



FOR LEASE – Class A, Multi-Tenant Distribution Center

**7905 Cochran Road
Glenwillow, OH**

7905 Cochran Road is a 143,524-square-foot multi-tenant distribution center in the business-friendly village of Glenwillow, Ohio. Located in a foreign trade zone near several major interstates, this Class A industrial facility has high ceilings (28-foot clear) and is meticulously maintained. Currently, a 20,000-plus-square-foot suite is available for a triple-net lease, and includes four (4) docks, one (1) drive-in door, heavy power, highly-efficient lighting, ESFR sprinklers, concrete truck courts, wide bay spacing and ample parking.

Highlights

- Available Space:** 20,328 SF
- Lease Rate:** \$5.50/SF NNN
- Ceiling Height:** 28' Clear
- Sprinkler System:** ESFR
- Loading:** 4 Exterior Docks
1 Drive-in Door
- Lighting:** High-efficiency T-5
- Car Parking:** Ample
- Truck Courts:** Concrete Truck Courts
- Electrical:** 200 amp, 277/480 volt
- Dimensions:** 80' x 250'



Terry **COYNE**

For further information, please contact our licensed real estate salespersons:

Terry Coyne, SIOR, CCIM
Vice Chairman

Office 216.453.3001 **Email** tcoyne@ngkf.com

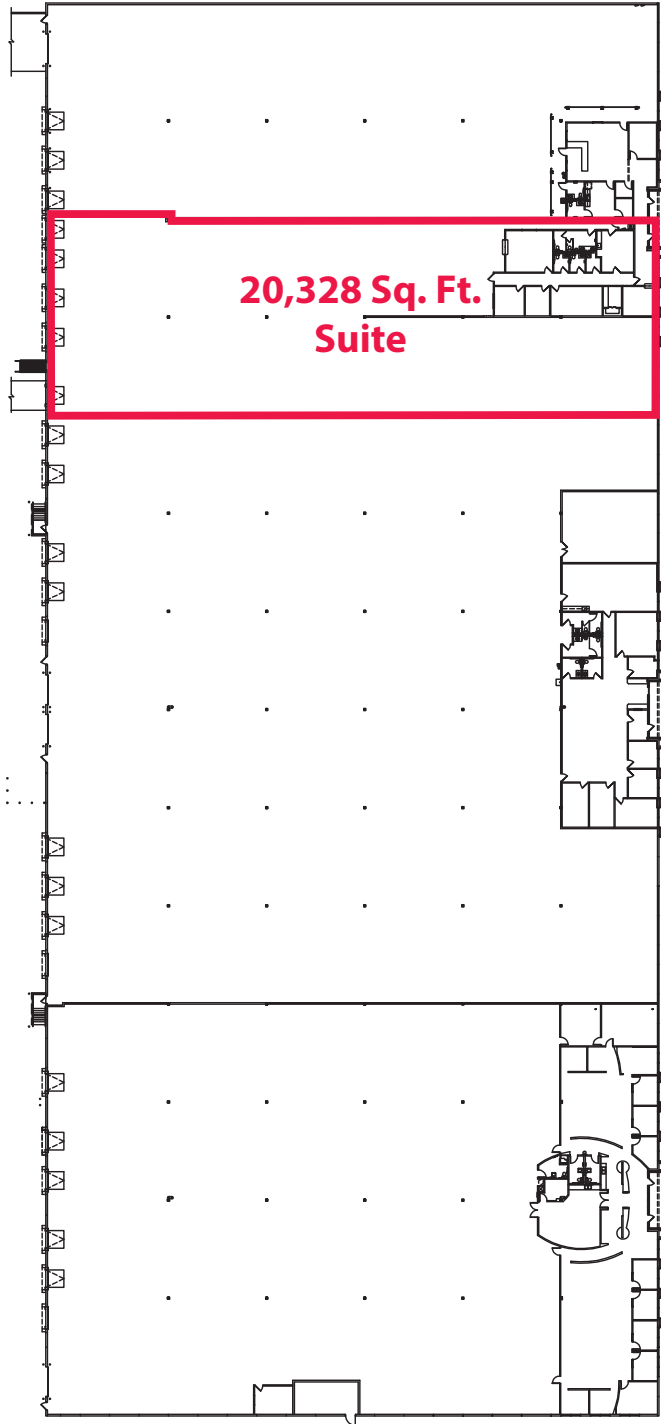
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7905 Cochran Road
Glenwillow, OH

Site Plan



2020 Operating Expense Estimates

CAM:	\$0.89/SF (includes management fee)
Taxes:	\$1.22/SF
Insurance:	\$0.21/SF
Total:	\$2.32/SF

Owner Contact:

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