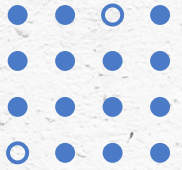


FOR LEASE

30501 CARTER ST | SOLON, OH 44139
±34,678 SF INDUSTRIAL SPACE



ROOF & PARKING LOT UPGRADES COMING SPRING OF 2024



OUTDOOR
STORAGE
AREA





\$5.75/SF NNN
RENTAL RATE



±34,678 SF
AVAILABLE AREA



±2,000 SF
OFFICE AREA



±32,678 SF
WAREHOUSE AREA



\$1.25/SF
ESTIMATED OPEX

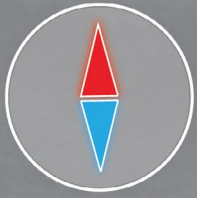
LEASING HIGHLIGHTS

- ±34,678 SF standalone building featuring ±1 acres of outdoor storage
- Warehouse space features 16' clear, floor drains, 3 docks, & 1 drive in door
- Office area features 3 private offices, reception, & open work area
- In place racking system is negotiable
- Heavy power with on-site transformer
- RTA conveniently located at the corner of Cochran Rd & Carter St
- In place LED lighting with motion sensors
- Situated in the business-friendly community of Solon

PROPERTY FEATURES

YEAR BUILT	1976
DOCKS	3*
DRIVE IN DOORS	1 (14'x16')
CLEAR HEIGHT	16'
SPRINKLER SYSTEM	100% Wet
COLUMN SPACING	40' x 30'
POWER	800-1,600 Amps, 480 V, 3 phase
LIGHTING	LED

FLOOR PLAN



KEY

 DOCK DOOR

DRIVE IN

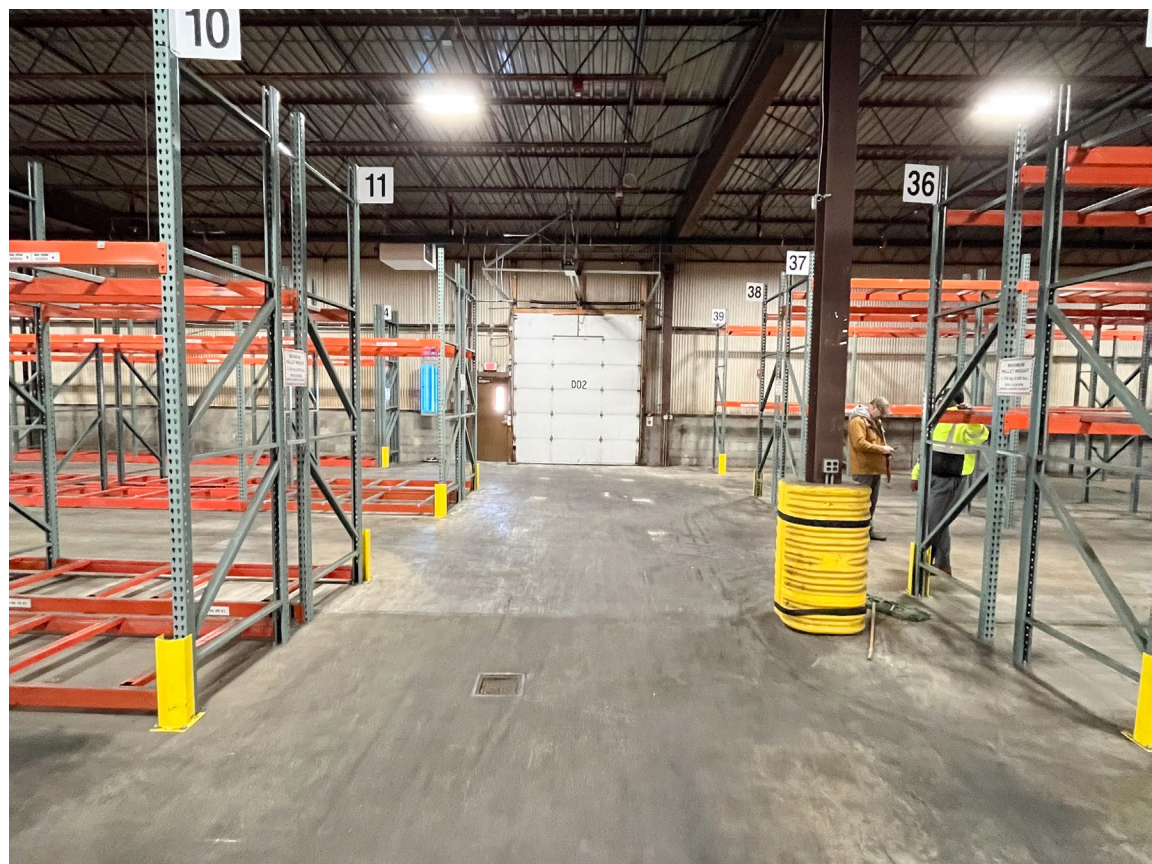
OUTDOOR STORAGE AREA

FOR LEASE
±34,678 SF





**OUTDOOR
STORAGE
AREA**





INTERCHANGE AT HARPER



422

± 75,000 VPD



INTERCHANGE AT SOM CENTER RD

± 54,000 VPD

422



30501 Carter St
SUBJECT PROPERTY

SOM CENTER RD ± 32,000 VPD

COCHRAN RD ± 26,000 VPD



DISTRIBUTION CENTER



SOLON HIGH SCHOOL
1,638 STUDENTS



ORCHARD MIDDLE SCHOOL
408 STUDENTS



PARKSIDE ELEMENTARY
563 STUDENTS

AREA OVERVIEW

SOLON, OH

The city of Solon is a family-friendly suburb of Cleveland in the heart of Cuyahoga County. Known for its excellent schools, vibrant community, and convenient access to amenities, Solon is a popular residential choice for families. The population has seen steady growth, even being voted onto the “Best Places to Live” list multiple times by Money magazine and as “One of the Best Places to Raise Kids” by Bloomberg BusinessWeek.

Laid out in a traditional New England plan, the city features a public square in the heart of town where many commercial and retail areas are based. Local restaurants, specialty shops, big-box stores, and chain dining options can be found in Downtown Solon. For more dining, shopping, and entertainment options, residents travel into Downtown Cleveland just 20 miles away. The strong business climate, array of recreational activities, and modern amenities make this quiet town somewhere residents are proud to call home.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
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2028 Projection	2,281	39,523	107,924
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HOUSEHOLDS	1-MILE	3-MILE	5-MILE
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2023 Estimate	857	15,618	44,866
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INCOME	1-MILE	3-MILE	5-MILE
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Avg. Household Income	\$111,182	\$129,400	\$119,288
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CLEVELAND, OH

Dubbed as the largest city on Lake Erie, Cleveland has an estimated population of 373,000 due to a substantial portion of the metropolitan population living outside of the central city. Serving as a port city, Cleveland grew as a major manufacturing center due to its seaway connection as well as numerous canal and railroad lines. Its economy heavily relies on healthcare, biomedical, manufacturing, and higher education. The Cleveland Clinic is the biggest private employer in the state of Ohio and its medical sector was declared as one of America's best hospitals according to U.S. News & World Report. Additionally, the city is one of the top recipients of investments for biotechnology research, which is led by the Cleveland Clinic, University Hospitals of Cleveland, and Case Western Reserve University. Cleveland is also proud to be home to major corporate headquarters like Progressive, Nordstrom, Sherwin-Williams Company, and NACCO industries. Furthermore, the city seems to be transitioning towards a more health-tech-based economy with technology becoming a growing sector.

CLEVELAND CULTURE

In Cleveland, you can catch a show at the second-largest theater district outside of Broadway, stroll the Rock & Roll Hall of Fame, or marvel at the masterpieces housed at The Cleveland Museum of Art. From Broadway productions at Playhouse Square to the sounds of one of the “Big Five” orchestras of the United States, the pulse of arts and culture in Cleveland is strong enough to rival any city.

With dozens of ethnic, arts, and street festivals taking place year-round, locals and visitors alike can experience enough music, food, and culture to feel like a seasoned traveler. The 11-day Cleveland International Film Festival screens more than 200 new independent films while the Cleveland Asian Festival features free performances, demonstrations, vendors, and restaurants.



CLEVELAND INDIANS

(Major League Baseball)

24,083 Avg. Attendance



CLEVELAND BROWNS

(National Football League)

67,431 Avg. Attendance



CLEVELAND CAVALIERS

(National Basketball Association)

17,816 Avg. Attendance

FOR LEASE

30501 CARTER ST | SOLON, OH 44139

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.