

FOR LEASE

# CARTER-COHRAN BUILDINGS

6551-6573 Cochran Road, Solon, Ohio 44139



## OFFICE & WAREHOUSE

2,760 SF - 6,560 SF AVAILABLE

WELL MAINTAINED  
APPEALING LANDSCAPE  
NEW ROOF & WINDOWS



# PROPERTY FEATURES



**BUILDING A**  
**6551-6571**

**56,400 SF**

TOTAL BUILDING SIZE

**BUILDING B**  
**6573**

**56,400 SF**

TOTAL BUILDING SIZE

**\$6.50/SF NNN**

WAREHOUSE LEASE RATE

**\$14.00/SF NNN**

OFFICE LEASE RATE

## COMMENTS

- Office/warehouse space available
- Well maintained property with appealing landscape, new windows and new roof
- Ready for immediate occupancy in the heart of the Solon industrial area
- Highly visible location just minutes from U.S. 422, I-480, I-271 with easy access (less than 30 minutes) to Cleveland Hopkins International Airport and both downtown Cleveland and Akron
- Situated in the middle of Solon's industrial community, the property is easily accessed from Twinsburg and Hudson to the south and Chagrin Falls, Pepper Pike, Orange and Beachwood to the north
- Minutes to shopping and hotels, employees will benefit from the close proximity to numerous restaurants such as Chick-fil-A, Chipotle, Yours Truly, Panera, Burger Fresh and Rusty Bucket

# PROPERTY 6573 FEATURES



## PROPERTY SPECIFICATIONS

### BUILDING B

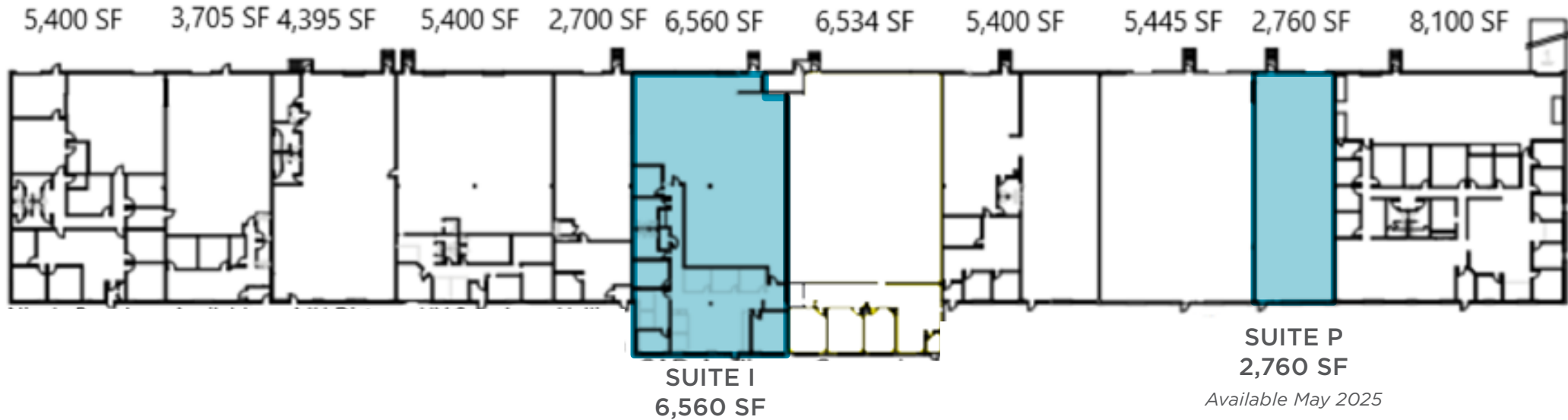
YEAR BUILT	1989
AVAILABLE	6,560 SF
HVAC	24/7 tenant control
PARKING	Abundant
BUILDING HOURS/ACCESS	Tenant will have 24/7 access
TENANT SIGNAGE	Building signage and monument sign

### CURRENT AVAILABILITY

SUITE	TOTAL SF	OFFICE SF	WHSE SF	DOCKS	DRIVE-IN DOORS	CLEAR HEIGHT
I	6,560 SF	2,326 SF	4,234 SF	One (1)	-0-	16'
P	2,760 SF	-0-	2,760 SF	One (1)	-0-	16'

*\*Suite P Available May 2025*

# PROPERTY 6573 FLOOR PLAN

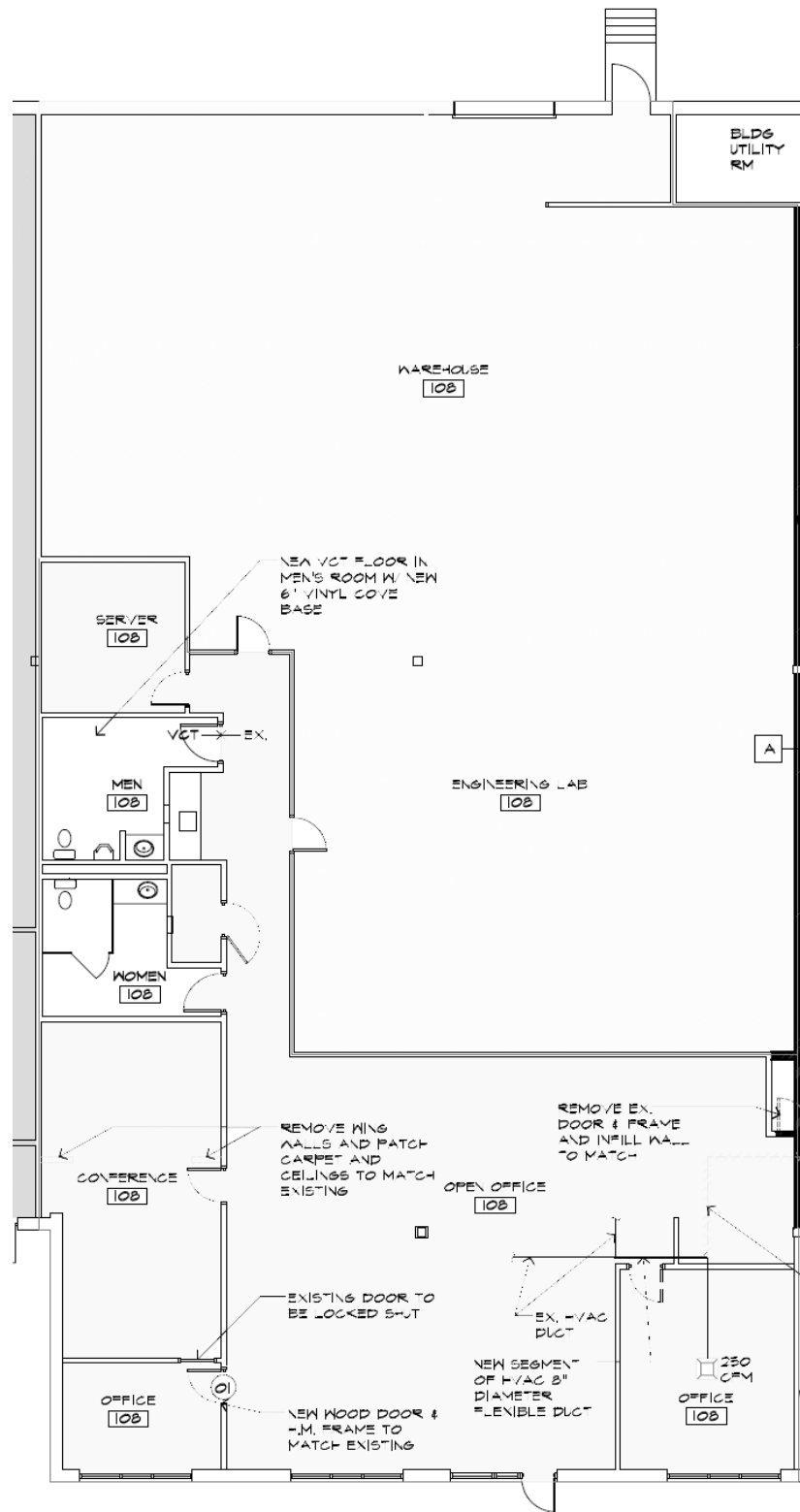


 **Available Units**



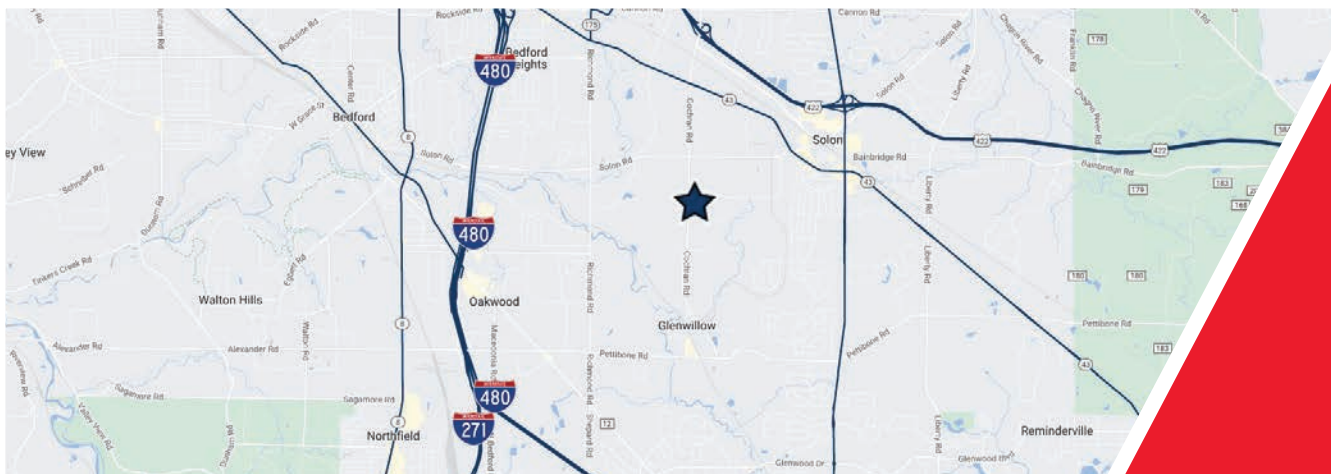
# PROPERTY 6573 FLOOR PLAN

SUITE I  
6,560 SF





# PROPERTY AERIAL MAP



Close access to  
I-480 and I-271



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