



30700 Aurora Rd.

Solon, Ohio 44139

Property Features

- Available: 36,070 - 81,061 SF

	Unit A	Unit B
• Total Size:	44,991 SF	36,070 SF
• Office:	0 SF	613 SF
• Warehouse:	44,991 SF	35,457 SF

- Docks: Four: Two (8' x 8'), Two (8' x 10')
- Drive-In Doors: Can Be Added
- Clear Height: 21' 6" - 23' 4"
- Column Spacing: 55' x 40'
- Year Built: 1994
- Land Area: 5.84 Acres
- Lighting: New LED with Motion Sensors
- Quick Access to SR 422, I-271 and I-480



For more information:

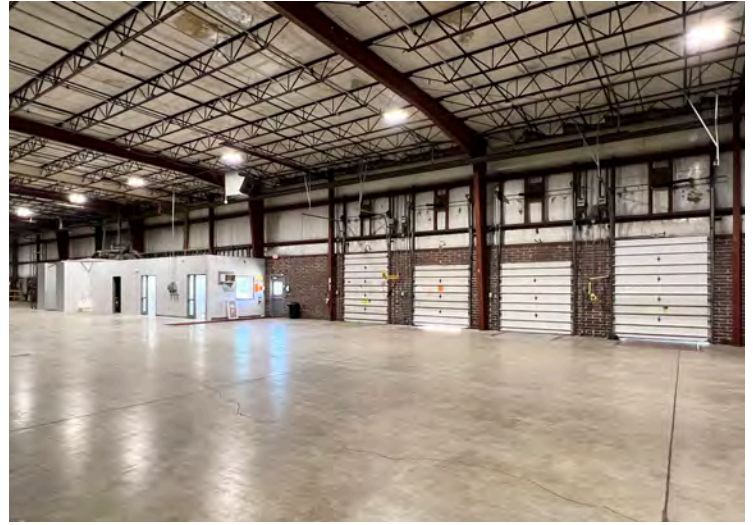
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For Lease Interior Photos



NAI Pleasant Valley

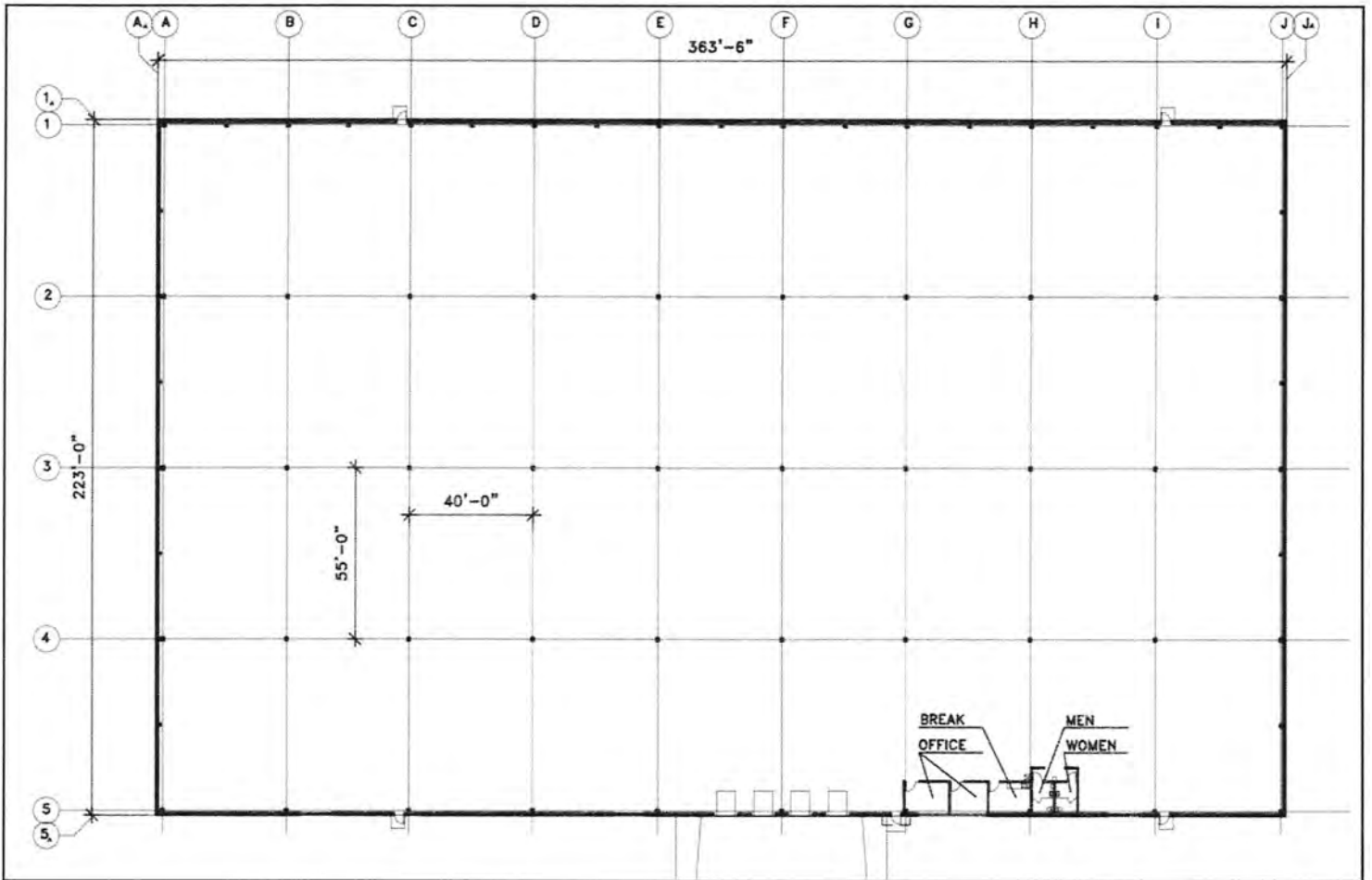
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For Lease Building Floor Plan



NAIPleasant Valley

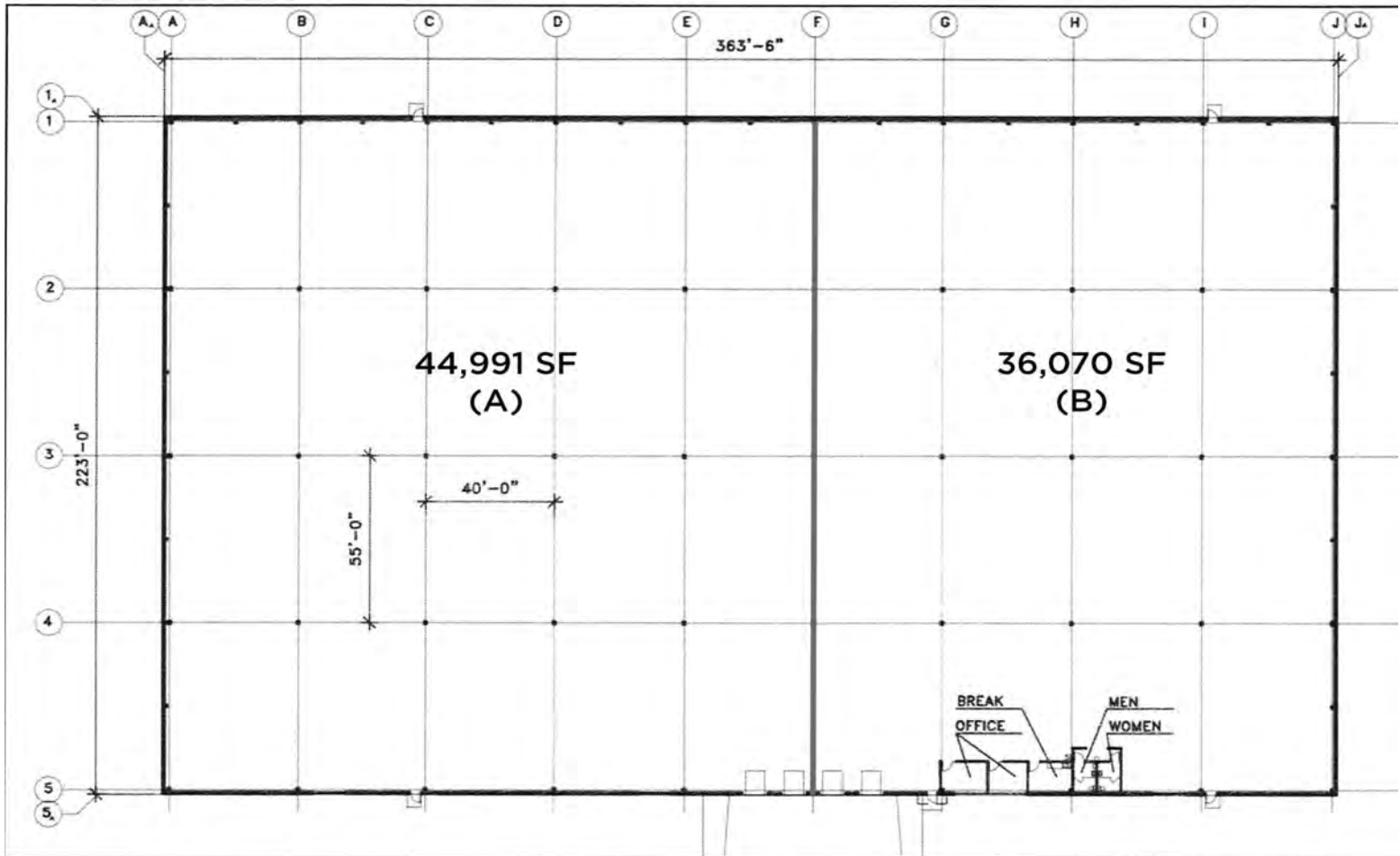
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For Lease Demised Floor Plan



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For Lease
Aerial



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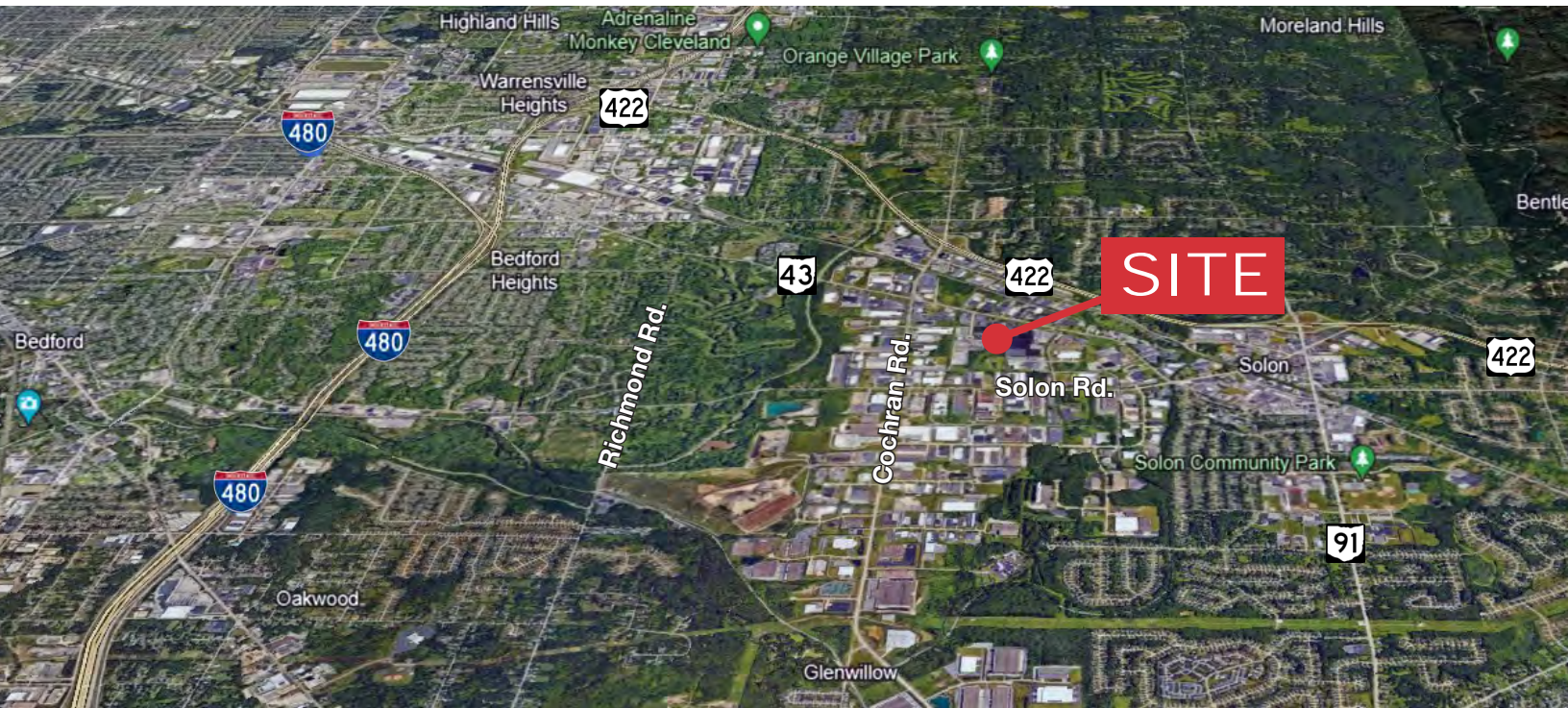
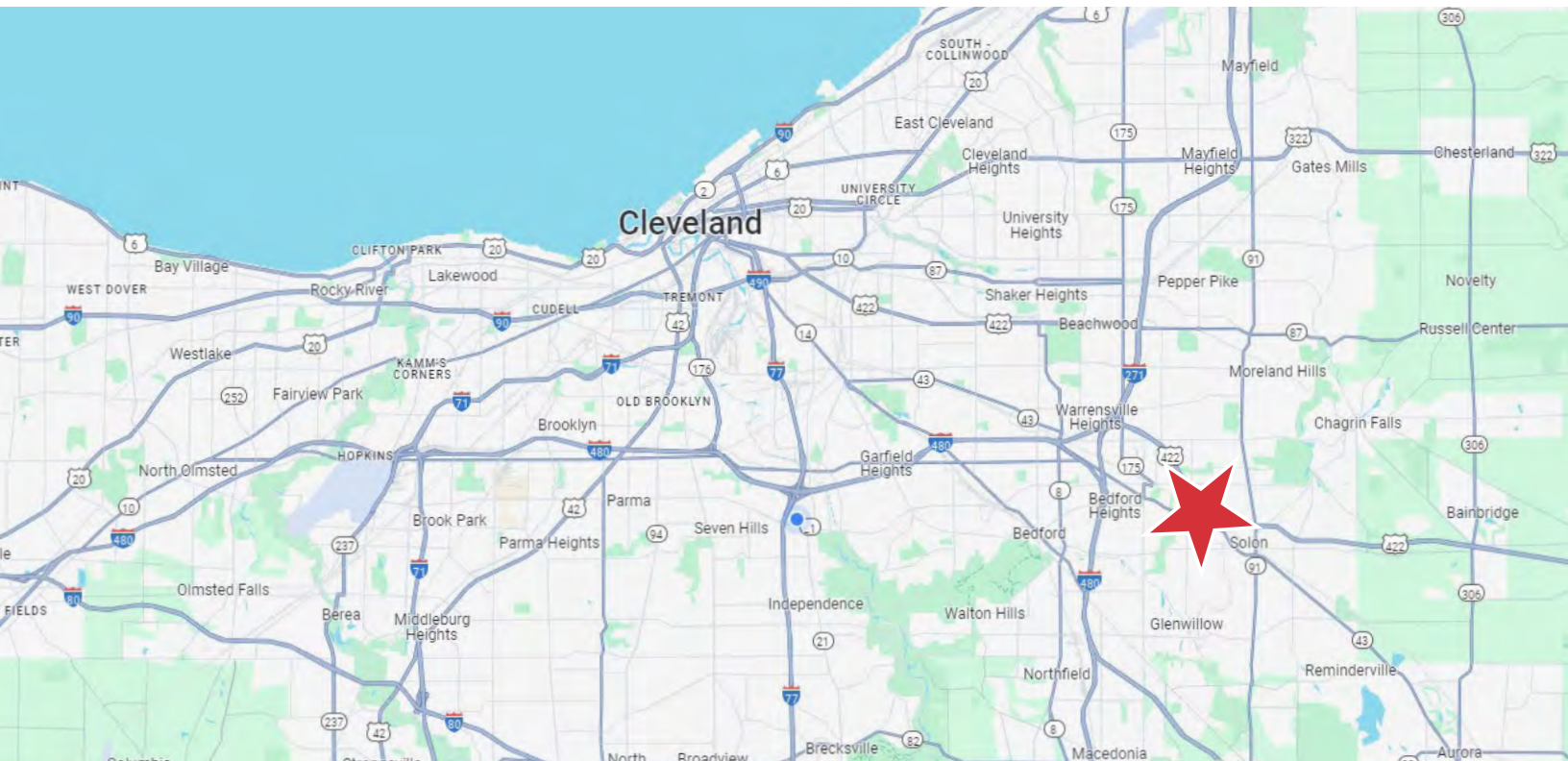
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For Lease Property Location



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BUILDING INFORMATION SHEET

LOCATION:	30700 Aurora Road, Solon, OH		
SPACE AVAILABLE:	81,061 SF		
	<u>Suite A</u>	<u>Suite B</u>	<u>Combined</u>
WAREHOUSE SF:	44,991	35,457	80,448
OFFICE SF:	<u>0</u>	<u>613</u>	<u>613</u>
TOTAL SF:	44,991	36,070	81,061

MINIMUM DIVISIBLE:	36,070 SF
CONSTRUCTION:	Block and Insulated Metal Panel
YEAR BUILT:	1994
LAND AREA:	5.84 Acres
ZONING:	I-2 (Industrial, Manufacturing)
CEILING HEIGHT:	21' 6" – 23' 4" Clear
TRUCK DOCKS:	Four (4) Total, 2 (8' x 8'), 2 (8' x 10')
DRIVE-IN DOORS:	Can be added.
COLUMN SPACING:	55' x 40'
FLOOR:	6" Concrete
SPRINKLERED:	.29 GPM/SF over 2,000 SF
PARKING:	15 Plus
HEAT:	Overhead Gas Reznor
LIGHTING:	New LED with Motion Sensors
ELECTRIC POWER:	277/480 Volt, 400 AMP, 3-Phase
LEASE PRICE:	\$5.50/SF NNN
ESTIMATED OPERATING EXPENSES:	\$1.80/SF
SECURITY SYSTEM:	Yes
COMMENTS:	Great location with quick access to SR 422, I-271 and I-480. Warehouse ventilation system

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