

# For lease

6575 Davis Industrial Parkway, Solon, OH 44139  
54,954 SF with Freezer Cooler Space

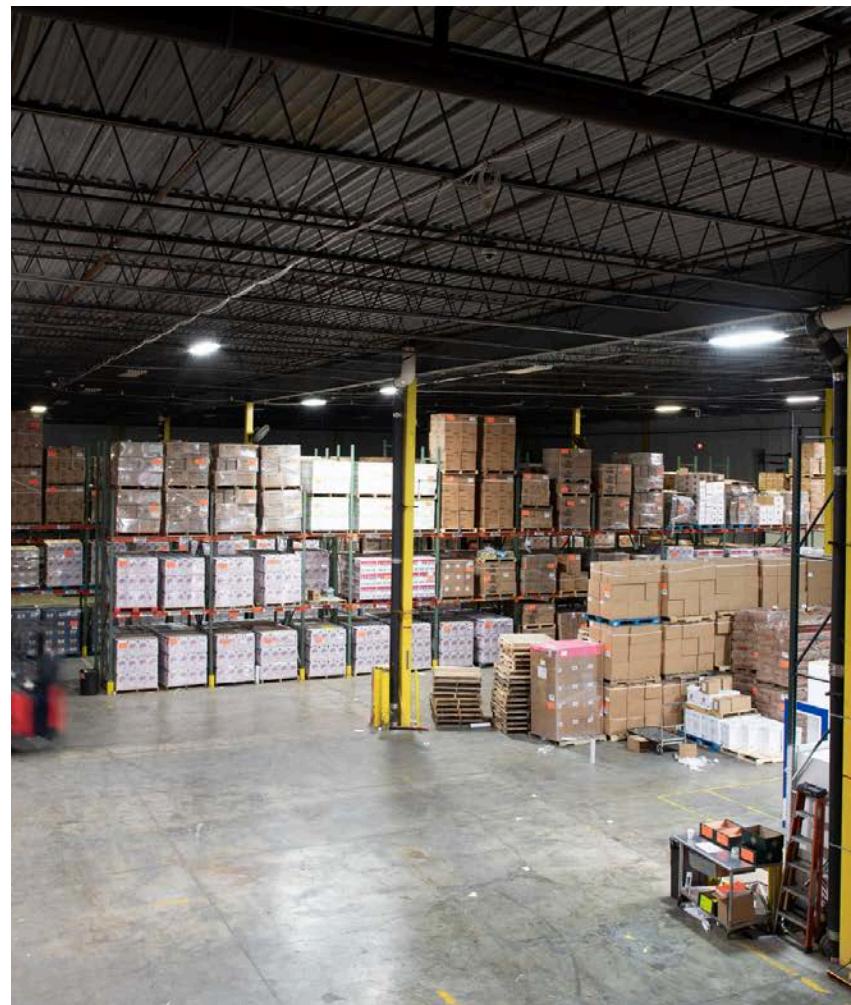


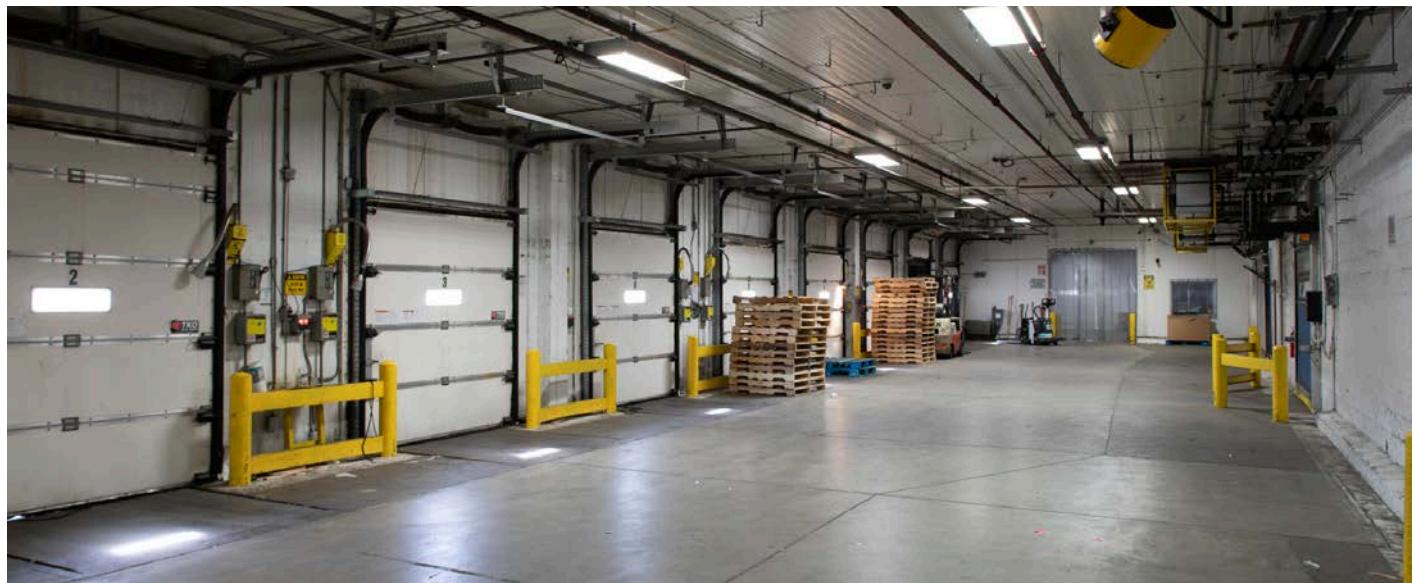
## Site Specifications

<b>Market</b>	Cleveland
<b>Land</b>	5.13 AC
<b>Total SF</b>	54,954 SF
<b>Office</b>	7,400 SF
<b>Heat</b>	Gas - Forced air
<b>Column Spacing</b>	40' x 40'
<b>Clear Height</b>	24'
<b>Docks</b>	17 (12 cool docks, 5 dry docks)
<b>Drive-Ins</b>	1
<b>Year Built</b>	1981
<b>Rail Access</b>	3 rail doors in place

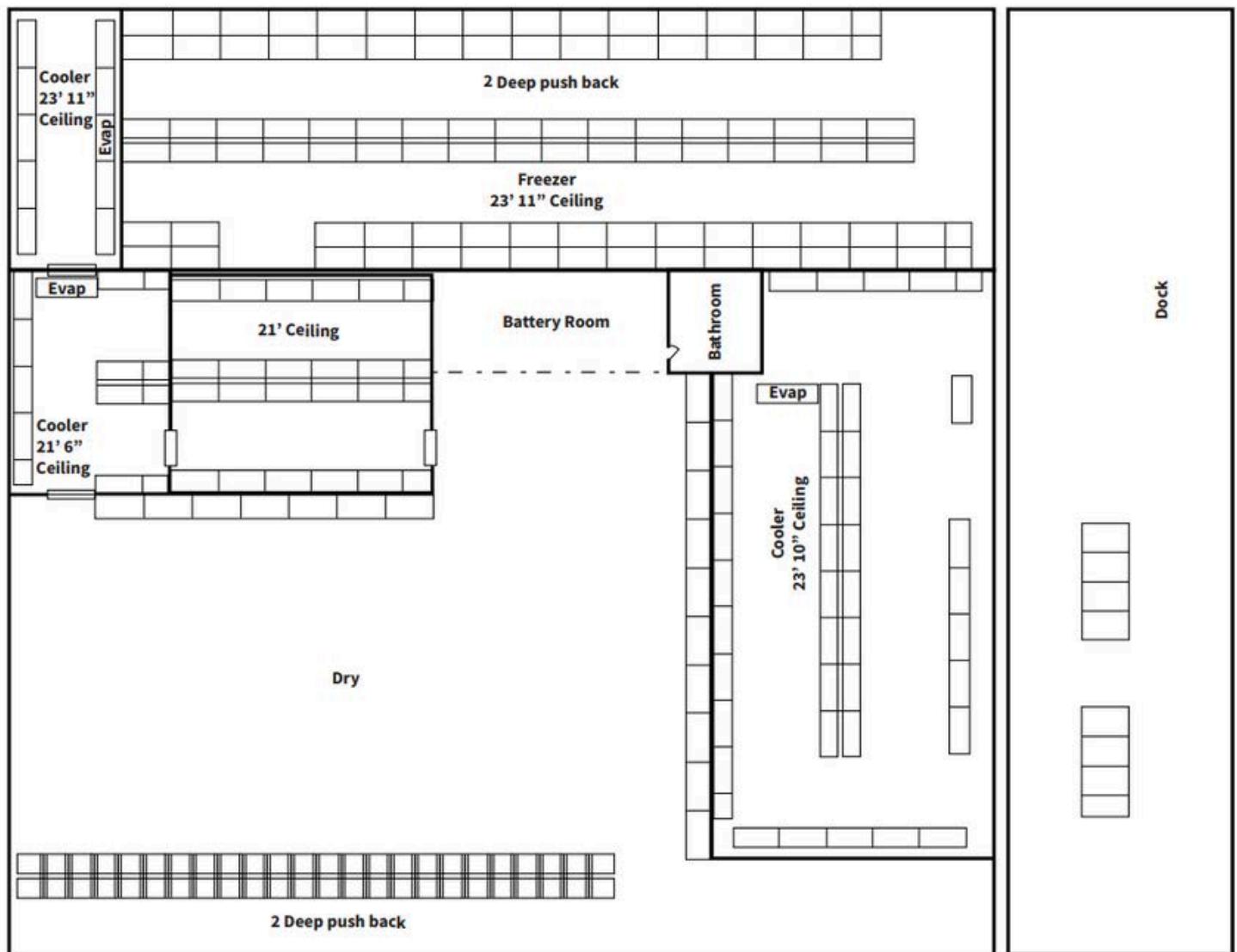
### Amenities

- Back-up generator (2008), for IT supports
- State-Of-The-Art Temperature Control Warehouse
- Property Meticulously Cared For
- Incentives Available from City/County/State



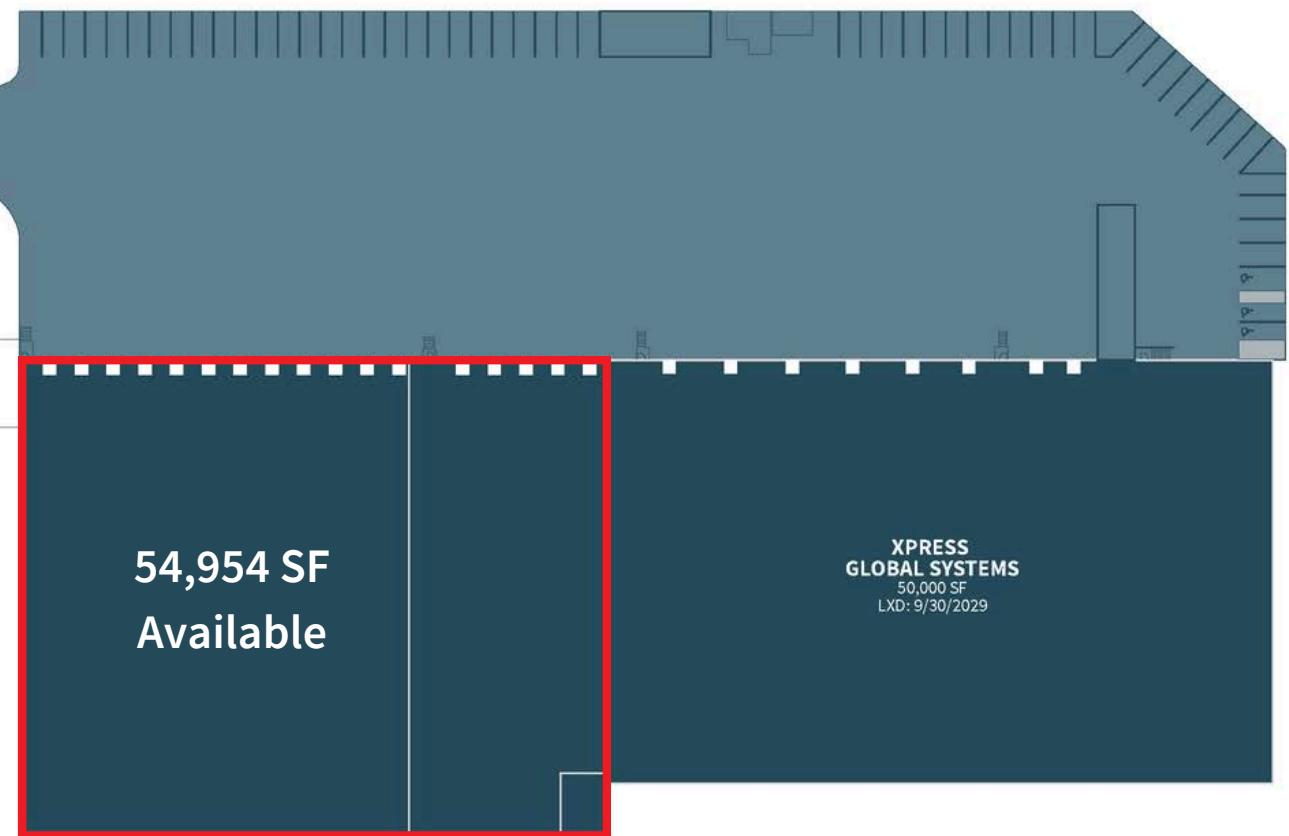


## Floor Plan



- **Dry Storage** 26,221 SF
- **Cool Dock** 4,756 SF
- **Dry Dock** 1,000 SF
- **Maintenance** 777 SF
- **1st Floor Office** 1,400 SF
- **2nd Floor Office** 6,000 SF
- **Freezer** 8,400 SF
- **Cooler** 6,400 SF

## Site Plan



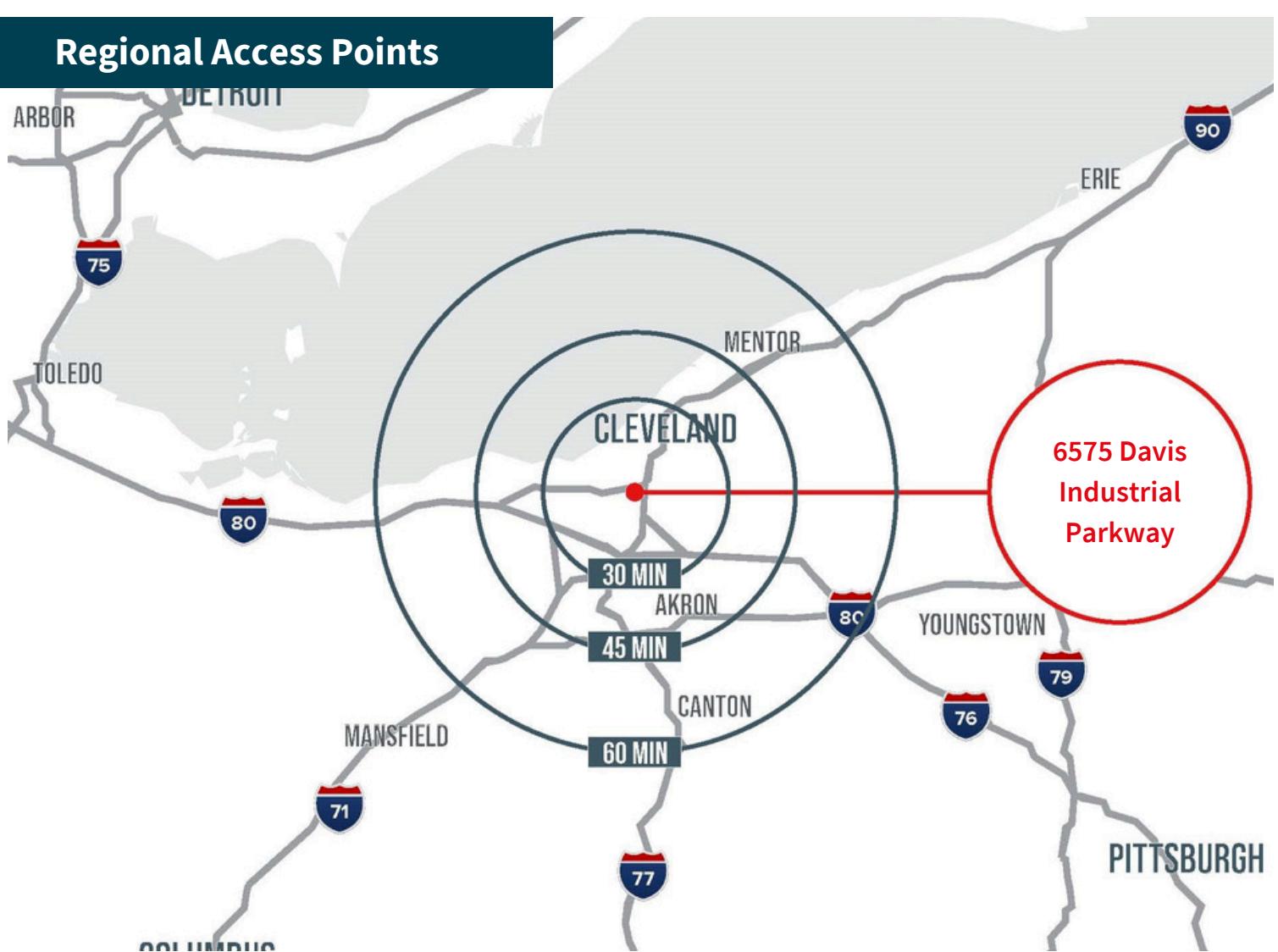
## Local Access Points

### 2023 Community Demographics

Distance	Population	Number of Households	Median Income
3 Miles	37,024	13975	\$104,640
5 Miles	101,472	42,537	\$80,978
10 Miles	415,952	174,011	\$74,319



## Regional Access Points



Location	Drive Time
Downtown Cleveland	30 minutes
Columbus	2 hours
Pittsburgh	2 hours
Detroit	2.74 hours
Cincinnati	3.75 hours
Chicago	5.5 hours

### Population Within...

- 30 Minutes
  - 1.0 + M
- 45 Minutes
  - 2.3+ M
- 60 Minutes
  - 3.2 + M

### Immediate Access To:

- US-22
- I-480
- I-271



**David Stecker**

Managing Director

[David.Stecker@jll.com](mailto:David.Stecker@jll.com)

+1 216 937 1965

**Joe Warren**

Analyst

[Joe.Warren@jll.com](mailto:Joe.Warren@jll.com)

+1 216 912 4511