

# FOR LEASE

30701 CARTER ST | SOLON, OH 44139

±46,000 SF INDUSTRIAL SPACE





**\$5.00/SF NNN**  
RENTAL RATE



**±46,000 SF**  
AVAILABLE AREA



**19'**  
CLEAR HEIGHT



**\$1.50/SF**  
ESTIMATED OPEX

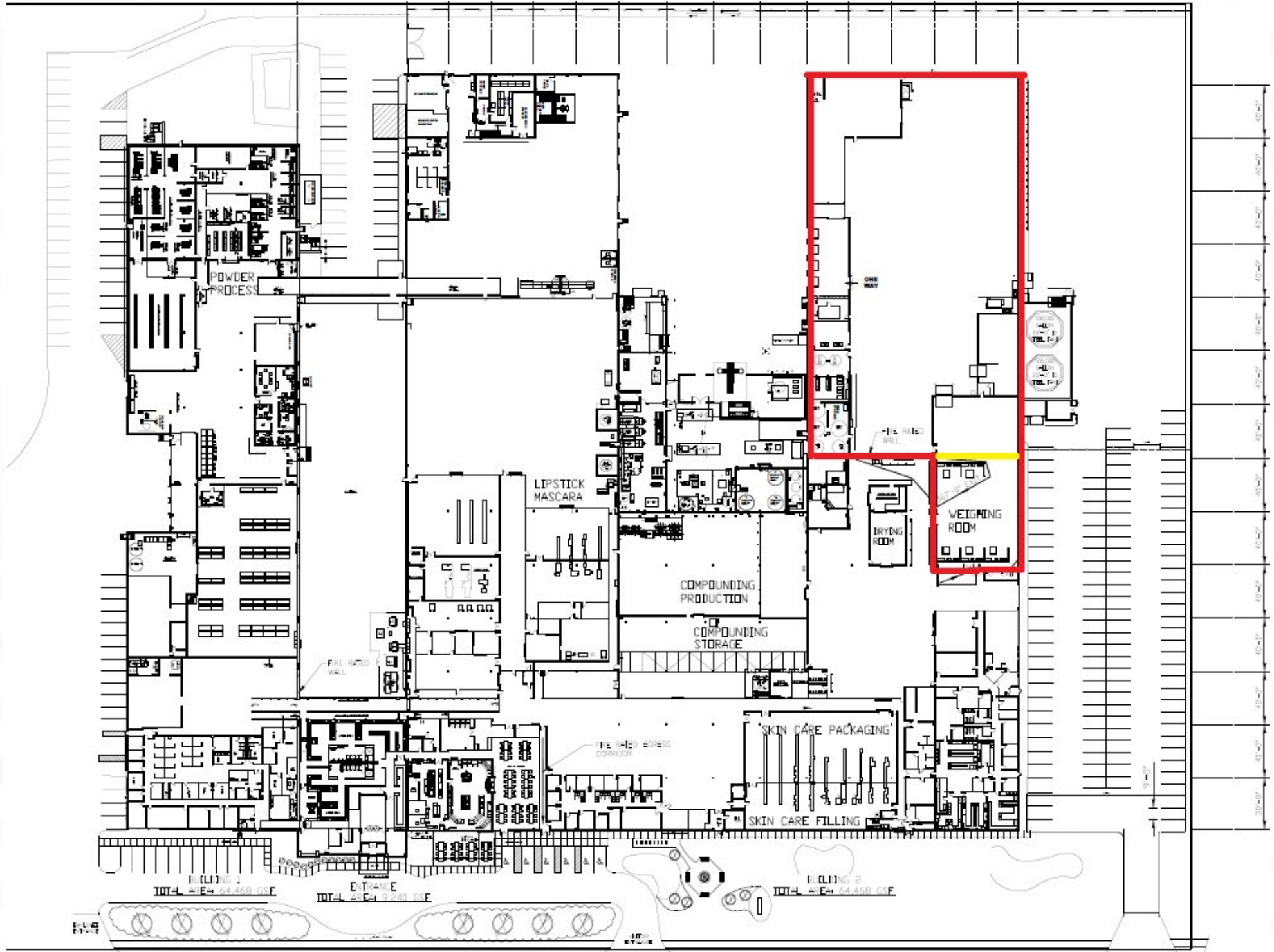
## LEASING HIGHLIGHTS

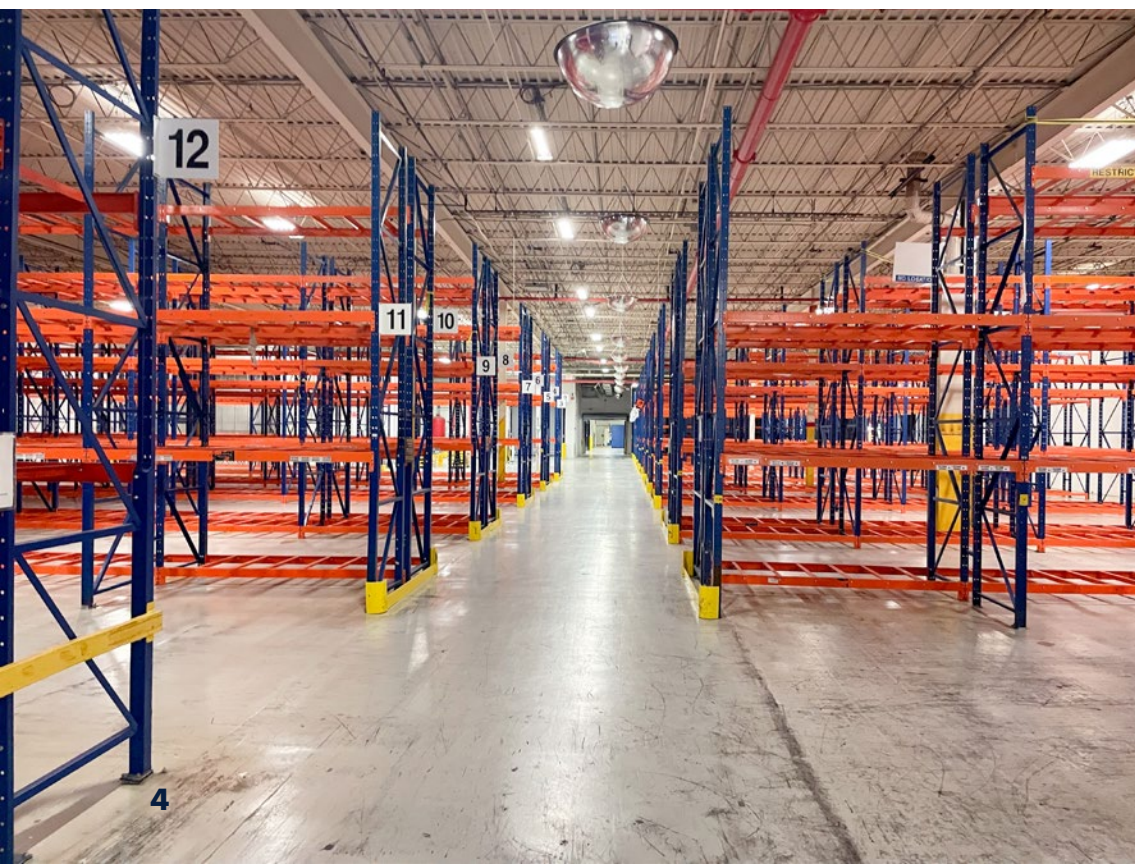
- Turnkey distribution space with in place racking (removable)
- Abundant parking, 120+ vehicles can be accommodated
- Heavy power with on-site transformer
- RTA conveniently located at the corner of Cochran Rd & Carter St
- Racking & office furniture can be made available to tenants
- In place LED lighting with motion sensors
- Situated in the business-friendly community of Solon

## PROPERTY FEATURES

<b>YEAR BUILT / RENOVATED</b>	1974/2008
<b>DOCKS</b>	4 (With Levelers)
<b>DRIVE IN DOORS</b>	2 (14'x16')
<b>CLEAR HEIGHT</b>	19'
<b>SPRINKLER SYSTEM</b>	100% Wet
<b>COLUMN SPACING</b>	40' x 40'
<b>POWER</b>	800-1,600 Amps, 480 V, 3 phase
<b>LIGHTING</b>	LED

# FLOOR PLAN







INTERCHANGE AT HARPER



422

± 75,000 VPD



INTERCHANGE AT SOM CENTER RD

± 54,000 VPD

422



30701 Carter St  
SUBJECT PROPERTY

SOM CENTER RD ± 32,000 VPD

COCHRAN RD ± 26,000 VPD



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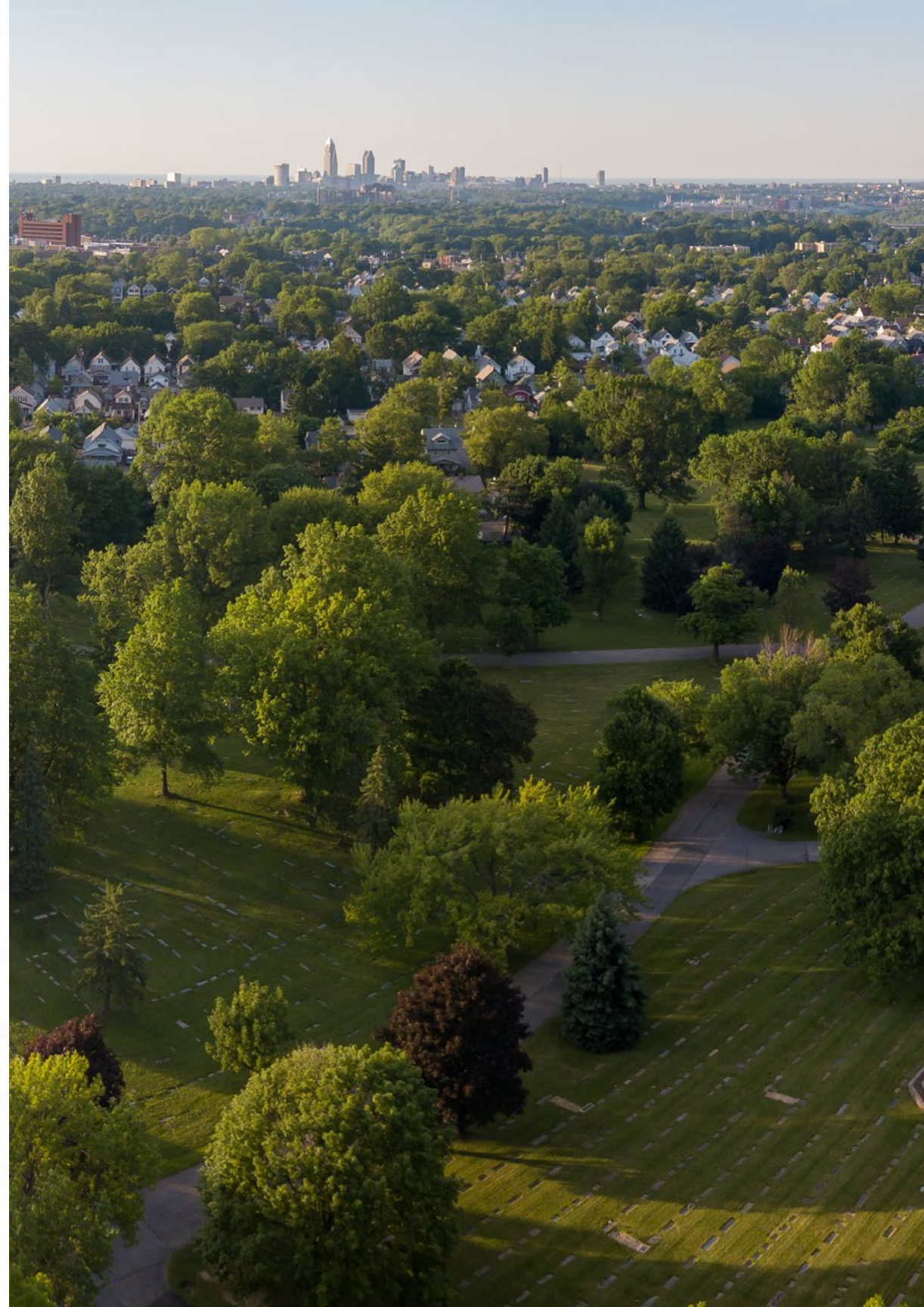
2028 Projection	2,281	39,523	107,924
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HOUSEHOLDS	1-MILE	3-MILE	5-MILE
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2023 Estimate	857	15,618	44,866
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INCOME	1-MILE	3-MILE	5-MILE
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Avg.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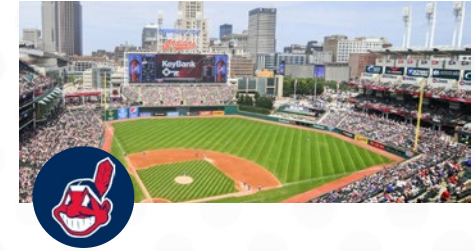
## CLEVELAND, OH

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

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30701 CARTER ST | SOLON, OH 44139

## EXCLUSIVE LEASING AGENTS:

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