

FOR LEASE

9,410 Sq. Ft. Warehouse
4562 Hinckley Industrial Parkway, Cleveland, Ohio

Individual Space Specifications **Jennings Freeway Business Centre 7**

Office Area:	0 SF (Office Built-to-Suit)
Warehouse Area:	<u>9,410</u> SF
Total Area:	9,410 SF
Unit Number:	3
Drive-in Door:	To Suit
Truck Docks:	To Suit
Eave Height:	24'
Column Spacing:	25' x 50'
Electricity:	120/208 Volt, 100 Amp, 3 phase, 4 wire service
Lighting:	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none">• Energy efficient (50% less consumption than traditional T12 lighting)• Only 7% luminary depreciation over the life of the bulb
Sprinklers:	Wet / Ordinary Hazard
Estimated Operating Costs:	\$2.34/SF/YR based upon actual costs for 2018.

Operating cost estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the year and the square footage listed above. Costs may vary in the future. Common Area Maintenance includes only the maintenance items performed by the owner for the benefit of the entire project, such as snowplowing, lawn care, backflow prevention test and general exterior maintenance, etc.



flexible spaces
all the right places.

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