

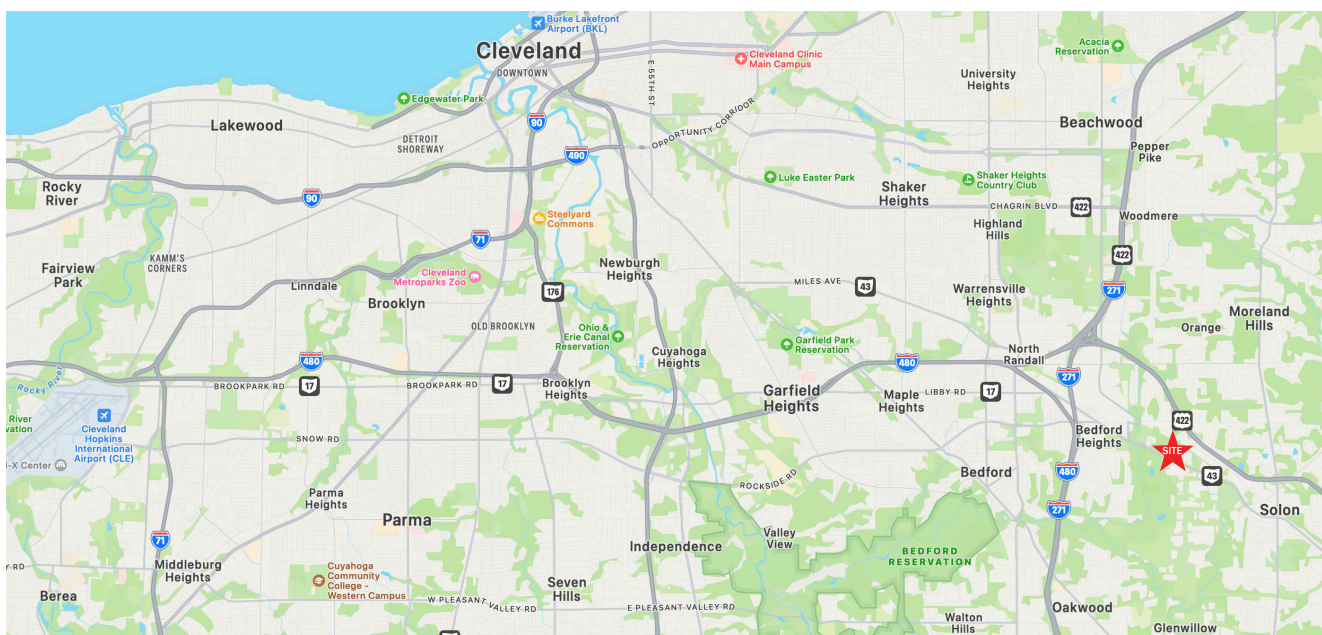


Exceptional Industrial Investment Opportunity

28999 Aurora Road | Solon, OH 44139

Premier Commercial Realty presents investors with an exceptional opportunity to acquire a rare and unique stabilized industrial asset, leased to a biotechnology innovator, situated in one of Northeast Ohio's most sought-after submarkets. 28999 Aurora Road is a 68,131 square foot R&D manufacturing facility situated on ± 7.5 acres.

- Mission-critical facility for tenant
- Located in the highly desirable Solon, Ohio submarket – Northeast Ohio's most robust industrial market
- <1 mile from State Route 422 and convenient access to interstates I-271 & I-480
- 8 years of lease term remaining



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