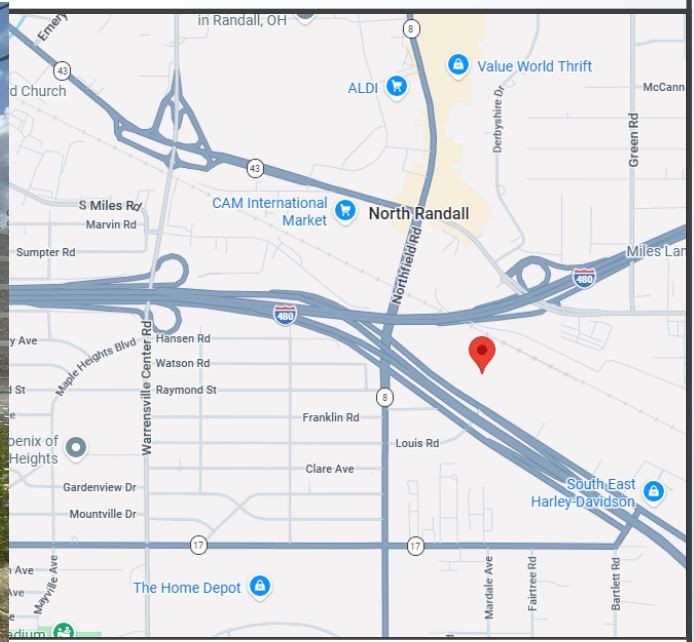


RNJ

REAL ESTATE & BUSINESS ADVISORS

RICHARD C. SENN, PRINCIPAL BROKER



WAREHOUSE SPACE FOR LEASE

22101 Aurora Rd, Bedford Heights, OH 44146 (Cuyahoga Coun-

- 21,200 ± SF Total
- 18' to 26' clear ceiling heights
- Radiant Tube & Reznor Style Heat
- Secure area w/30' column spacing
- Two (2) Docks 8' x 10' each
-
- Security Fence
- 240V 3-Phase Power Access
- Security System
- T8 Lighting
- I 271, I 480, RT.8 Access
- Large Truck Turnaround Area

LEASE FOR \$ 6.75/SF MG

RNJ REAL ESTATE & BUSINESS ADVISORS LLC

Commercial Brokerage Specializing in Industrial Buildings

LAKE, GEauga, & CUYAHOGA COUNTIES

Office: 7443 Broadmoor Circle, Mentor, Ohio 44060

216-401-8885 Rick@RNJREBUS.com

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

RNJ

REAL ESTATE & BUSINESS ADVISORS

RICHARD C. SENN, PRINCIPAL BROKER



RNJ

REAL ESTATE & BUSINESS ADVISORS

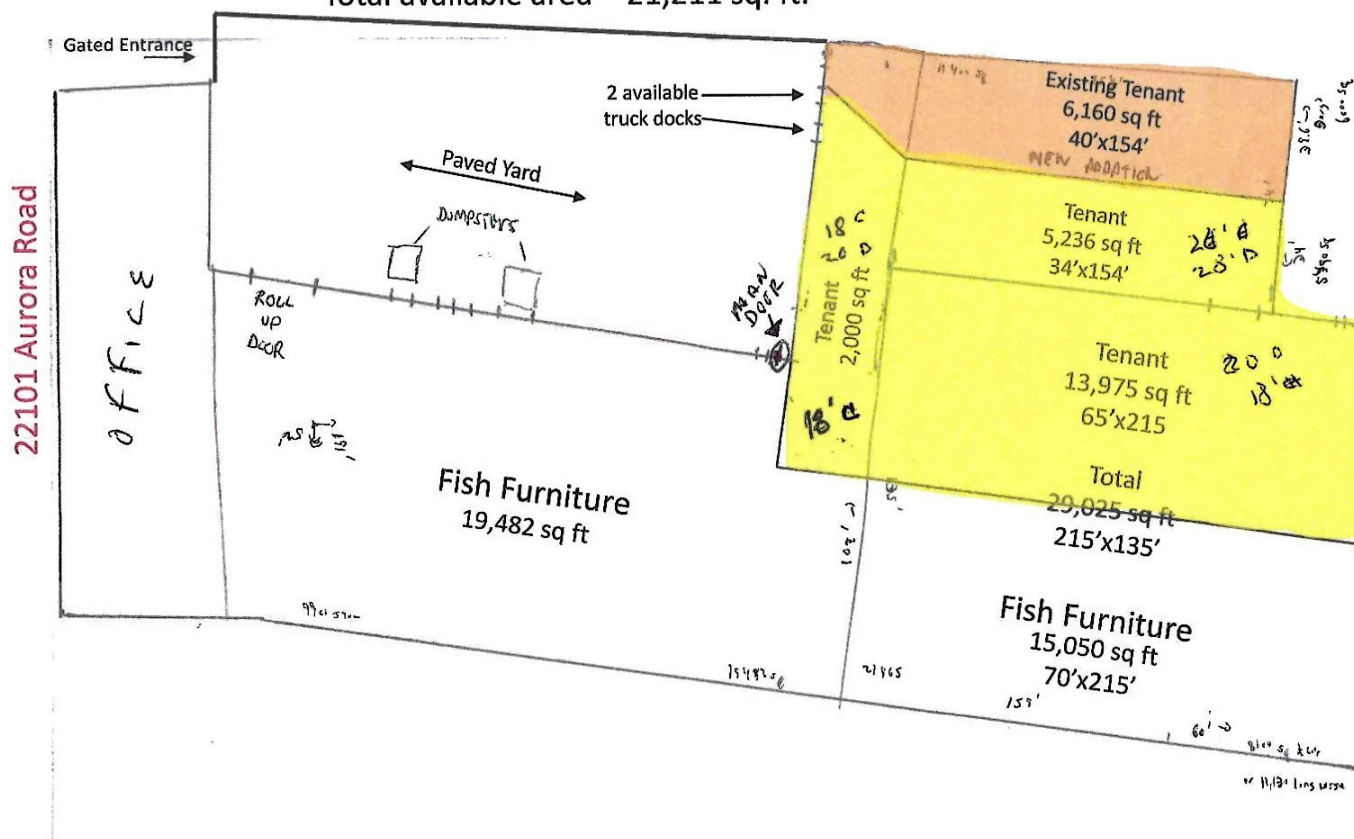
RICHARD C. SENN, PRINCIPAL BROKER

FISH FURNITURE EST. 1925

Dock + storage = 2,000 sq. ft.
High bay area = 5,236 sq. ft.
Storage area = 13,975 sq. ft.
Total available area = 21,211 sq. ft.

Larry Fulton
216-496-4206
Larry@fishfurniture.com

2 truck docks
2 internal drive through openings



LEASE FOR \$ 6.75/SF MG

RNJ REAL ESTATE & BUSINESS ADVISORS LLC

Commercial Brokerage Specializing in Industrial Buildings
LAKE, GEauga, & CUYAHOGA COUNTIES
Office: 7443 Broadmoor Circle, Mentor, Ohio 44060

216-401-8885 Rick@RNJREBUS.com

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.