

FOR LEASE
OLON ROAD POWER PARK
24350-24500 Solon Road
Bedford Heights, Ohio 44146



[VIEW PROPERTY VIDEO](#)

10,000 SF - 146,750 SF WAREHOUSE SPACE AVAILABLE

Ideal for Warehousing, Manufacturing, Dry Storage, and Data Center Users

PROPERTY FEATURES



PROPERTY SPECIFICATIONS

BUILDING SIZE:	146,750 SF; Suites starting at 10,000 SF
LAND SIZE:	6.28 AC
ZONING:	Light Manufacturing/Assembly
ROOF:	Flat
LIGHTING:	LED
SPRINKLER:	Yes
HEAT:	New Reznor units
CEILING HEIGHT:	12'-22'
COLUMN SPACING:	72' Clear Span
DRIVE-IN DOORS:	To Suit
DOCKS:	Four (4) - Interior, additional positions can be added
POWER:	Heavy Power (35 KW++) w/ buss duct distribution throughout

DATA CENTER SPECIFICATIONS

TOTAL CAPACITY:	100 GB
AVAILABILITY:	Guaranteed 100% capacity
SERVICE LEVEL:	Spectrum guarantees 100% capacity at all times
DARK FIBER:	Unused fiber optic cables available for use

COMMENTS

- Property is currently undergoing a substantial rehabilitation, transforming it into a versatile space ideal for multiple tenants
- Enhancements to the site will encompass fresh exterior and interior paint, LED lights, new concrete and parking between the alleyway of both buildings, new man doors, new drive-in doors, new docks and new mechanicals (heat and electrical). Any tenant-specific improvements will be built to suit
- Site offers heavy power (35 KW++)
- Massive clear span of 72'
- Clear heights between 12' and 22'
- Turnkey deal structure available in exchange for term
- Unique signage opportunity on historic water tower, providing excellent visibility and branding opportunities. Visible from I-480
- Active rail line provided by OmniTrax
- **Lease Rate: \$7/SF Gross**

PARCEL MAP



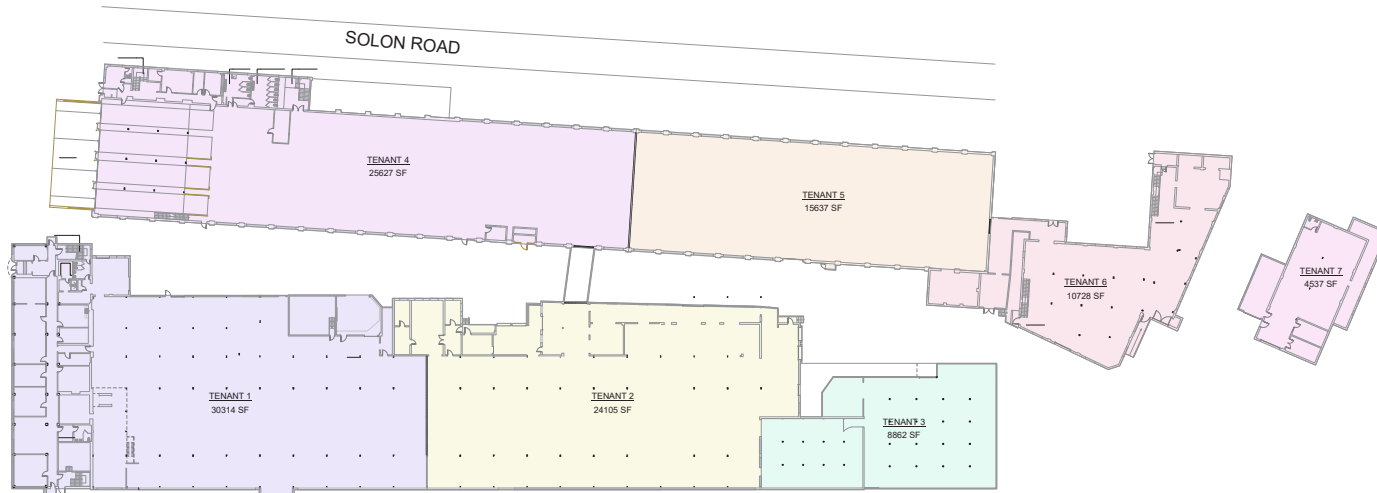
TENANT LAYOUT



Project
Solon Road Industrial
24500 Solon Rd
Bedford Hts
Prepared For:
Owner



Loomis Companies
830 E. 222nd Street
Euclid, OH 44123
216.938.6671



FIRST FLOOR: 119,810 SF



SECOND FLOOR: 23,140 SF

TOTAL SF: 142,950

Keyed Plan

No.	Description	Date
TD	AREA PLAN	040616
TD	AREA PLAN	240731
AC	AREA PLAN	241212

Project No. L50428

Sheet Title

AREA PLAN

Sheet Number

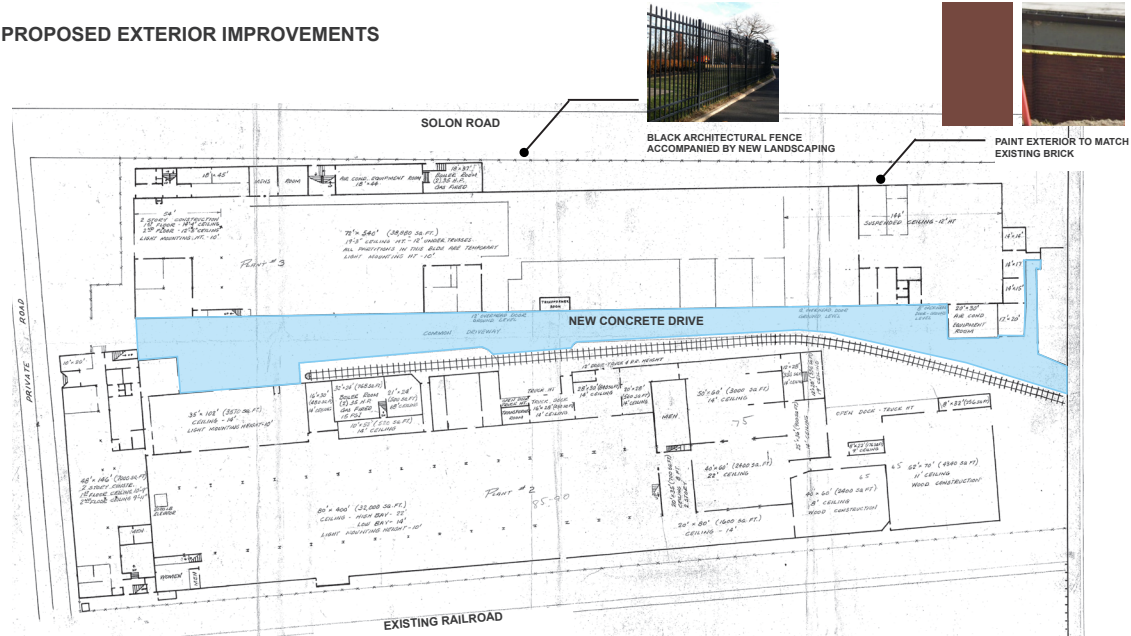
A101

12/12/2024 3:09:49 PM

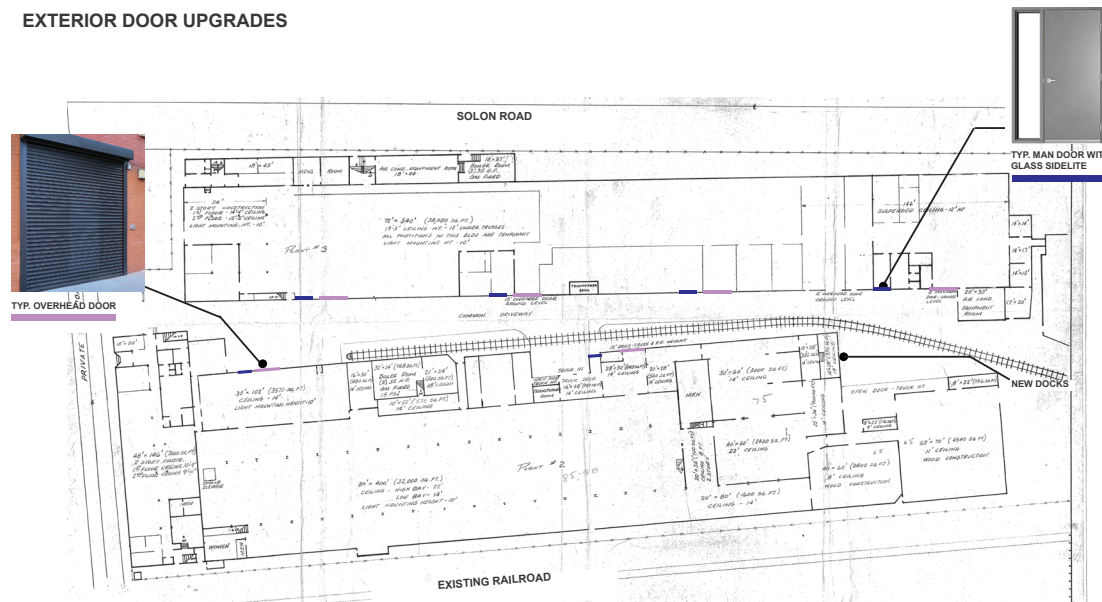
AREA PLAN
1" = 30'-0"

PROPOSED IMPROVEMENTS

PROPOSED EXTERIOR IMPROVEMENTS



EXTERIOR DOOR UPGRADES

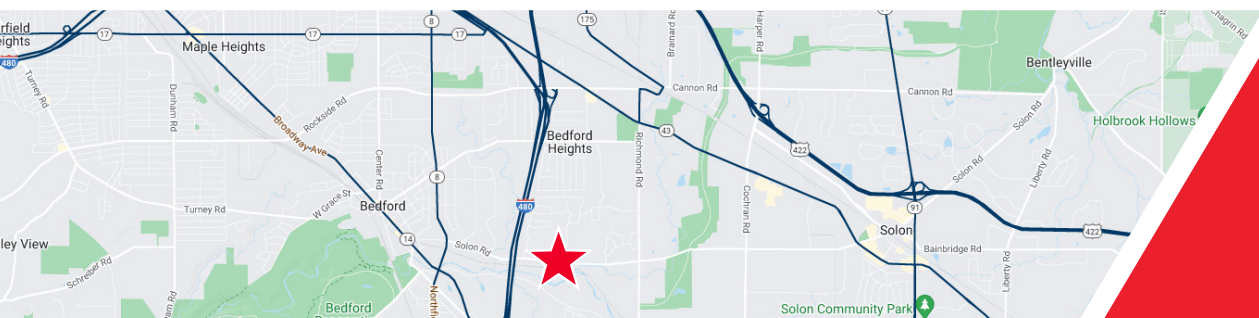


TYP. MAN DOOR WITH GLASS SIDELITE

PROPERTY AERIAL MAP



 CUSHMAN & WAKEFIELD
 CRESCO
Real Estate



Easy access to
I-480 & I-271

2435-2450 Solon Road, Bedford Heights, OH

RICO A. PIETRO, SIOR

Principal
+1 216 525 1473
rpietro@crescorealestate.com

COLE SORENSON

Associate
+1 216 525 1470
csorensen@crescorealestate.com

ALEX VALLETTO

Associate
+1 216 525 1485
avalletto@crescorealestate.com

ROBBY MARTINELLI

Associate
+1 216 232 4104
rmartinelli@crescorealestate.com

KIRSTEN PARATORE

Associate
+1 216 525 1491
kparatore@crescorealestate.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.

6100 Rockside Woods Blvd. N., Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com