

FOR LEASE

3301-3347 ST. CLAIR AVENUE

Cleveland, Ohio 44114



CUSHMAN &
WAKEFIELD



33,000 SF FLEX BUILDING

NEAR THE HEART OF DOWNTOWN CLEVELAND



PROPERTY FEATURES



15,699 SF
TOTAL SPACE SIZE

1.28 ACRES
TOTAL SITE SIZE

\$5.00/SF NNN
LEASE RATE

CURRENT AVAILABILITIES

UNIT 1

15,699 SF TOTAL SPACE AVAILABLE	1,100 SF EXISTING OFFICE SPACE	14,599 SF EXISTING INDUSTRIAL SPACE
FIVE (5) DOCKS	-0- DRIVE-IN DOOR	17' CLEAR CEILING HEIGHT

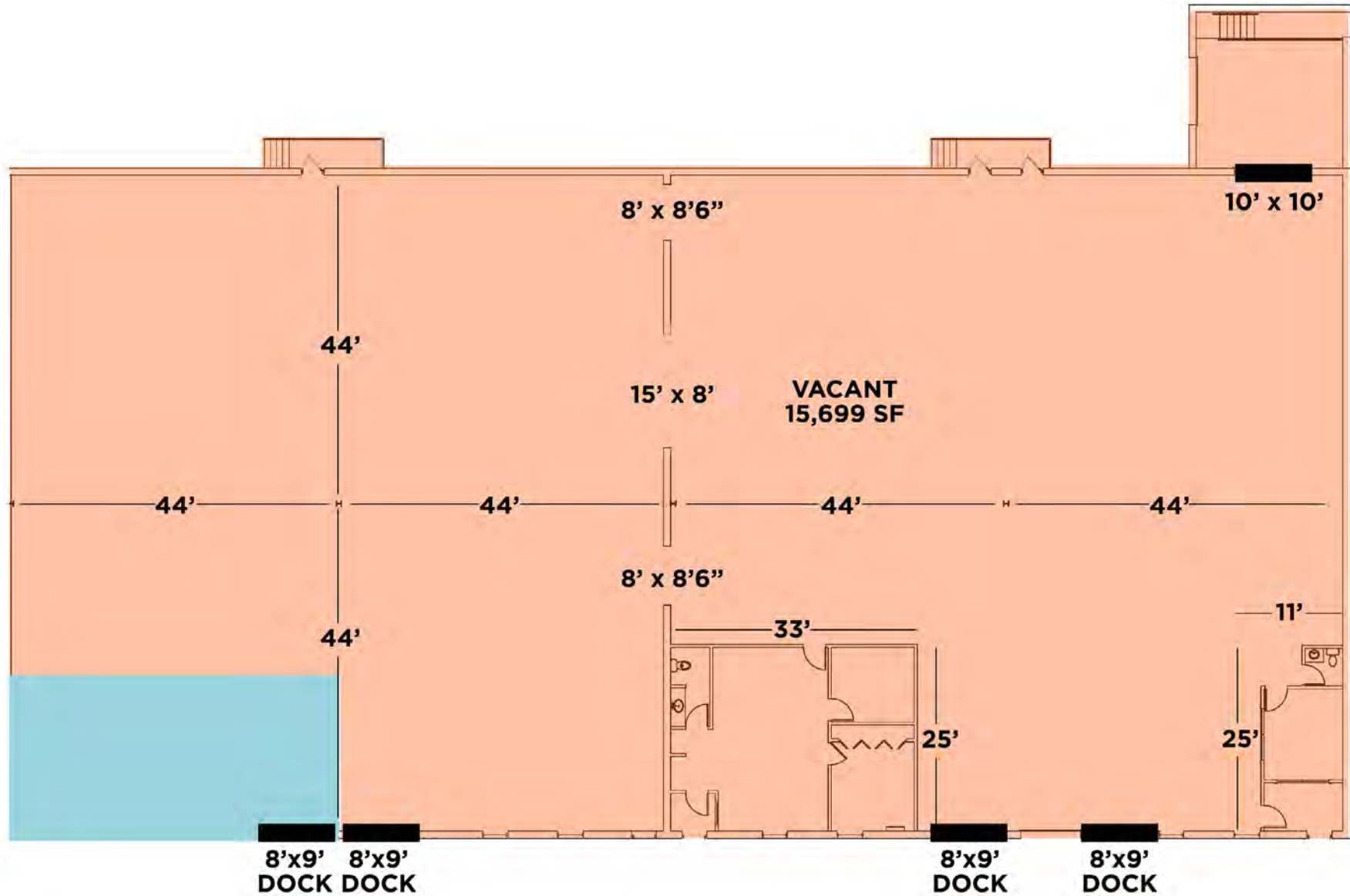
HIGHLIGHTS

CONSTRUCTED	1970
CONSTRUCTION TYPE	Masonry
LIGHTING	LED
HEAT	Overhead Gas
AIR-CONDITIONING	Office
SPRINKLERED	Yes
CLEAR CEILING HEIGHT	17'
PARKING	50 spaces
POWER	400A / 480V / 3P

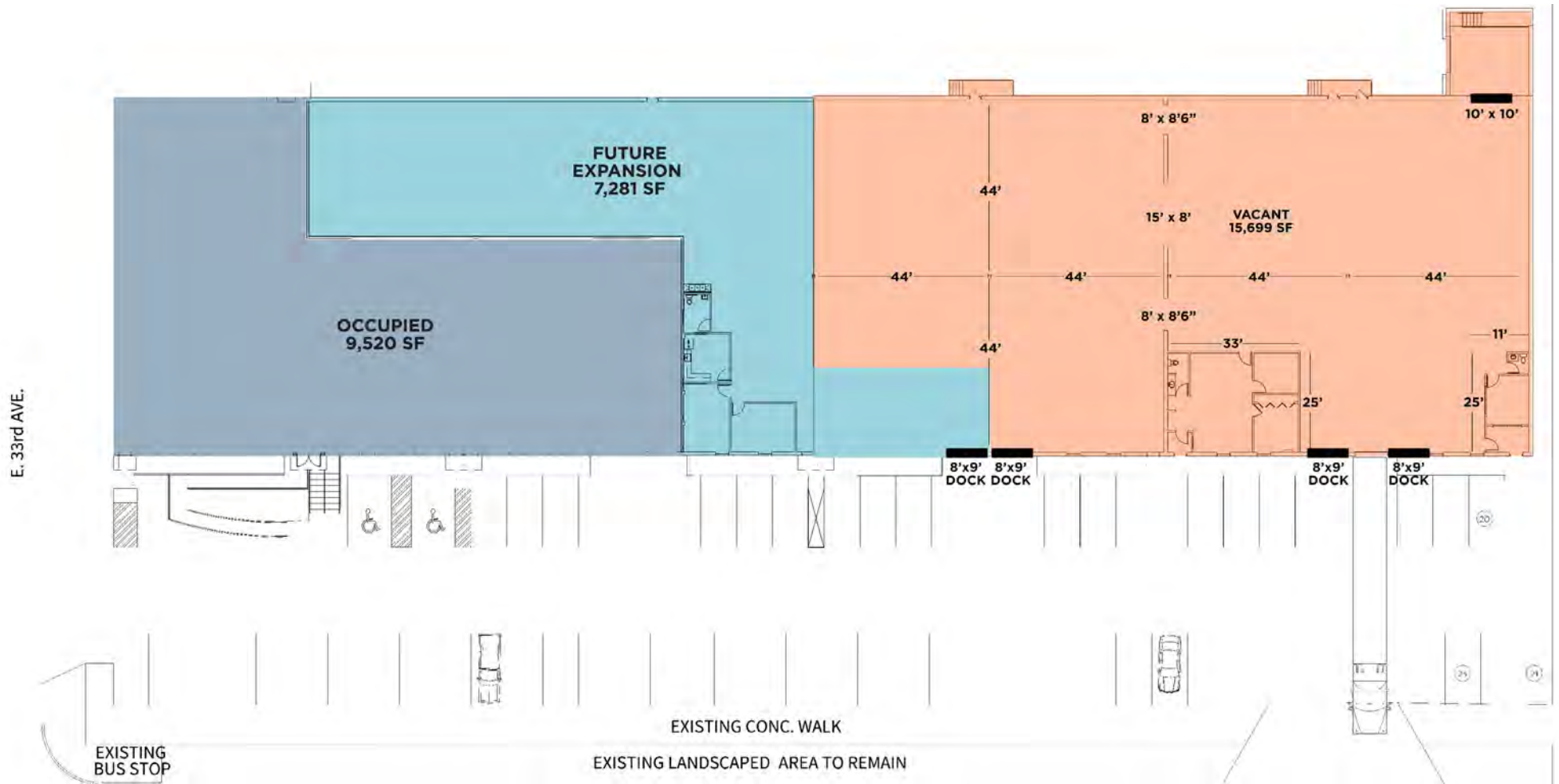
COMMENTS

- Clean warehouse space near the heart of Downtown Cleveland
- Minutes to I-90, SR-2, I-71 and I-77
- New ownership is investing in the building
- Proximity to Burke Lakefront Airport and 20 minutes from Cleveland Hopkins International Airport
- Excellent visibility along the highly trafficked St. Clair Avenue

PROPERTY FLOOR PLAN



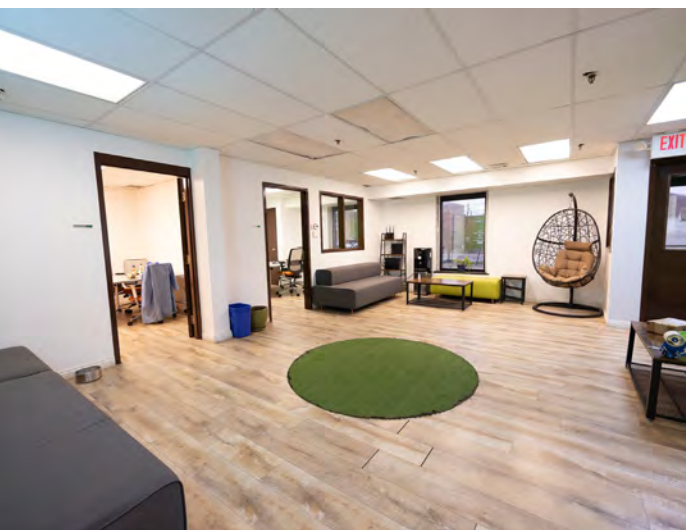
PROPERTY FLOOR PLAN



PROPERTY PHOTOS



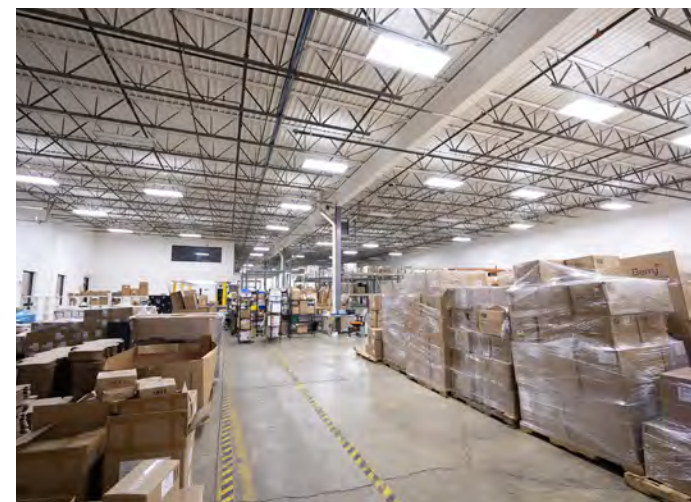
Office



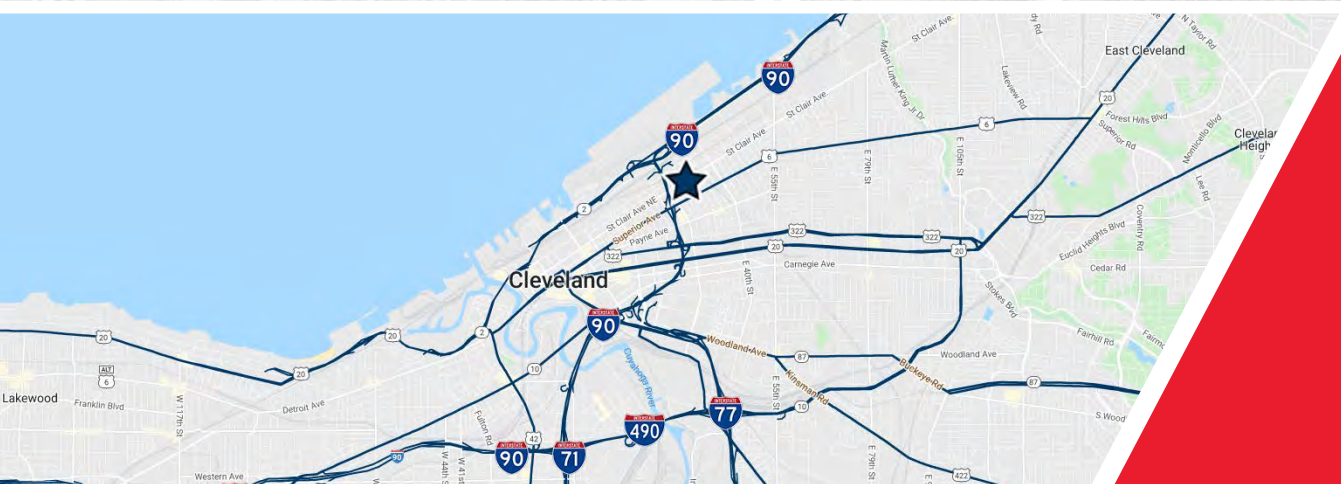
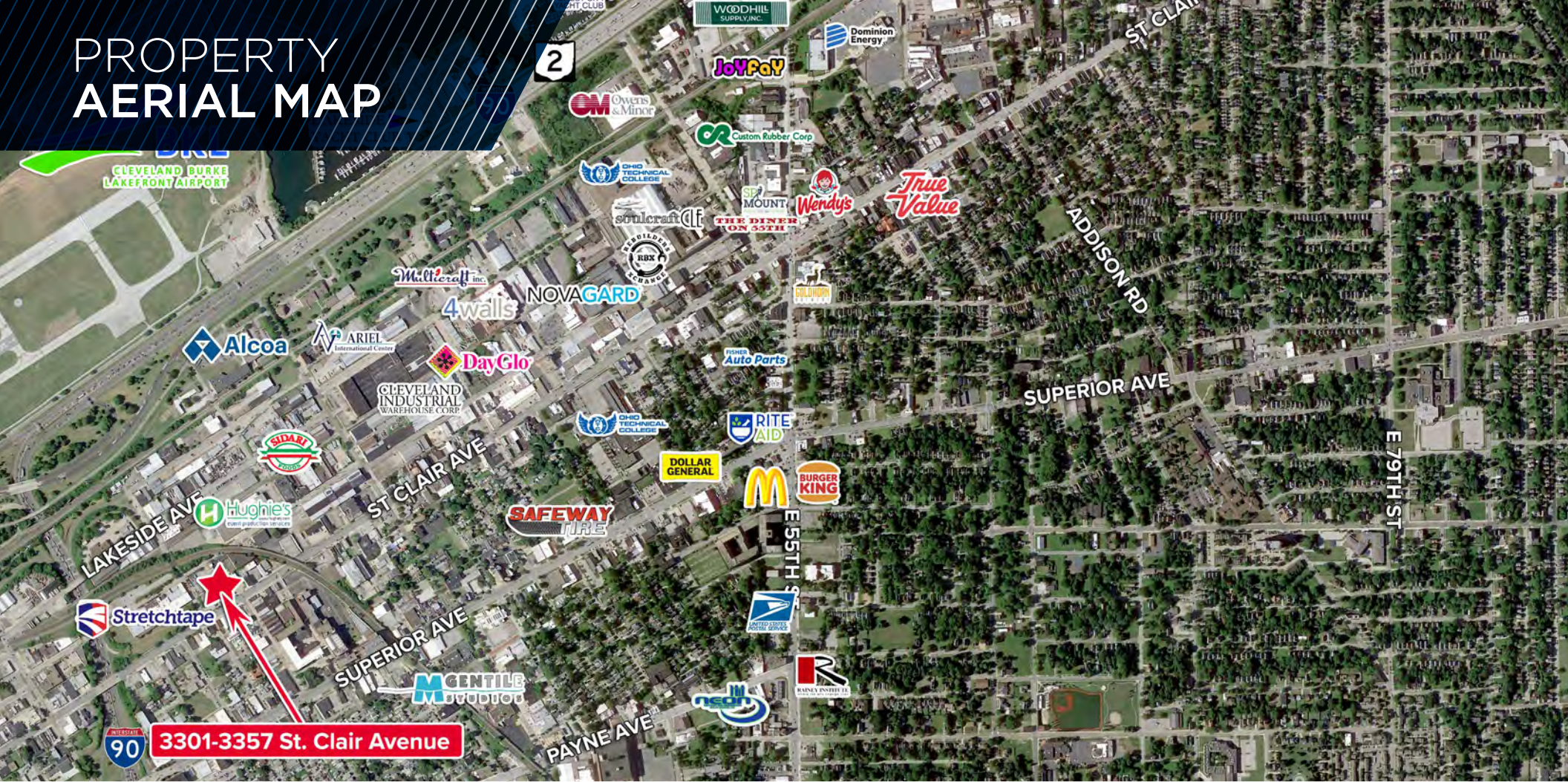
PROPERTY PHOTOS



Warehouse



PROPERTY AERIAL MAP



Minutes to I-90,
SR-2, I-71 and I-77



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