

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



[VIEW PROPERTY VIDEO](#)

**10,000 SF - 142,950 SF WAREHOUSE SPACE AVAILABLE**

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

# PROPERTY FEATURES



## PROPERTY SPECIFICATIONS

<b>BUILDING SIZE:</b>	142,950 SF; Suites starting at 10,000 SF
<b>LAND SIZE:</b>	6.28 AC
<b>ZONING:</b>	Light Manufacturing/Assembly
<b>ROOF:</b>	Flat
<b>LIGHTING:</b>	LED
<b>SPRINKLER:</b>	Yes
<b>HEAT:</b>	New Reznor units
<b>CEILING HEIGHT:</b>	12'-22'
<b>COLUMN SPACING:</b>	72' Clear Span
<b>DRIVE-IN DOORS:</b>	To Suit
<b>DOCKS:</b>	Four (4) - Interior, additional positions can be added
<b>POWER:</b>	Heavy Power (35 MW++) w/ buss duct distribution throughout

## DATA CENTER SPECIFICATIONS

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

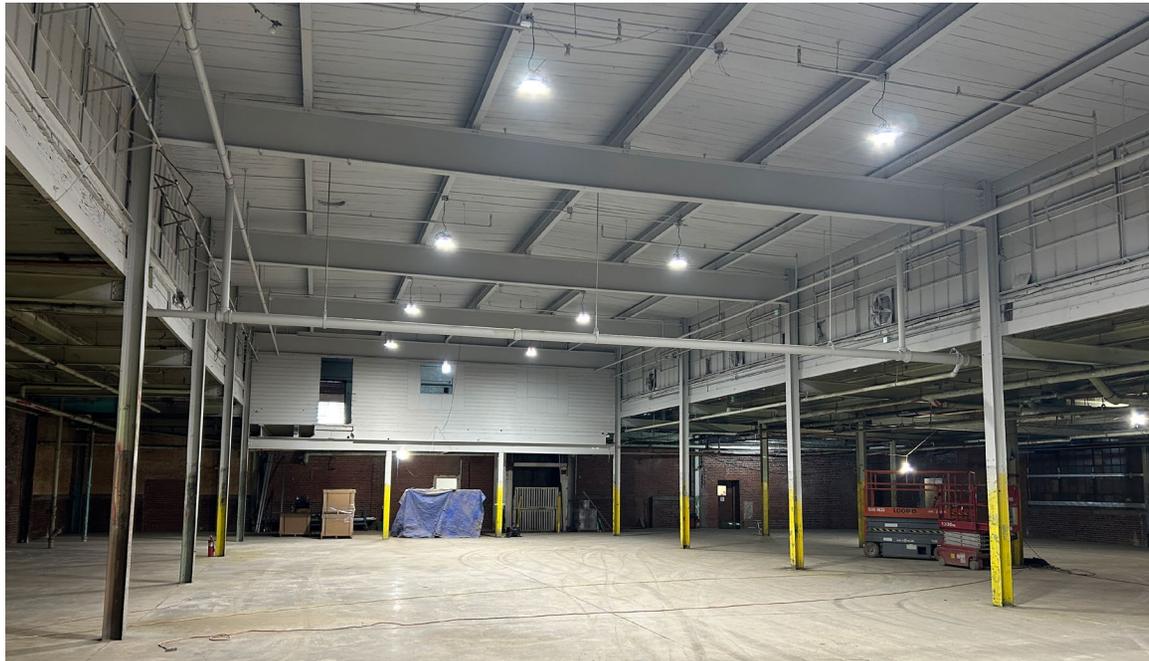
## COMMENTS

- 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 MW++)
- 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: \$3.75/SF to \$4.95/SF NNN**
- **Sale Price: \$4,900,000 (\$34.27/SF)**

# PARCEL MAP



# WAREHOUSE PHOTOS



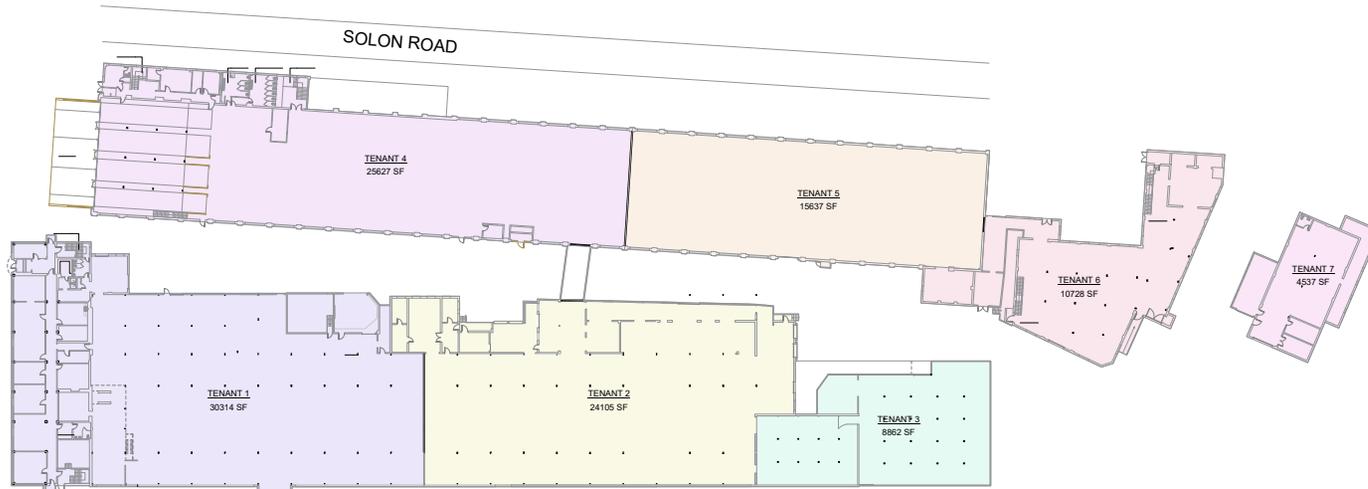
# TENANT LAYOUT



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	040618
TD	AREA PLAN	240731
AC	AREA PLAN	241212

Project No. L50428

Sheet Title

**AREA PLAN**

Sheet Number

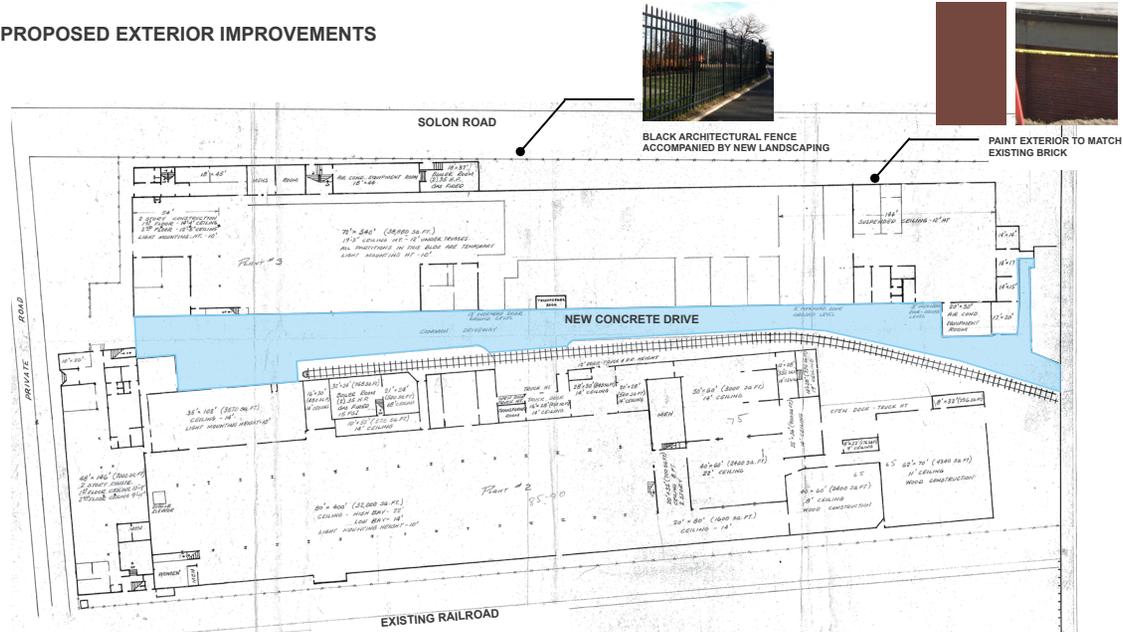
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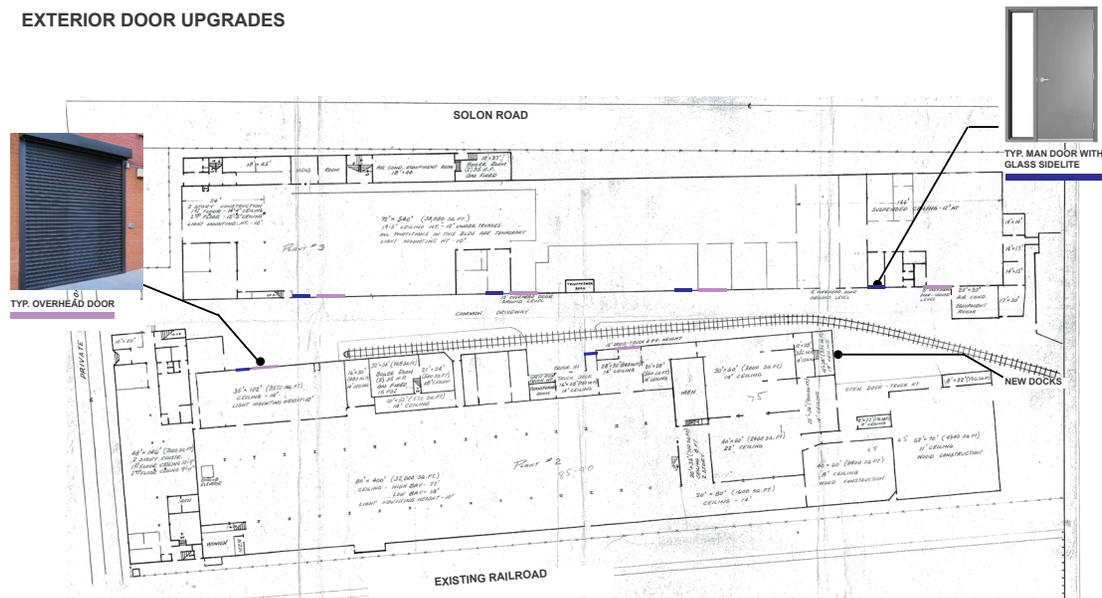
AREA PLAN  
1" = 30'-0"

# PROPOSED IMPROVEMENTS

## PROPOSED EXTERIOR IMPROVEMENTS



## EXTERIOR DOOR UPGRADES





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