

FOR LEASE

6661 Cochran Road

Solon, Ohio 44139



**39,000 SF MULTI-TENANT
INDUSTRIAL BUILDING**

4,000 SF AVAILABLE

Located in a Strong
Industrial Sector of Solon



PROPERTY FEATURES



39,000 SF

TOTAL BUILDING SIZE

4.56 ACRES

TOTAL SITE SIZE

\$7.00/SF NNN

LEASE RATE

\$3.29/SF NNN

NNN EXPENSES

CURRENT AVAILABILITIES

UNIT C-1

4,000 SF TOTAL SPACE AVAILABLE	1,230 SF EXISTING OFFICE SPACE	2,770 SF WAREHOUSE SPACE
ONE (1) 8' X 10' ONE (1) 8' X 8' DOCK	NONE DRIVE-IN DOOR	100A/240V/3P 100A/240V/1P SERVICE PANELS

HIGHLIGHTS

CONSTRUCTED	1979
CONSTRUCTION TYPE	Brick/Block
LIGHTING	LED
HEAT	Overhead Gas
SPRINKLERED	Wet System
BAY SIZE	30' x 100'
CLEAR HEIGHT	20'

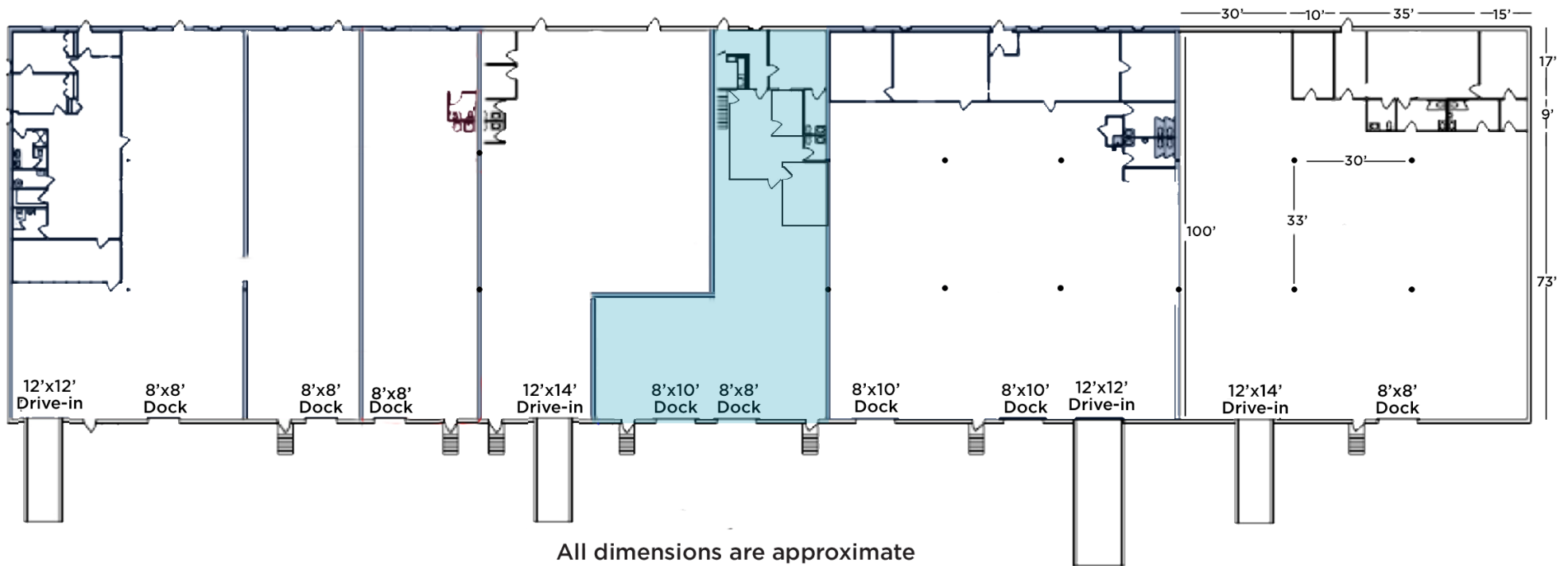
COMMENTS

- High-visibility flex space available for lease along Cochran Road
- Easy access to OH-422, I-271, and I-480
- Part of a business friendly community with access to a skilled workforce
- Proximity to multiple dining, service, and lodging amenities

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JOSEPH V. BARNA, SIOR / Principal / jbarna@crescorealestate.com / +1 216 525 1464

PROPERTY SITE PLAN

AVAILABLE: 4,000 SF

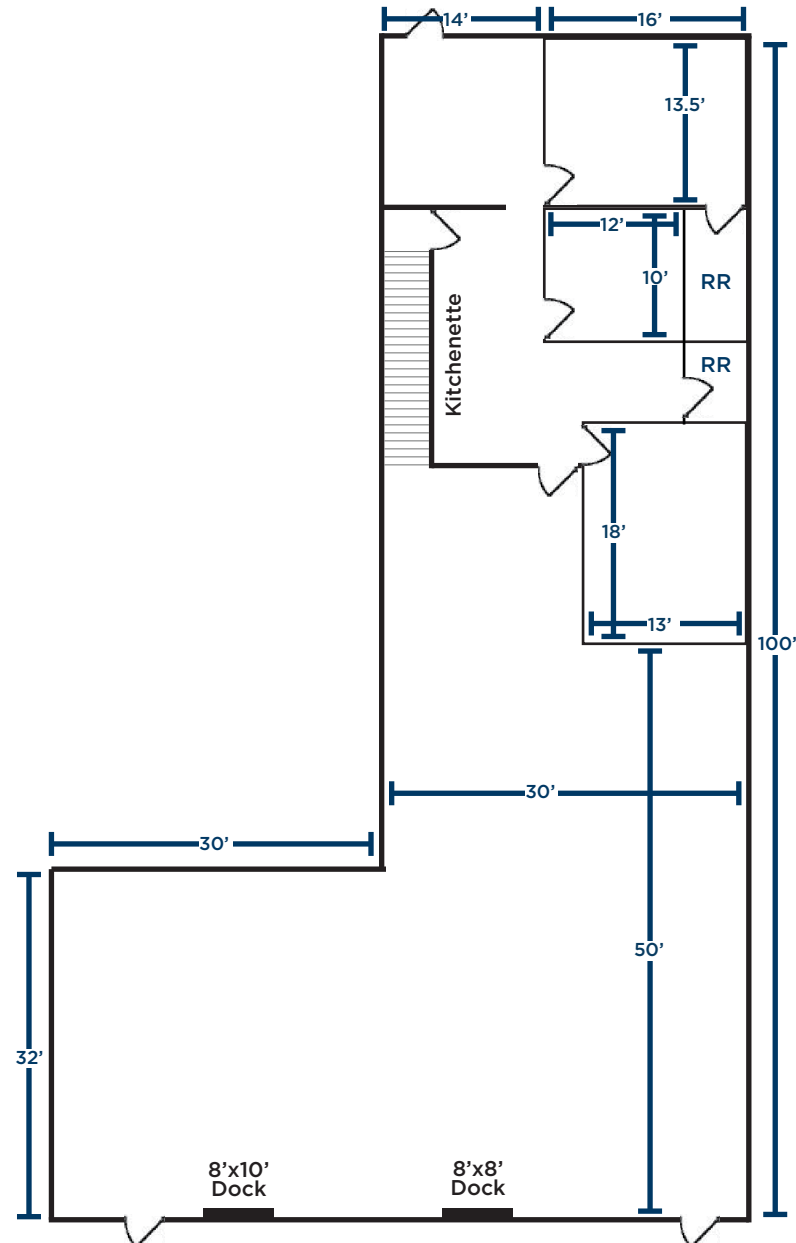


All dimensions are approximate

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PROPERTY FLOOR PLAN

**UNIT C-1
AVAILABLE
4,000 SF**



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PROPERTY AERIAL MAP



Easy access to
OH-422, I-271
and I-480

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