

# AVAILABLE FOR LEASE

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



Conceptual Rendering

## 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



### Terry Coyne

Executive Vice Chairman

216.218.0259

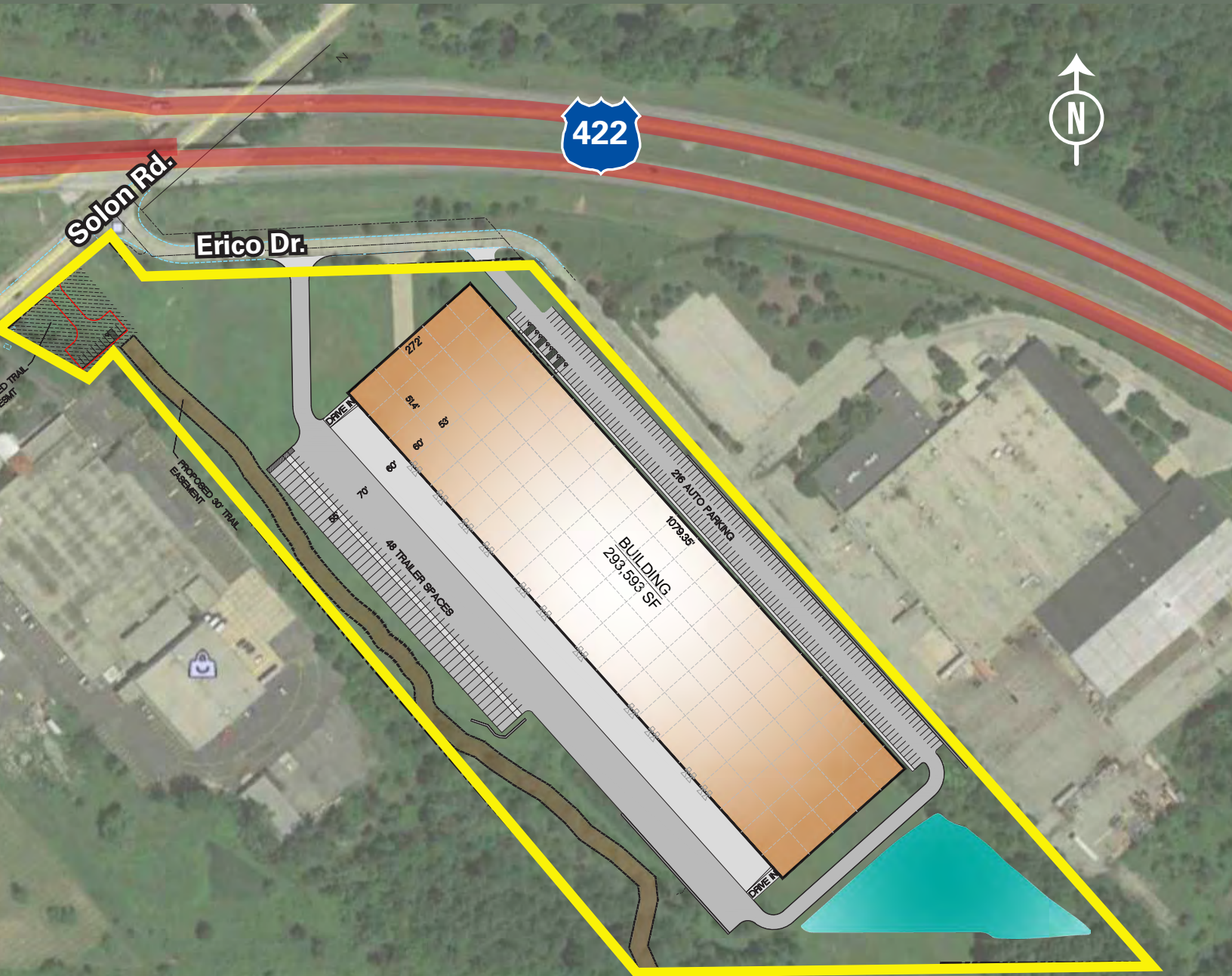
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Licensed Real Estate Broker

**NEWMARK**

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*Terry* **COYNE**.com





**Office**  
Built-To-Suit



**Lighting**  
High Bay LED



**Floors**  
7 Inch Concrete Floors



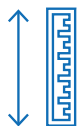
**Total Site Size**  
22.88 Acres



**Automobile Parking**  
222 Spaces



**Truck Trailer Parking**  
48 Spaces



**Column Spacing**  
53 X 51 Feet With  
60 Foot Bays



**Sprinkler System**  
ESFR



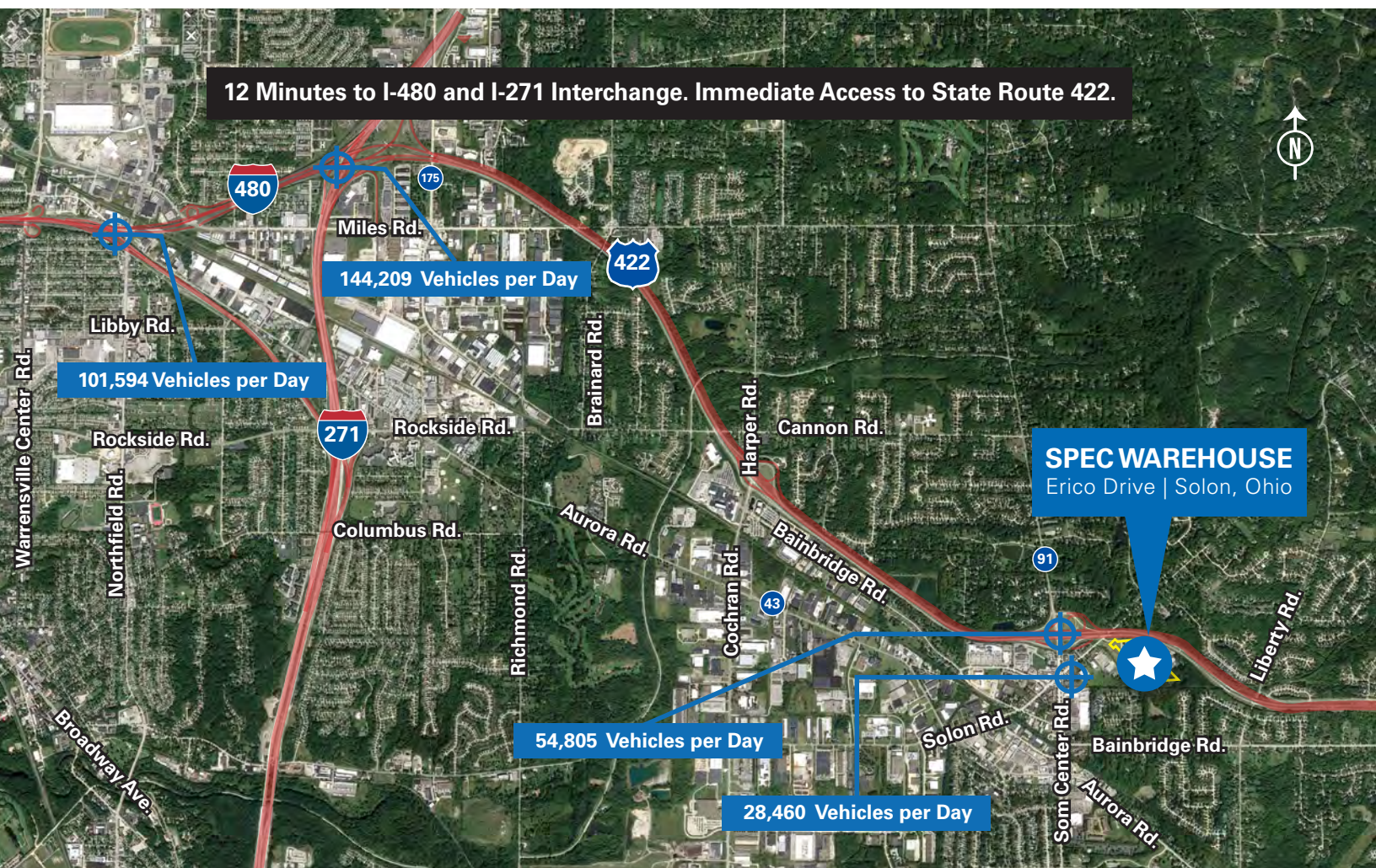
**Close Proximity to  
Downtown Solon**  
With Access to Retail and  
Restaurants



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

