

**FOR LEASE**

# 1,750 SF – 7,700 SF Warehouse Space Available

33801 & 33851 Curtis Boulevard, Eastlake, OH 44095



## PROPERTY OVERVIEW

- Utilities: Individually Metered Gas/Electric
- Convenient Location at Rt 2 & Rt 91
- Great Space at Great Rates, Best Values in the Area
- **Lease Rates:**
  - \$4.50/SF, NNN Warehouse
  - \$8.50/SF, NNN Office
  - Nets = \$1.80/SF

## AVAILABILITY

### 33801 Curtis Boulevard:

**#112A: 1,750 SF**

- 100% office

**#113: 2,441 SF**

- 1 drive-in
- 1/2 office, 1/2 warehouse

**#114: 4,352 SF**

- 1 dock & 1 drive-in
- 800 SF office, 3,552 SF warehouse

\*Units #113 & #114 can be combined

### 33851 Curtis Boulevard:

**#206–207: 7,770 SF**

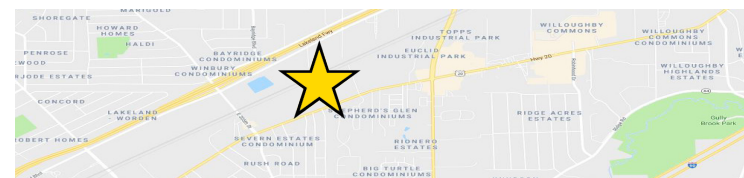
- 2 docks & 1 drive-in
- 100% warehouse

**#214: 2,205 SF**

- 1 drive-in & 1 dock
- 100% warehouse

**#215: 4,159 SF**

- 1 drive-in
- 1/2 office, 1/2 warehouse



[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**Michael J. Occhionero**

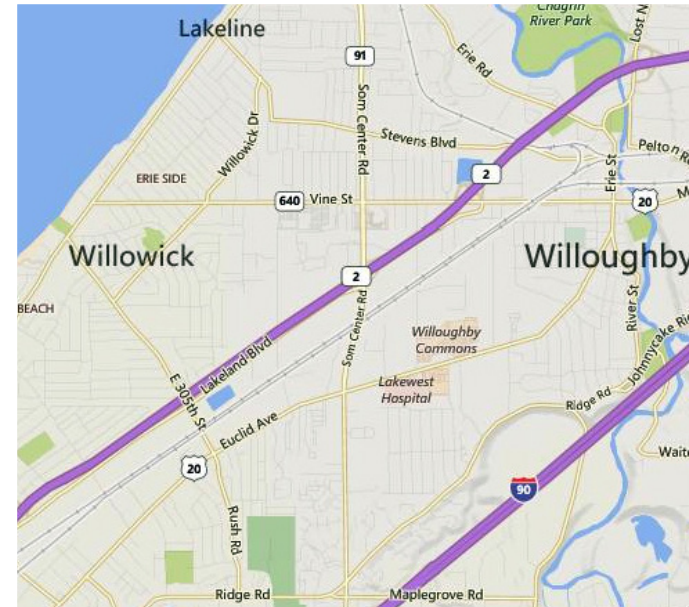
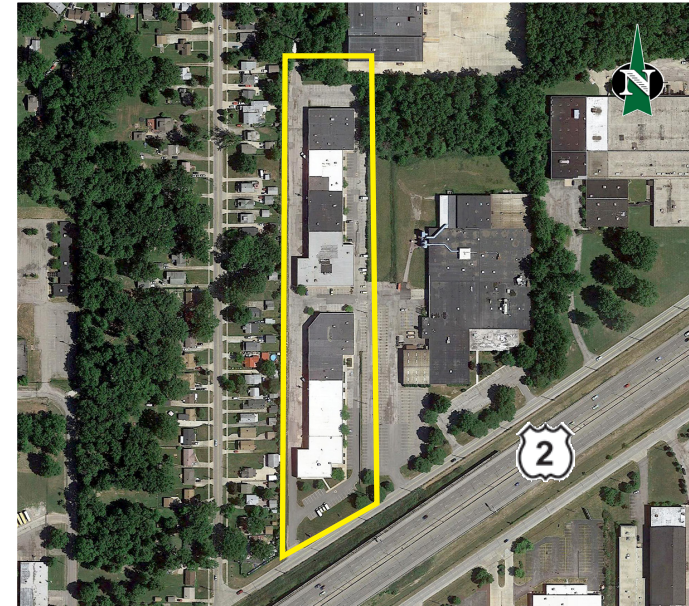
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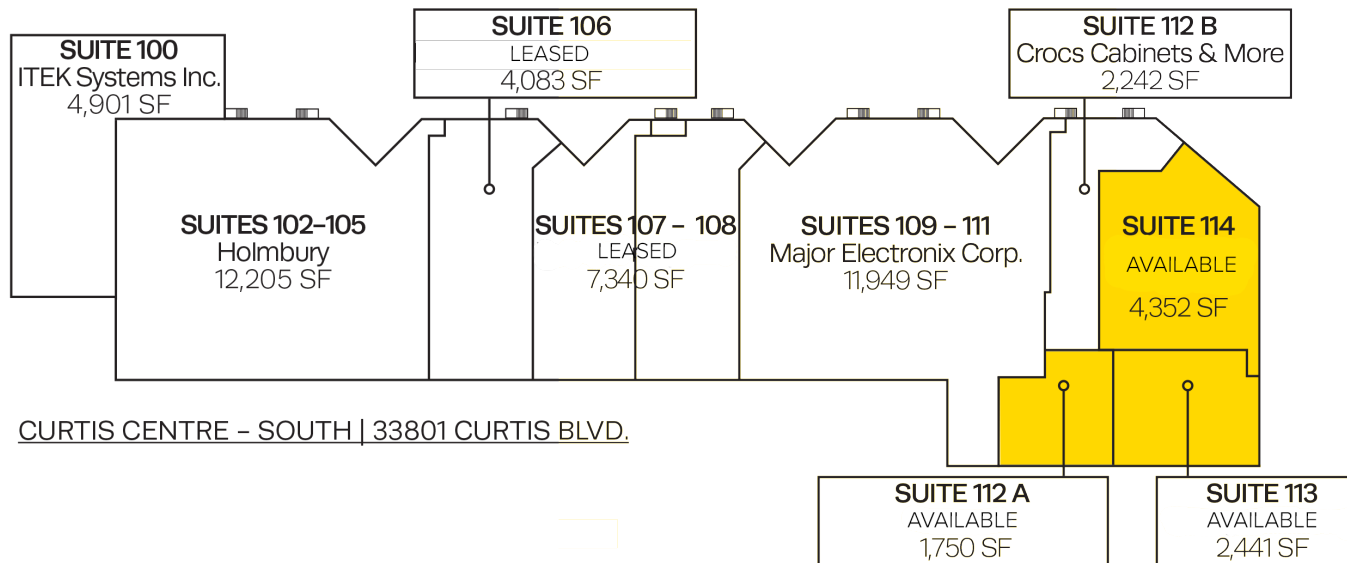
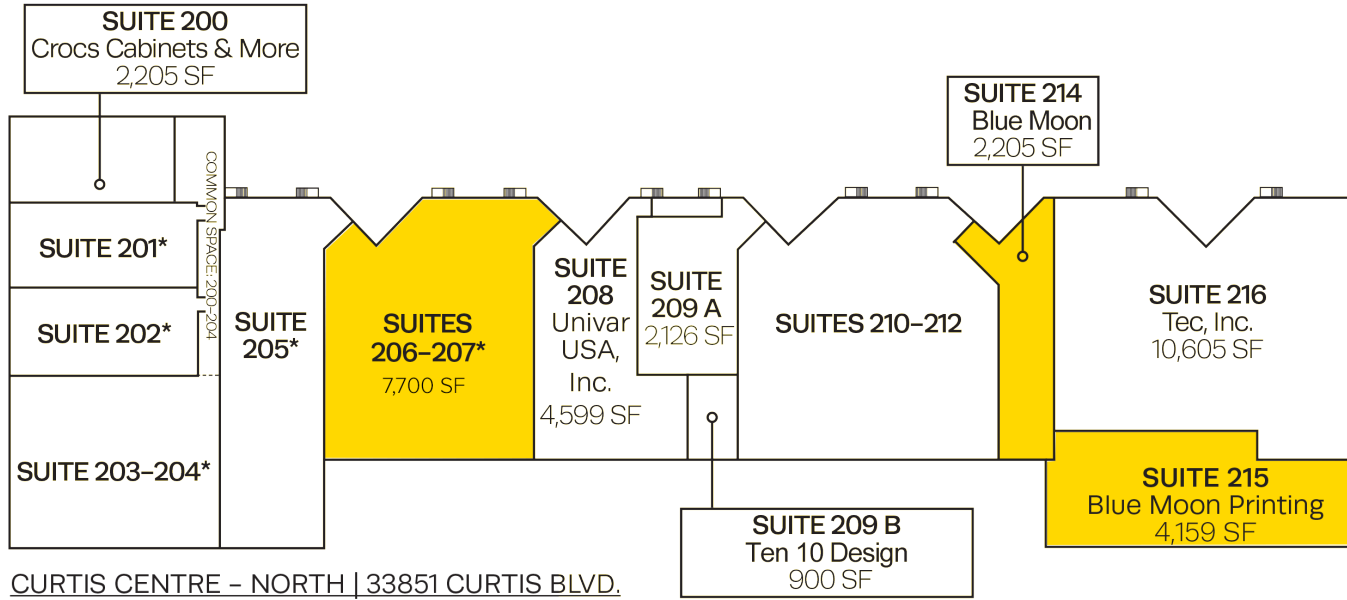
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SITE PLAN  
Exhibit A



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