

## MOVE IN READY



## 30725 Solon Industrial Pkwy.

Solon, Ohio 44139

### Property Features

- Available: 118,037 SF  
(may lease office/warehouse separately)
- Warehouse: 80,643 SF (divisible to 9,514 SF)
- First Floor Office: 26,047 SF (divisible to 12,500 SF)
- Second Floor Office: 11,347 SF
- Land Area: 27.66 acres
- Year Built: 1993 and 1996
- Clear Height: 26' 3" / ESFR Sprinklers
- Drive-In Doors: Two - 12'x14'
- Truck Docks: Five with Levelers and Restraints (can add more)
- Roof: 2013 with Warranty
- Racked Warehouse with 5,000+ Pallet Positions
- LED Lighting with Motion Sensors



For more information:

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# For Lease Office Photos



**NAI Pleasant Valley**

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# For Lease Office Photos



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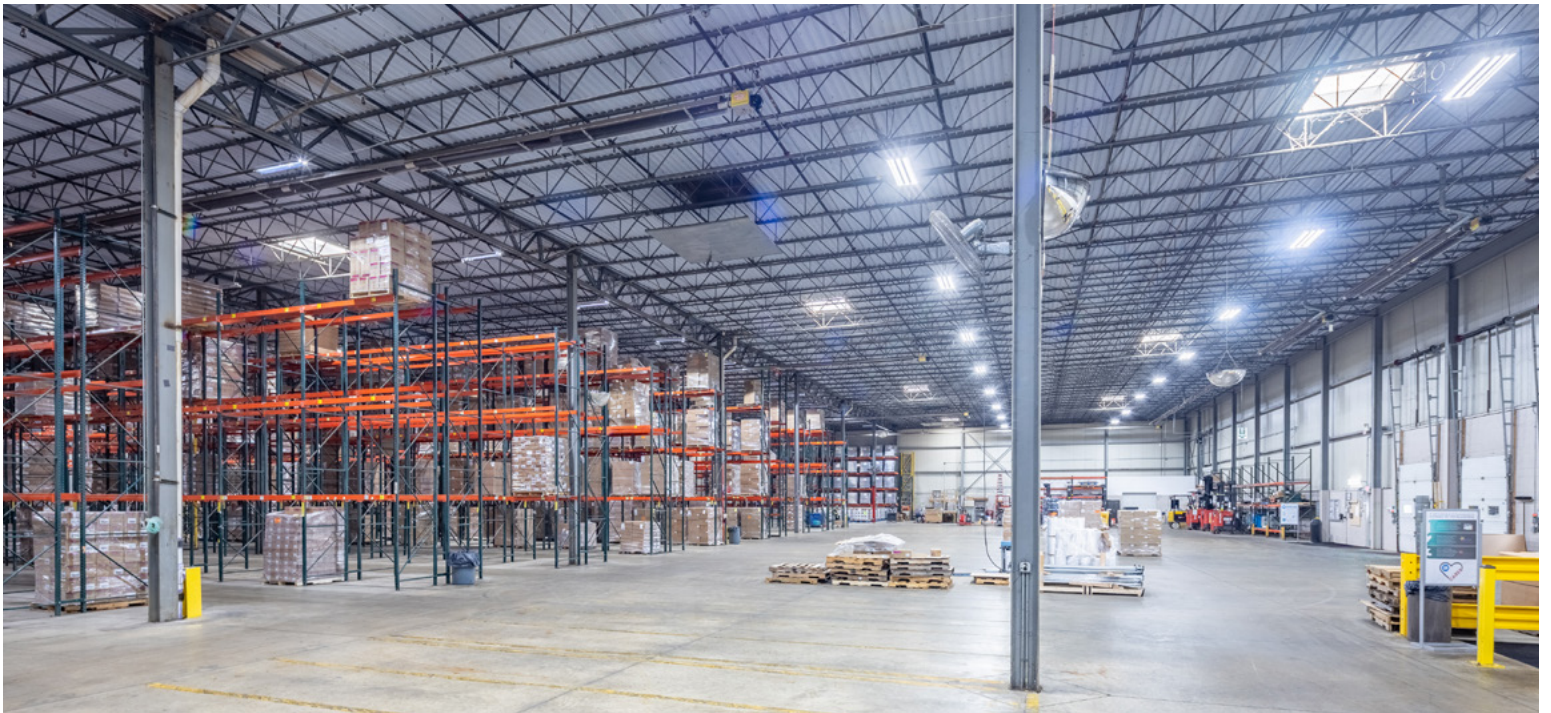
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# For Lease Warehouse Photos



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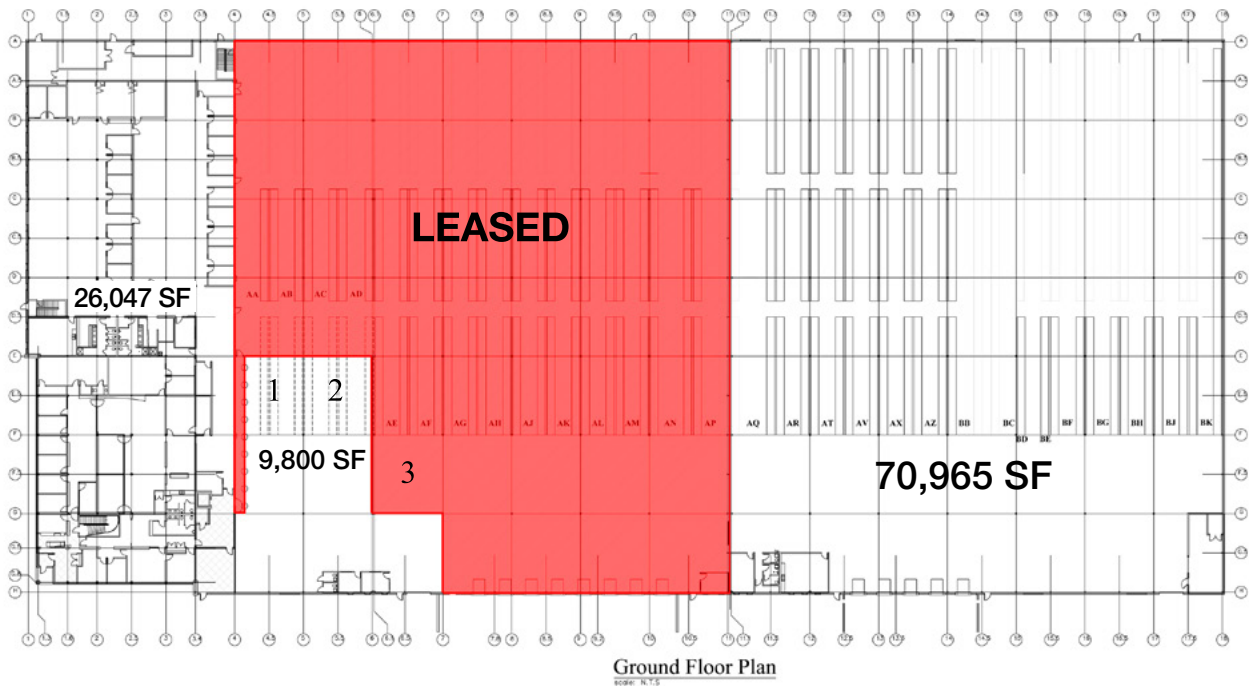
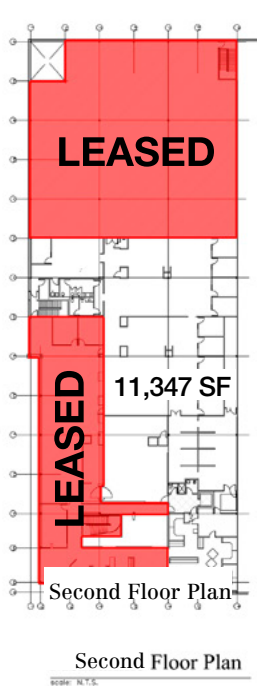
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# For Lease Floor Plan



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For Lease  
Aerial Photos



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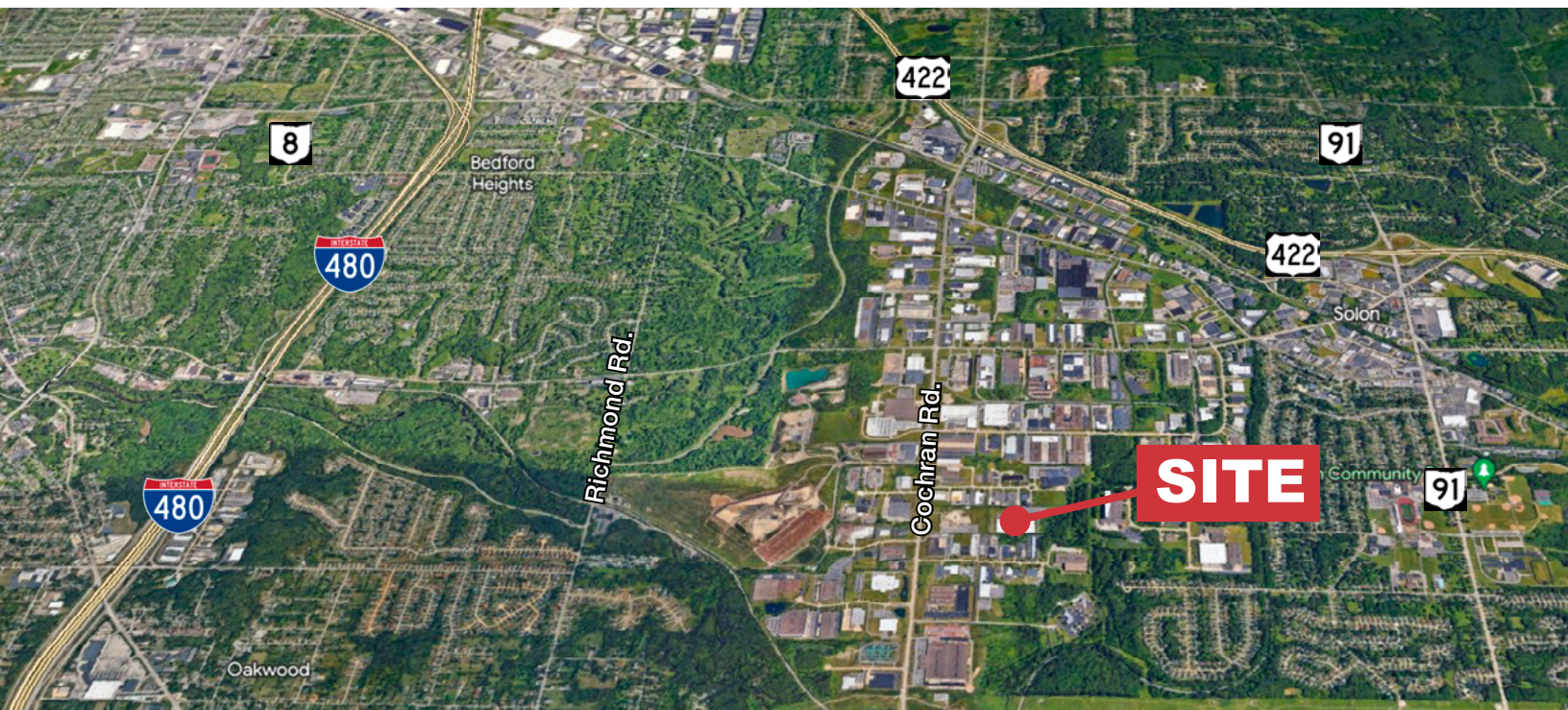
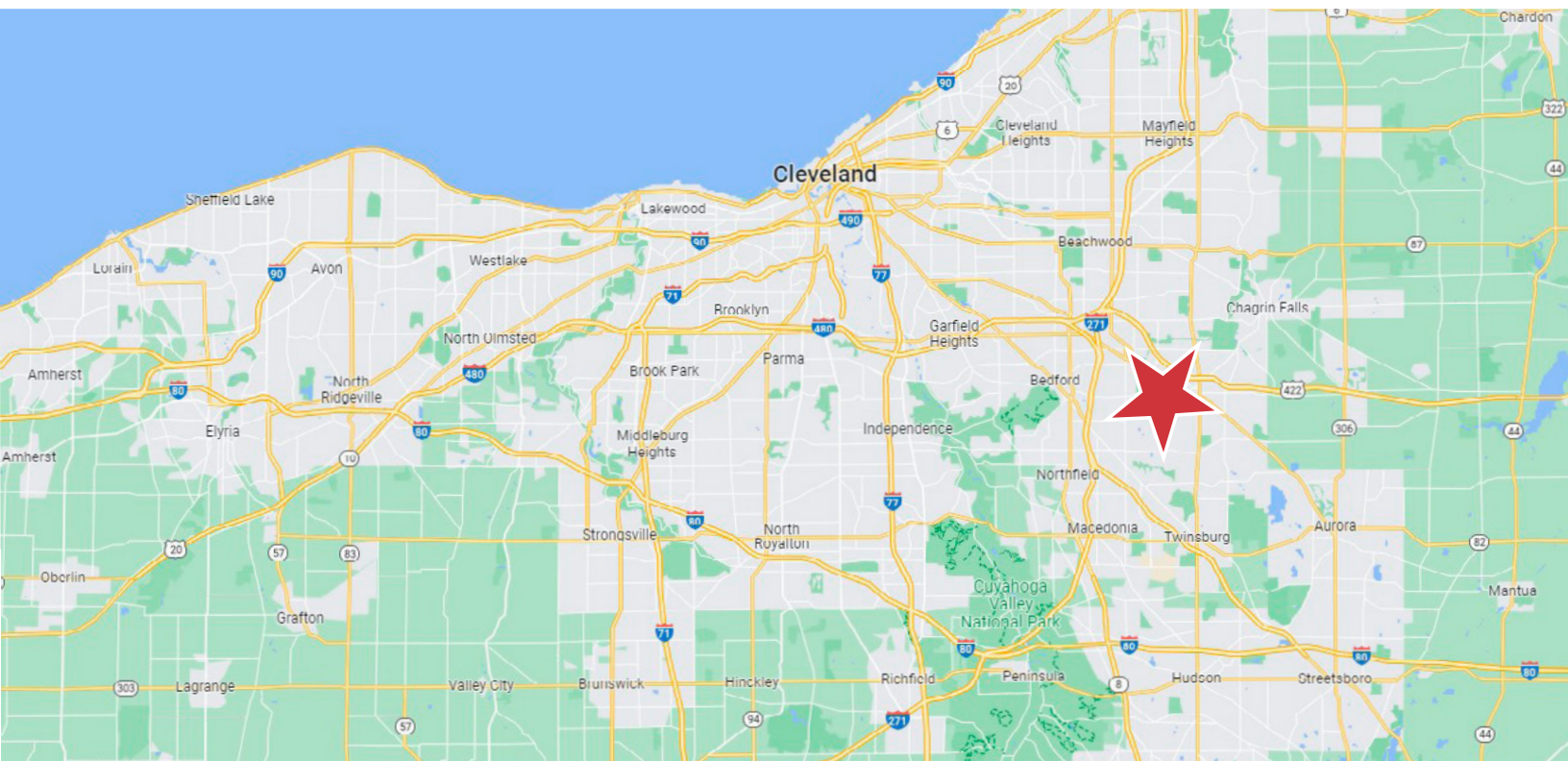
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# For Lease Property Location



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## BUILDING INFORMATION SHEET

<b>LOCATION:</b>	30725 Solon Industrial Parkway, Solon, OH
<b>AVAILABLE:</b>	118,037 SF (Office/Warehouse may be leased separately)
<b>WAREHOUSE AREA:</b>	80,643 SF (Divisible to 9,514 SF)
<b>FIRST FLOOR OFFICE:</b>	26,047 SF (Divisible to 12,500 SF)
<b>SECOND FLOOR OFFICE:</b>	11,347 SF
<b>CONSTRUCTION:</b>	Painted Concrete and Insulated Metal Panels
<b>YEAR BUILT:</b>	1993, 1996
<b>LAND AREA:</b>	27.66 AC
<b>ZONING:</b>	I-2, Industrial Manufacturing
<b>CEILING HEIGHT:</b>	26' 3"
<b>TRUCK DOCKS:</b>	5 with Levelers & Restraint Systems (Can add more)
<b>DRIVE-IN DOORS:</b>	2 (12' x14')
<b>FLOORS:</b>	6" Concrete
<b>PARKING:</b>	Approximately 200 + 120 Banked
<b>HEAT:</b>	Co-Ray-Vac Gas Tube
<b>LIGHTING:</b>	LED with Motion Sensors
<b>ELECTRIC POWER:</b>	277/480 V / 600 AMP / 3 Phase
<b>SECURITY SYSTEM:</b>	Yes
<b>ROOF:</b>	TPO Installed in 2013 w/a 20 Year Warranty
<b>FLOOR DRAINS</b>	Yes
<b>COMMENTS:</b>	Upscale corporate-style property with a fully racked warehouse having approximately 5,000 pallet positions (2,500lb capacity). Ventilation system in warehouse. Fully furnished office with high-end finishings and furnishings. Move-in ready.
<b>CONTACT:</b>	Jeffrey A. Calig, CCIM   216 455 0910   jcalig@naipvc.com David R. Hexter, SIOR   216 455 0890   dhexter@naipvc.com



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