	\$6.50 NNN

*Available 5/1/23

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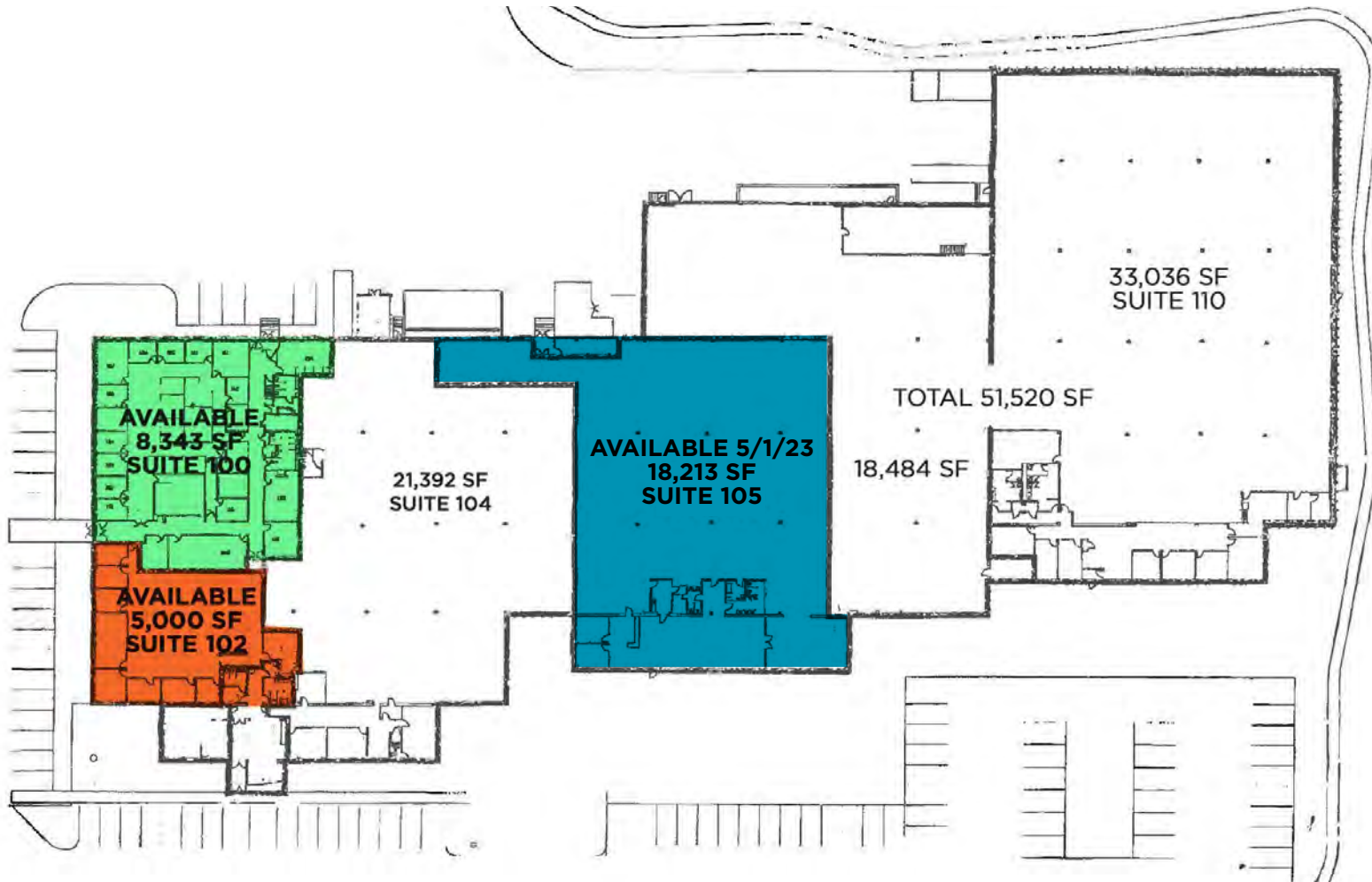
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