

VALUE-ADD INVESTMENT OPPORTUNITY
194,640 SF MULTI-TENANT FLEX BUILDING
29001 SOLON ROAD | SOLON, OH

BELOW MARKET LEASE RATES



194,640 SF
SIZE

100%
OCCUPANCY

6.40%
CAP RATE

3 YEARS / 4 MONTHS / 16 DAYS

WALT BY AREA

3 YEARS / 8 MONTHS / 7 DAYS

WALT BY RENT

\$16,544,400
(\$85 PSF)
SALE PRICE










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NEWMARK

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PROPERTY HIGHLIGHTS

	Address	29001 Solon Road Solon, OH 44139
	Size	194,640 SF
	Vacant	0 SF
	Lot Size	13.99 acres
	Docks/Levelers	25 in the rear
	Drive-Ins	5 in the front; 3 in the rear; 1 on the side
	Parking Lot	Resurfaced in 2022
	Roof	Portions replaced in 2019, 2023 and a final section in need of replacement

	Construction	Reinforced Concrete
	Clearance Height	20'
	Columns	32'w x 40'd
	Sprinklers	Wet
	Power	100 - 800amp/240volt/3-phase, Heavy
	Utilities	Gas - Natural, Heating, Lighting - Halide, Sewer - City, Water
	OPEX	\$2.01/SF

SITE AERIAL

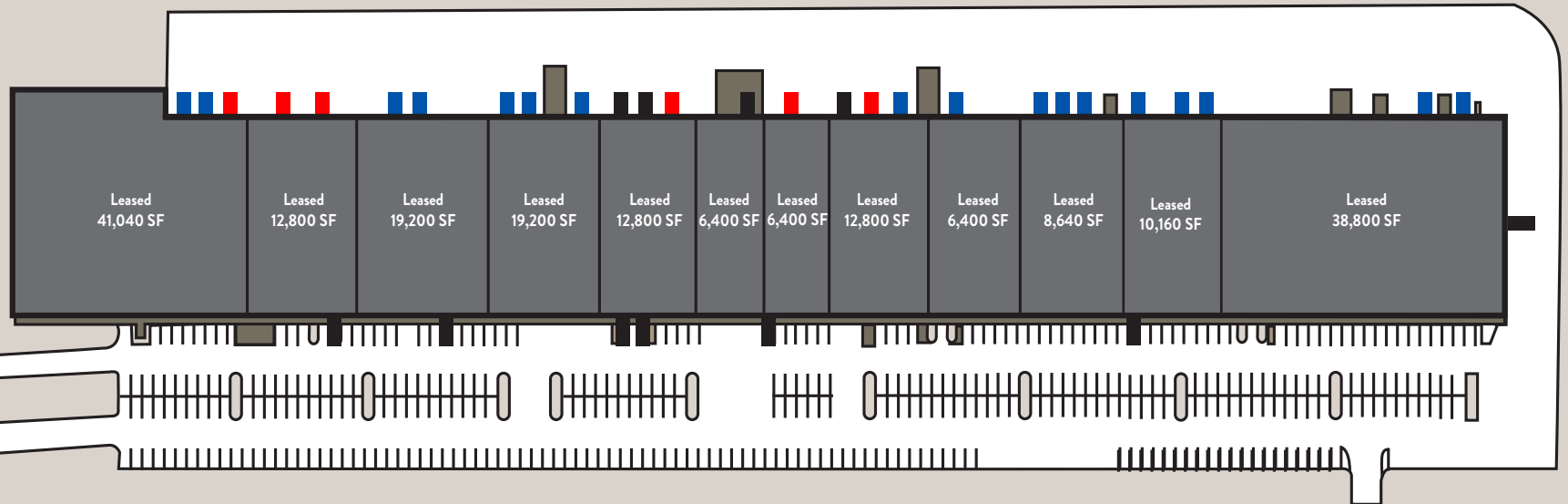


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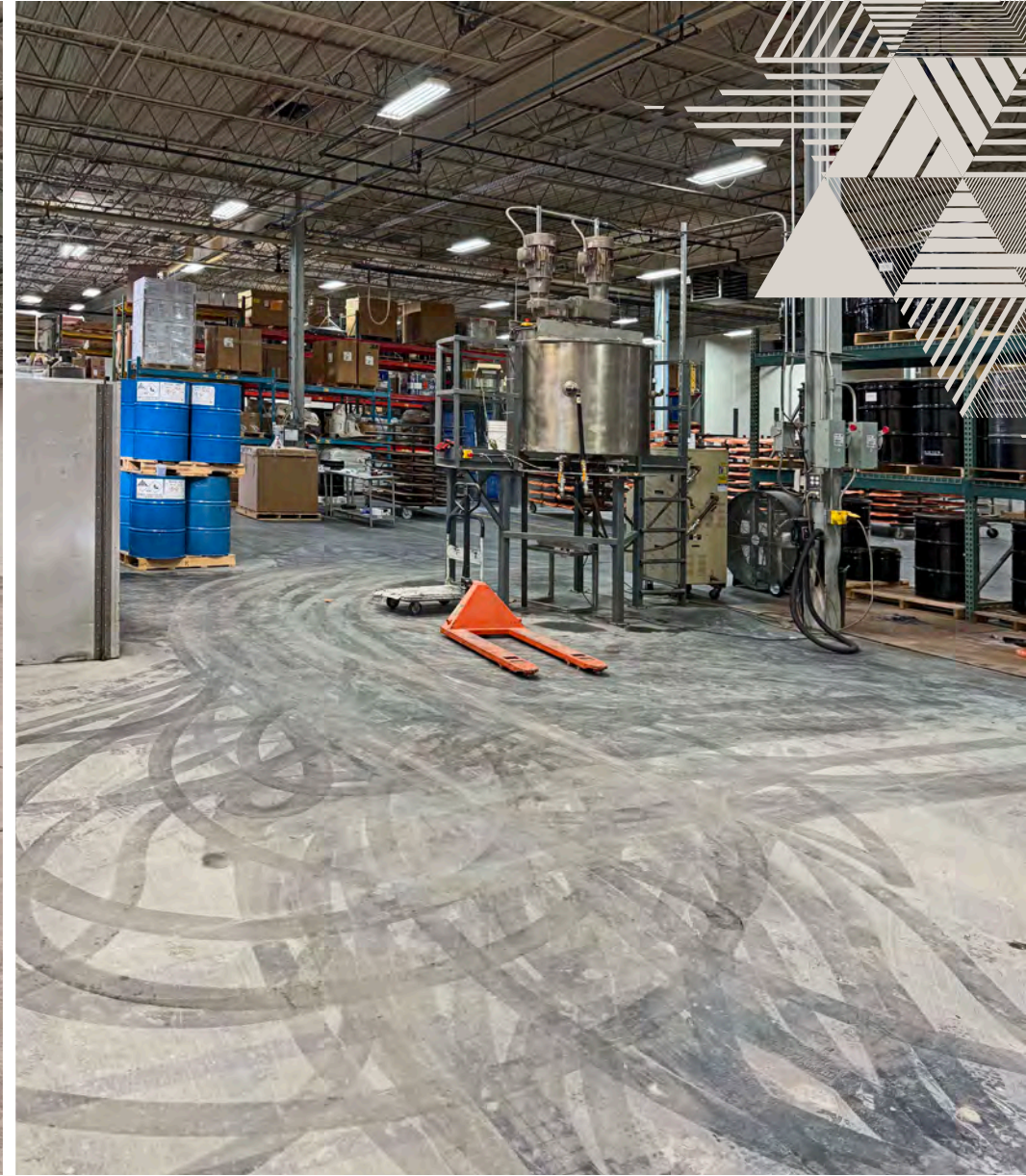
SITE PLAN

KEY

- = Dock door without leveler
- = Dock door with leveler
- = Dock door with drive-in ramps



INTERIOR PHOTOS



















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ROOF SUMMARY



Section	Type	SF	Est. RUL	Notes
1	Built Up	39,364	1 Yrs	Metal deck with 2.5" insulation, 1/2" fiber board and 4-ply built up roof
2	EPDM	61,372	7 Yrs	Metal deck with 3.5" insulation and 60mil Firestone EPDM
3	Built Up	20,314	4 Yrs	Metal deck with 1.75" insulation, 1.5" wood fiber board and 4-ply built up roof
4	EPDM	32,335	7 Yrs	Metal deck with 3" insulation and 60mil Firestone EPDM
5	TPO	47,698	19 Yrs	60mil TPO roof with 20-year warranty as of 2023

EMPLOYMENT OVERVIEW (15-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 844,568 Population	 23.2% High School Diploma	 \$64,704 Median Household Income	 66.0% White Collar	 16.2% Services
 41.6 Median Age	 26.0% Some College	 \$43,824 Per Capita Income	 17.8% Blue Collar	 4.9% Unemployment Rate
 448,307 Households	 39.8% Bachelors/Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$54,939 Median Disposable Income		 15.2% Spend 7+ hours commuting to and from work per week	 45,056 Total Businesses	 844,568 Total Employees

INDUSTRY AERIAL



29001 Solon Road

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SOLON, OHIO DRIVE TIME MAP



LOCATION	DRIVE TIME	DRIVING DISTANCE
Cleveland, Ohio	27 minutes	21 miles
Akron, Ohio	33 minutes	32 miles
Pittsburgh, Pennsylvania	1 hour and 52 minutes	114 miles
Toledo, Ohio	1 hour and 53 minutes	126 miles
Columbus, Ohio	2 hours and 5 minutes	145 miles
Detroit, Michigan	2 hours and 44 minutes	180 miles
Buffalo, New York	2 hours and 54 minutes	194 miles
Cincinnati, Ohio	3 hours and 42 minutes	252 miles
Indianapolis, Indiana	4 hours and 44 minutes	319 miles
Toronto, Canada	4 hours and 38 minutes	296 miles
Chicago, Illinois	5 hours and 26 minutes	356 miles

Located in the Greater Cleveland area, Solon, Ohio, is an appealing suburb renowned for its robust economic environment, high quality of life, and excellent educational facilities. Ranked consistently as one of the best places to live in Ohio, Solon offers a favorable setting for residential and commercial real estate investments.

Solon has a population of approximately 23,000 residents. The community is known for its affluent characteristics, with a median household income significantly higher than the national average, indicating a strong local economy and potential consumer base for retail investments.

Solon's economy is bolstered by a diverse mix of industries, including manufacturing, technology, and healthcare. It is home to several corporate headquarters such as Nestle USA's Prepared Foods Division and Swagelok Company, a testament to its business-friendly environment. This economic diversity reduces risk for investors and promises stability and potential growth in various sectors.

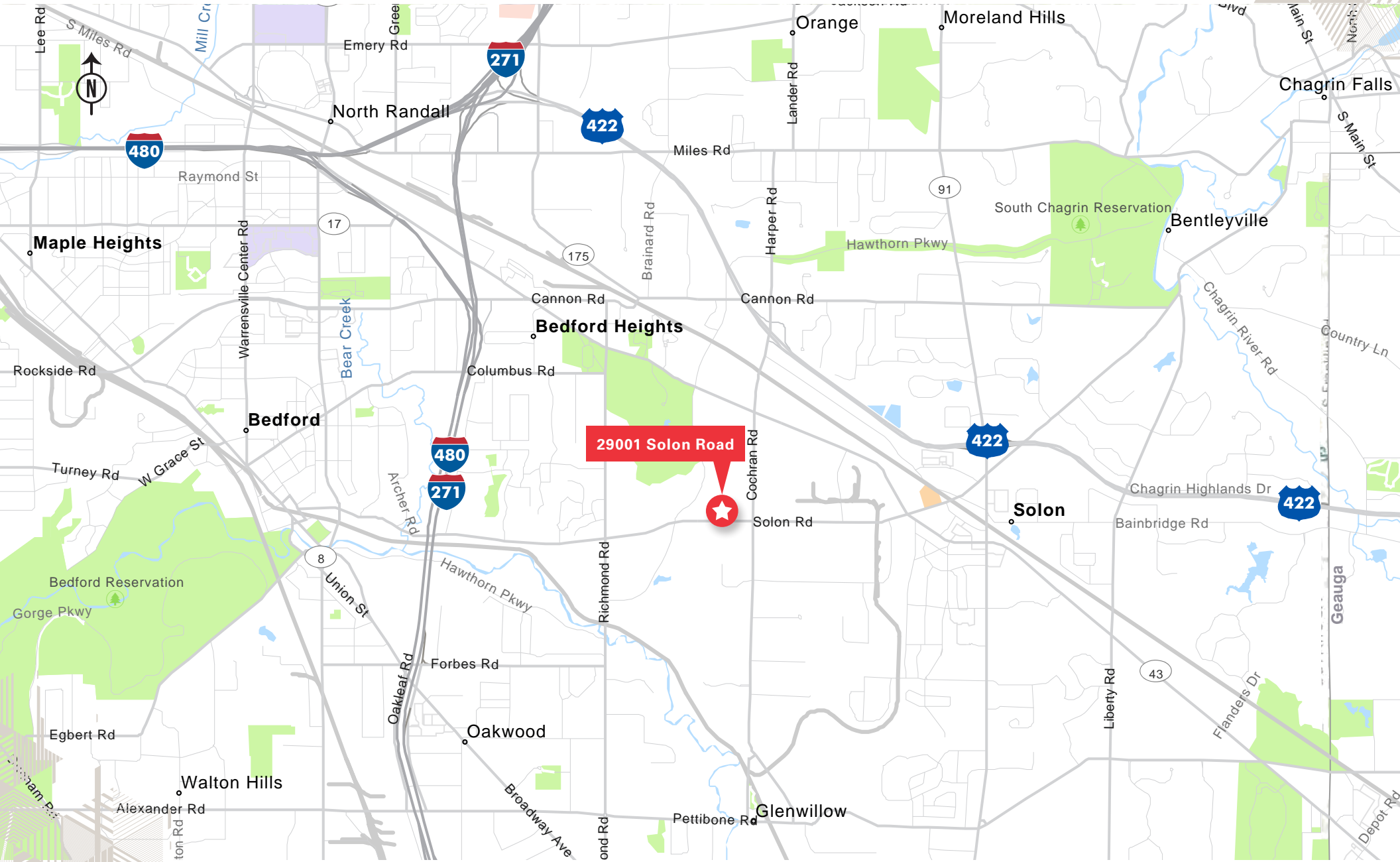
Solon is renowned for its exceptional public school system, consistently ranked among the top in the state of Ohio. The presence of high-ranking educational institutions not only increases the appeal for families but also supports a well-educated workforce.

Commercial real estate in Solon also presents promising opportunities, driven by low vacancy rates and a strong employment base. With continuous infrastructure improvements and supportive local government policies, Solon provides an attractive landscape for real estate investors.

Solon offers a high quality of life with numerous parks, recreational facilities, and community events. The city's strategic location also provides easy access to Cleveland's cultural and sporting events, enhancing the residential appeal. For businesses, Solon's network of transportation links, including proximity to major highways and airports, is a considerable advantage.

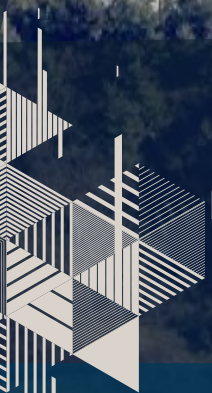
Solon, Ohio, represents a dynamic investment environment with its strong economic foundation, excellent educational facilities, and quality of life. The balanced mix of residential charm and commercial potential makes Solon a prime candidate for real estate investment, ensuring long-term growth and profitability.

LOCATION MAP



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