

# 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.

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Highlights		ChagrinValley Country Club
Available Space: Lease Rate:	20,328 SF \$5.50/SF NNN	BEDFORD HEIGHTS Rd BEDFORD HEIGHTS Rd BEDFORD Reservation Reservation
Ceiling Height: Sprinkler System:	28' Clear ESFR	, Hawthorne Valley Country Club
Loading:	4 Exterior Docks 1 Drive-in Door	te Solon Rd. SOLON 91 Aurora Rd. 7905 Cochran Rd Glenwillow, Ohio
Lighting: Car Parking: Truck Courts:	High-efficiency T-5 Ample Concrete Truck Courts	Oakwood Community Park Pettibone Rd.
Electrical:	200 amp, 277/480 volt 80' x 250'	Glen Meadow Park 480 Center Valley



For further information, please contact our licensed real estate salespersons: Terry Coyne, SIOR, CCIM Vice Chairman

Office 216.453.3001 Email tcoyne@ngkf.com



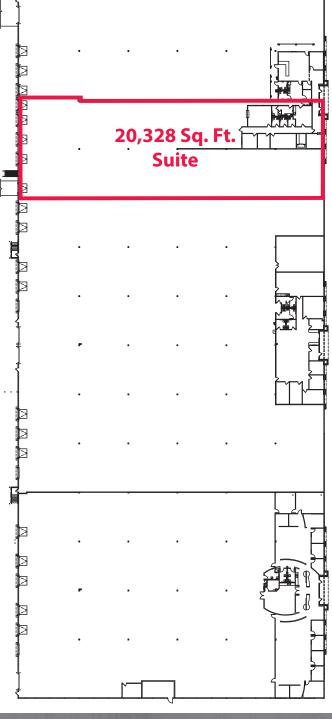
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## 2020 Operating Expense Estimates

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

### **Owner Contact:**

Ryan Brittain Marketing/Leasing Manager 30300 Telegraph Road, Suite 123 Bingham Farms, MI 48025 Direct: (248) 357-3853 rbrittain@firstindustrial.com



www.firstindustrial.com



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