

FOR LEASE

6161 Cochran Road

Solon, Ohio 44139



CUSHMAN &
WAKEFIELD



62,400 SF MULTI-TENANT INDUSTRIAL BUILDING

11,280 SF AVAILABLE

Located in a Strong
Industrial Sector of Solon



PROPERTY FEATURES



62,400 SF

TOTAL BUILDING SIZE

5.95 ACRES

TOTAL SITE SIZE

\$7.00 SF NNN

LEASE RATE

\$2.77 SF

NNN EXPENSES

CURRENT AVAILABILITIES

UNIT E-F

| | | |
|---|---|---------------------------------------|
| 11,280 SF TOTAL SPACE AVAILABLE | TO SUIT OFFICE SPACE | 11,280 SF WAREHOUSE SPACE |
| ONE (1) 9'x10' DOCK | ONE (1) 10'x10' DRIVE-IN DOOR | 200A/240V/3P SERVICE PANELS |

HIGHLIGHTS

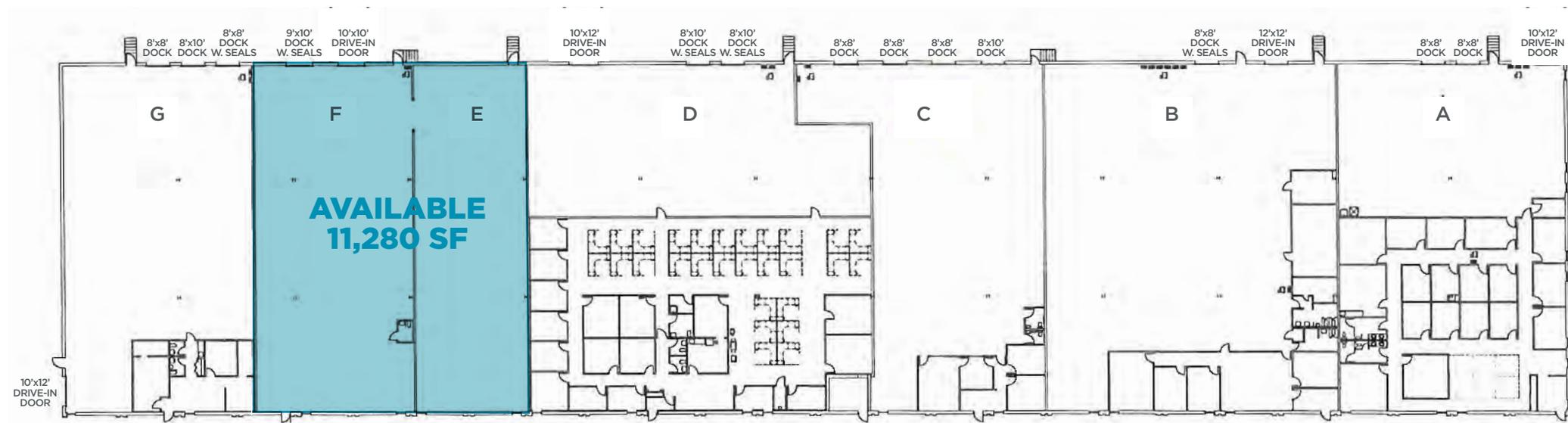
| | |
|-------------------|-------------|
| CONSTRUCTED | 1978 |
| CONSTRUCTION TYPE | Brick/Block |
| LIGHTING | Fluorescent |
| HEAT | OHD Gas |
| SPRINKLERED | Wet System |
| COLUMN SPACING | 39' x 39' |
| CLEAR HEIGHT | 21' |

COMMENTS

- High-visibility flex space available for lease along Cochran Road
- Easy access to OH-422, I-271, and I-480
- Part of a business friendly community with access to a skilled workforce
- Proximity to multiple dining, service, and lodging amenities

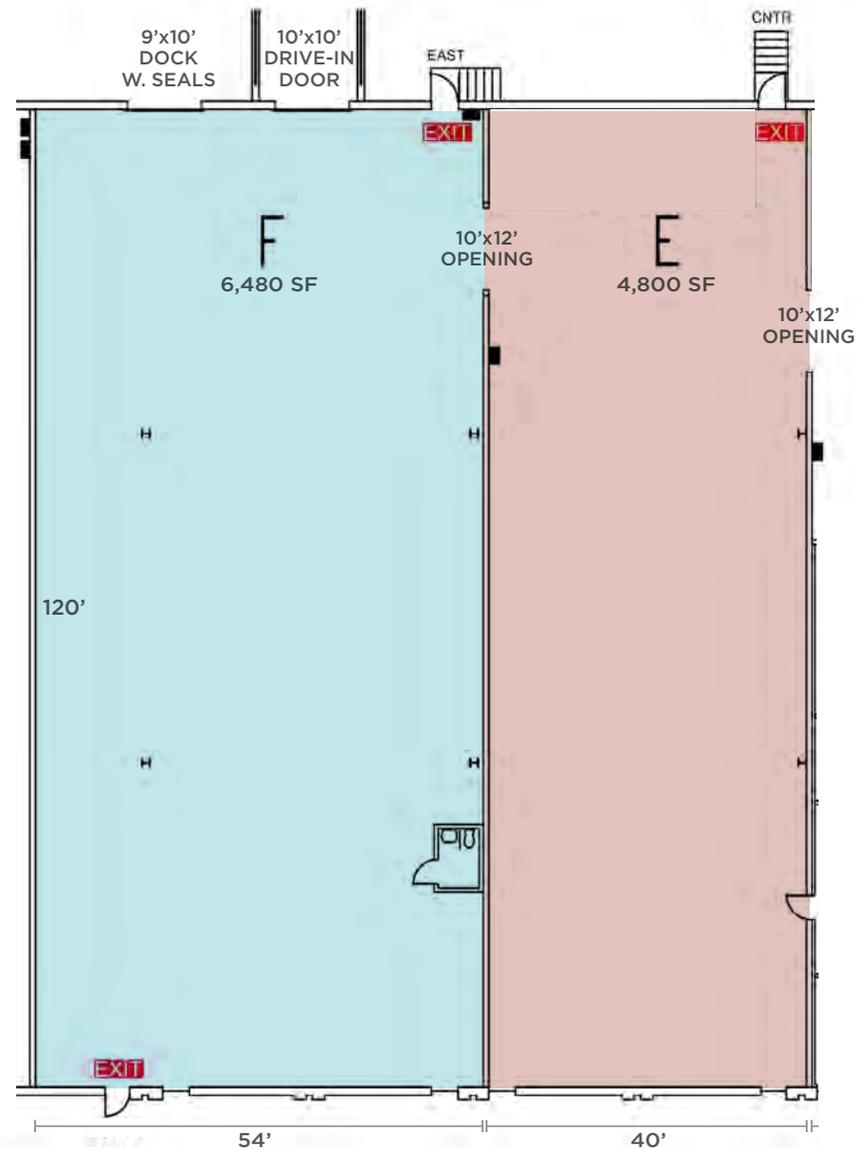
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PROPERTY SITE PLAN



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PROPERTY FLOOR PLAN - UNITS E-F

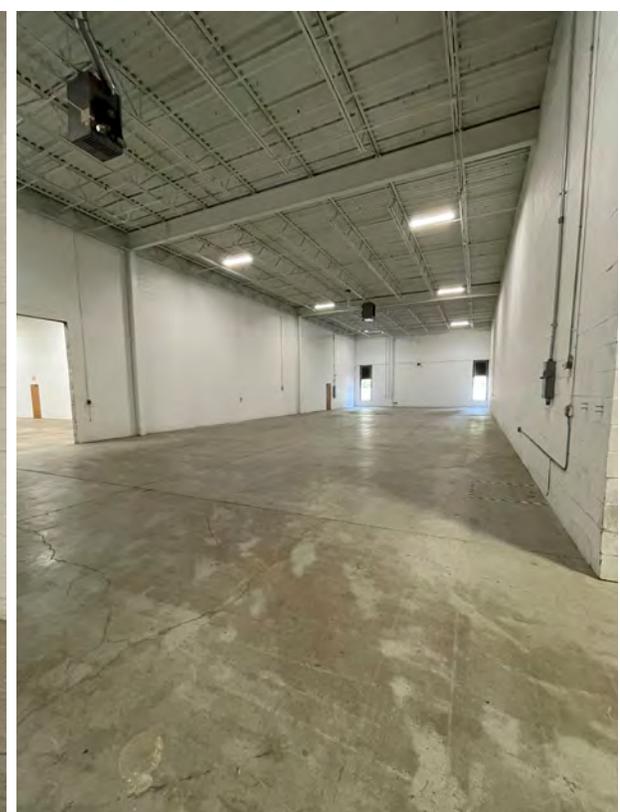
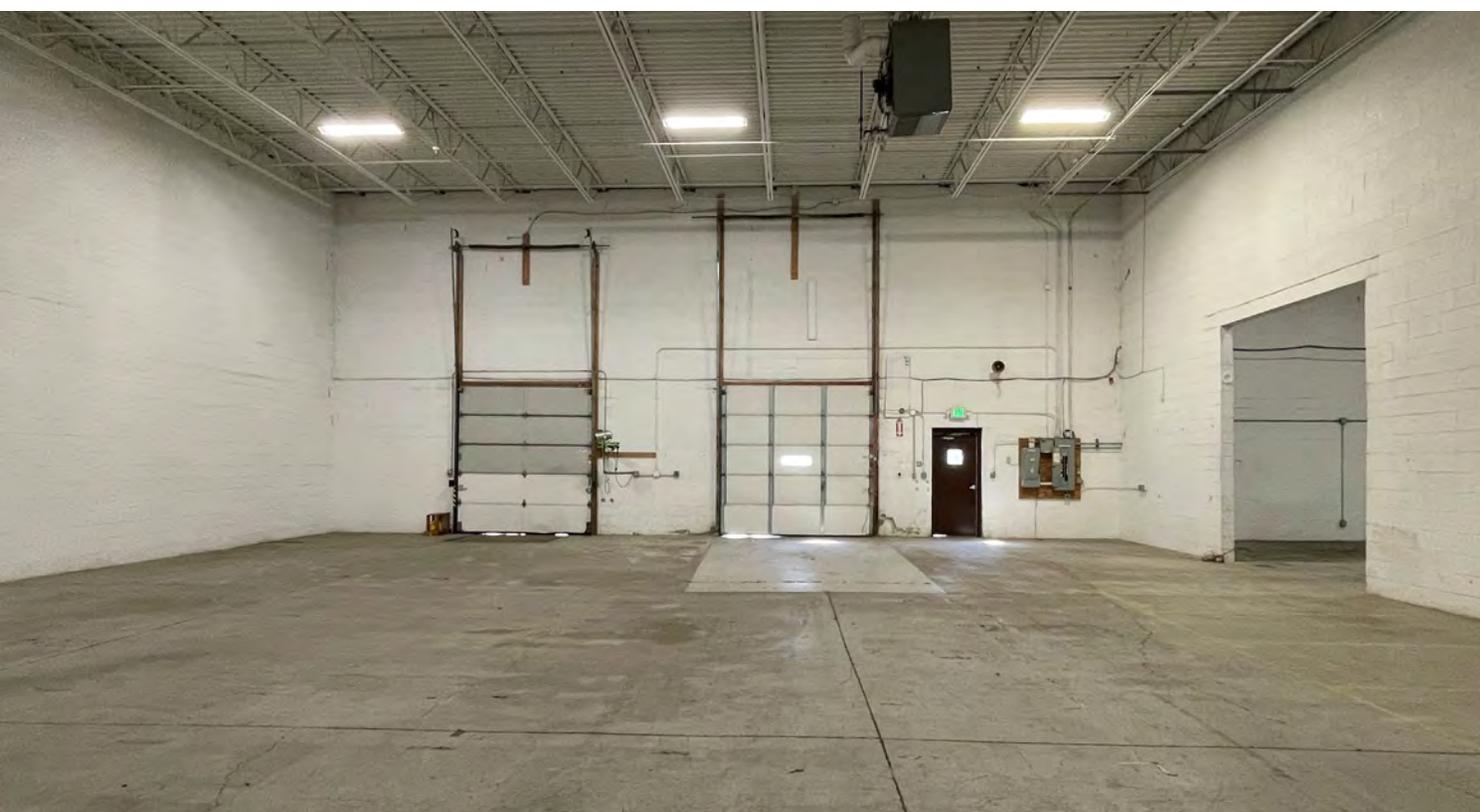


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EXTERIOR PHOTOS



INTERIOR PHOTOS - UNITS E-F





Easy access to
OH-422, I-271
and I-480

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