

AVAILABLE FOR LEASE

50,000 SF to 96,000 SF Spec Warehouse Building Space
8045 Darrow Road | 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
50,000 SF to 96,000 SF



Clearance Height
32 Ft.



Docks/Drive-ins
8 Docks/2 Drive-in Doors
(More Can Be Added)



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



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Office
Built-To-Suit



Lighting
High Bay LED



Floors
7 Inch Concrete Floors



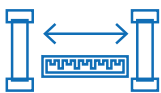
Total Site Size
7.59 Acres



Parking
72 Spaces



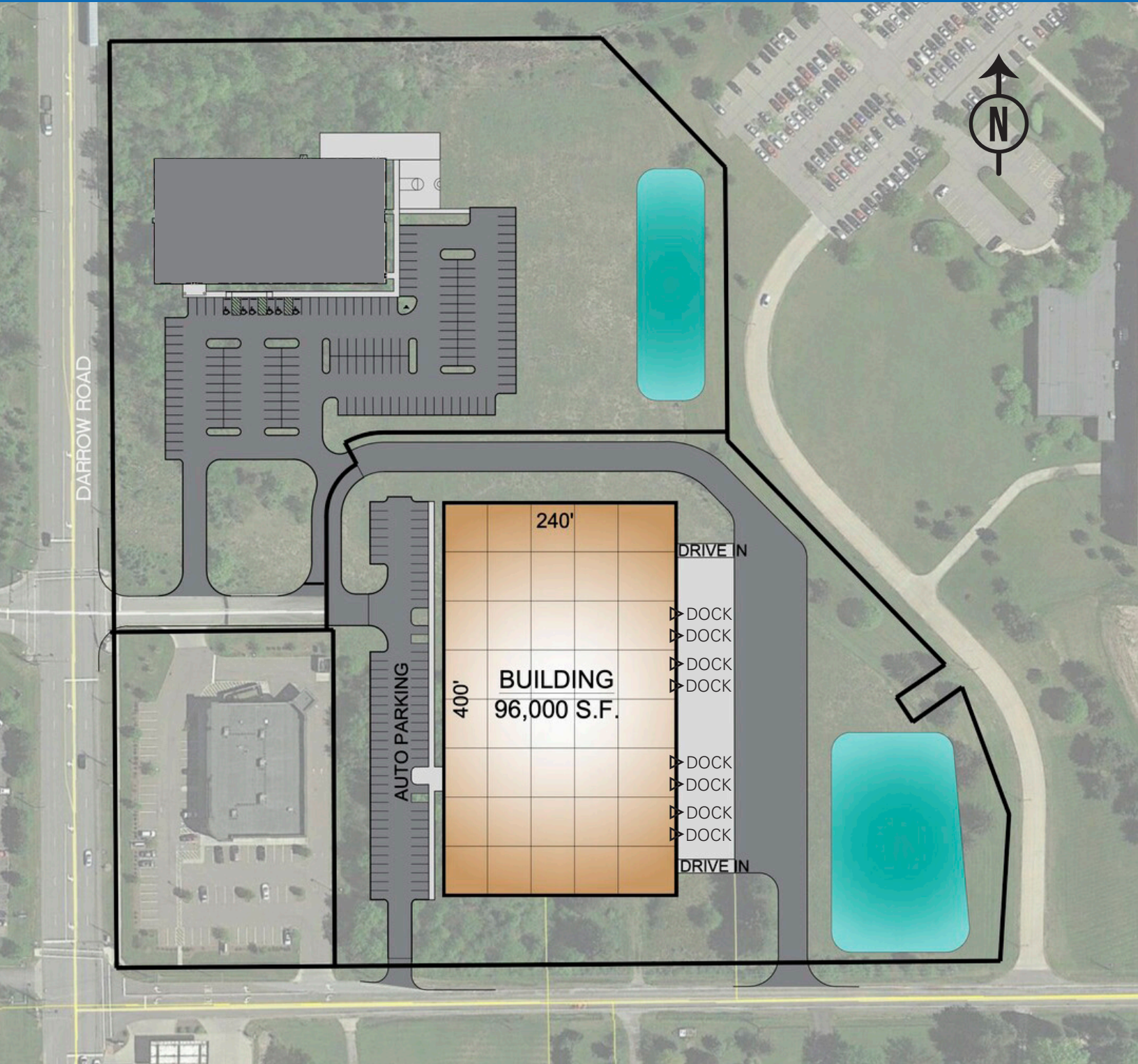
Sprinkler System
ESFR



















Column Spacing
50 x 45 Ft.
Speed Bays
60 Ft.



Completion Date
2025



KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 754,824 Population	 23% High School Diploma	 \$61,710 Median Household Income	 72% White Collar	 10% Services
 43.2 Median Age	 28% Some College	 \$37,672 Per Capita Income	 17% Blue Collar	 5.1% Unemployment Rate
 306,885 Households	 40% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$51,842 Median Disposable Income		 16% Spend 7+ hours commuting to and from work per week	 28,680 Total Businesses	 457,956 Total Employees

GREAT LOCATION CLOSE TO I-480, RETAIL AND BUSINESSES

