AVAILABLE FOR LEASE

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



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)



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



Terry Coyne Vice Chairman 216.218.0259 Terry.Coyne@nmrk.com Licensed Real Estate Broker



Claire Coyne McCoy Director 216.453.3015 Claire.Coyne@nmrk.com Licensed Real Estate Salesperson



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Additional Highlights







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.

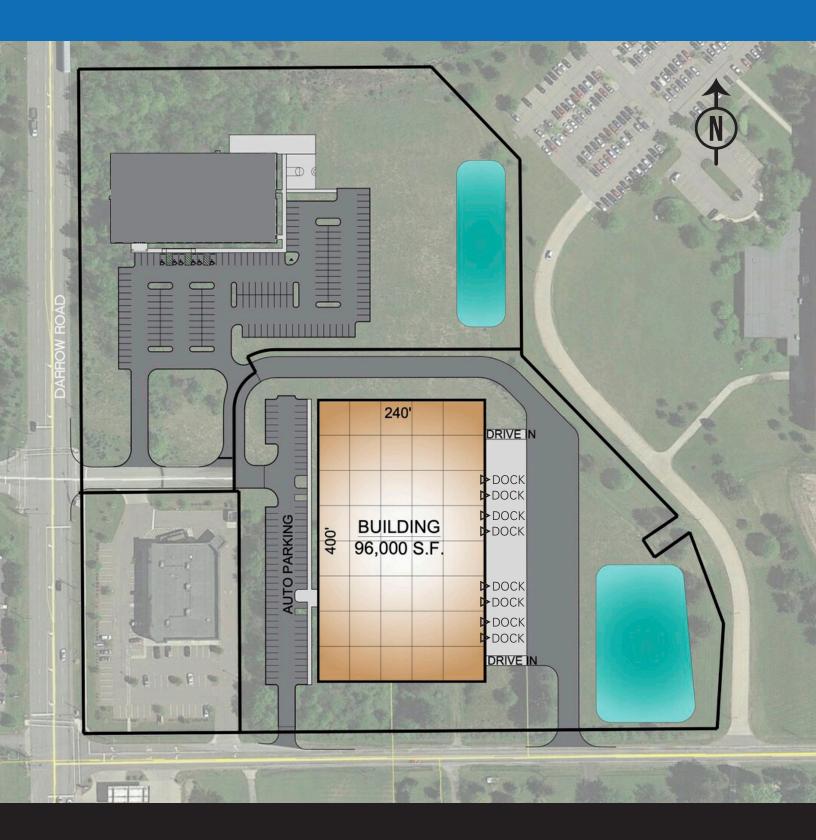


Completion Date 2025





Conceptual Site Drawing



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Employment Overview (15-mile radius)

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 Image: Constrained state Image: Constrained state BUSINESS Image: Constrained state Image: Constrained state	
\$51,842 Median Disposable Income			Businesses	Employees





Retail/Business Aerial

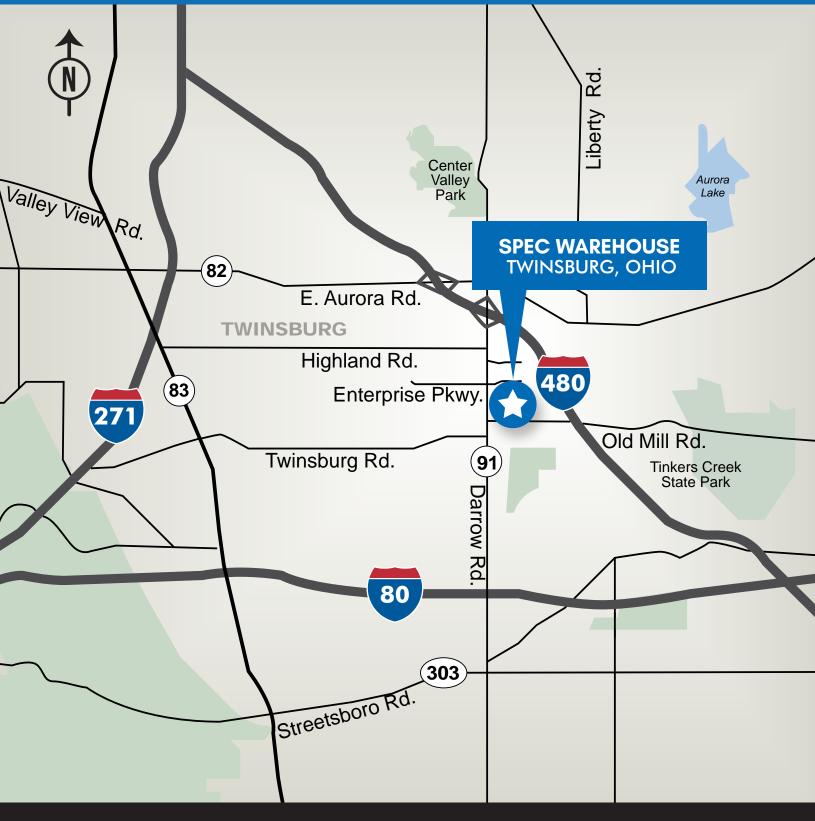
GREAT LOCATION CLOSE TO I-480, RETAIL AND BUSINESSES



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Location Map



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