

AVAILABLE FOR LEASE

**53,904 SF to 293,593 SF Spec Warehouse Building Space
Erico Drive | Solon, Ohio**



Lease Rates

Warehouse: \$8.00/SF NNN
Office: \$15.50/SF NNN

Estimated Operating Expenses

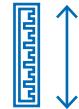
\$2.07/SF

HIGHLIGHTS



Available Space

52,904 SF to 293,593 SF



Clearance Height

32 Foot



Docks/Drive-ins

22 Docks/2 Drive-in Doors
(Additional To-Suit)

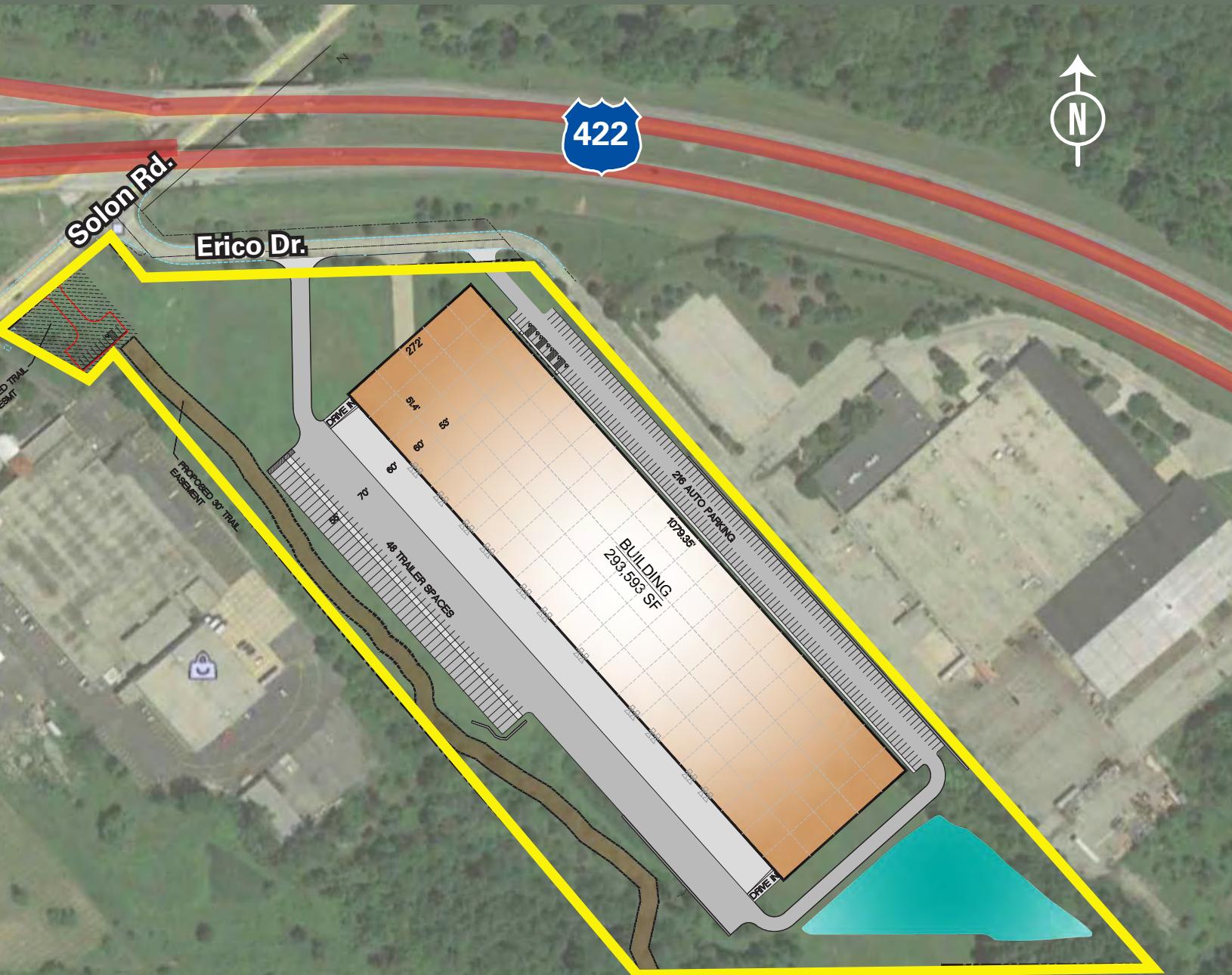


Highway Access

Via State Route 422 Connecting
to I-480 and I-271



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Executive Vice Chairman
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Licensed Real Estate Broker





Office
Built-To-Suit



Lighting
High Bay LED



Floors
7 Inch Concrete Floors



Total Site Size
22.88 Acres



Automobile Parking
222 Spaces



Truck Trailer Parking
48 Spaces



Column Spacing
53 X 51 Feet With
60 Foot Bays



Sprinkler System
ESFR

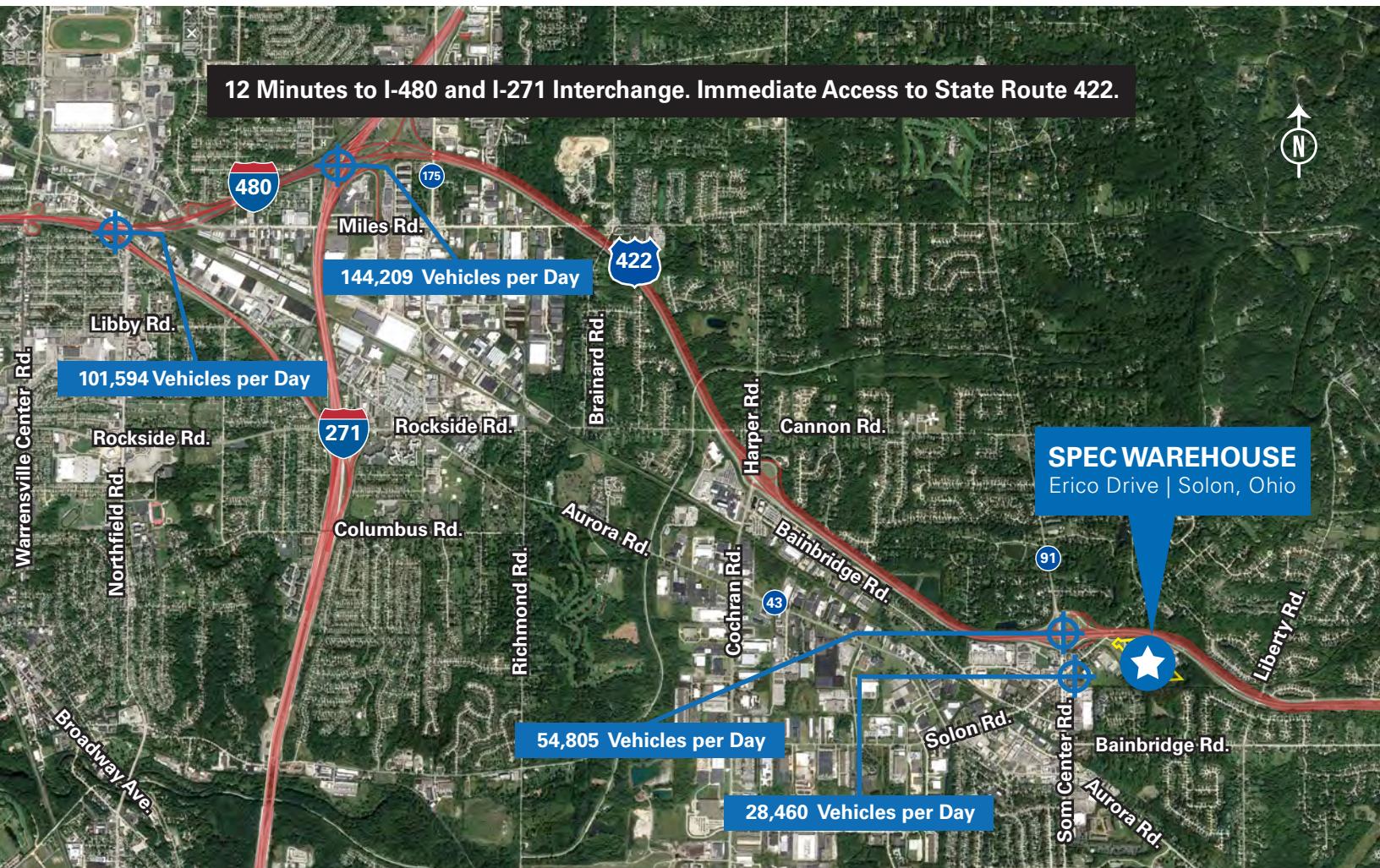


**Close Proximity to
Downtown Solon**
With Access to Retail and
Restaurants



Completion Date
2025

Location	Vehicle Count
Som Center Road and Solon Rd.	28,460 Vehicles per Day
State Route 422 at Som Center Rd.	54,805 Vehicles per Day
I-480 and Northfield Rd.	101,594 Vehicles per Day
I-271 and State Route 422	144,209 Vehicles per Day





KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 898,231 Population	 23% High School Diploma	 \$54,567 Median Household Income	 67.4% White Collar	 15.7% Services
 43.2 Median Age	 28% Some College	 \$34,704 Per Capita Income	 16.9% Blue Collar	 7.6% Unemployment Rate
 378,771 Households	 37% Bachelors/ Graduate/ Professional Degree	COMMUTERS		BUSINESS
 \$45,597 Median Disposable Income		 16% 7+ Hours Commuting To And From Work Per Week	 33,736 Total Businesses	 671,082 Total Employees

