

For lease

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



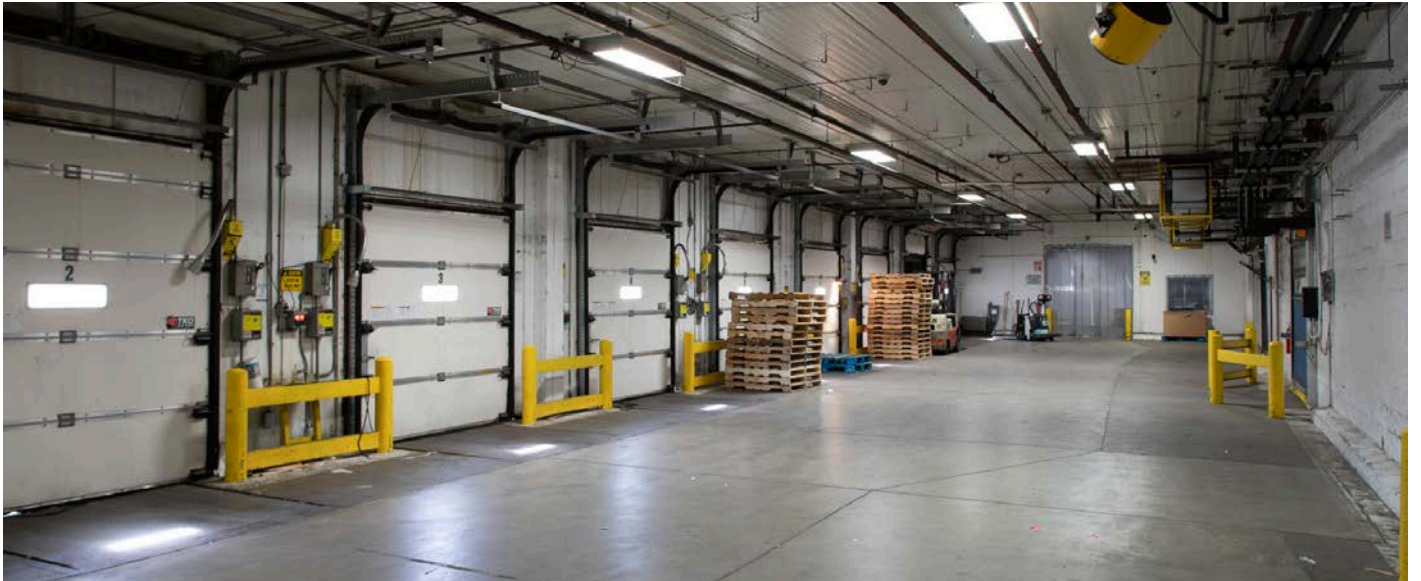
Site Specifications

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

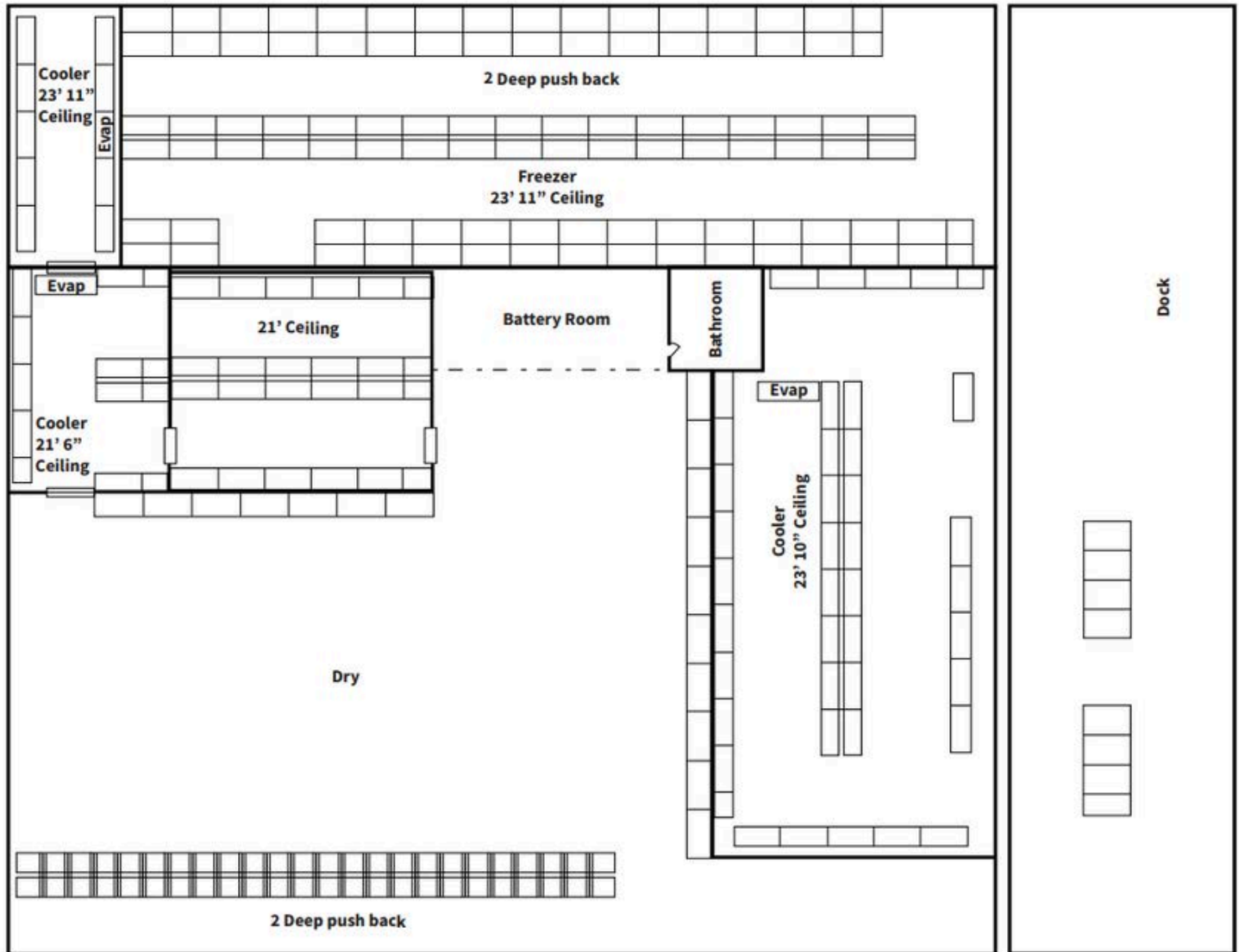
Amenities

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



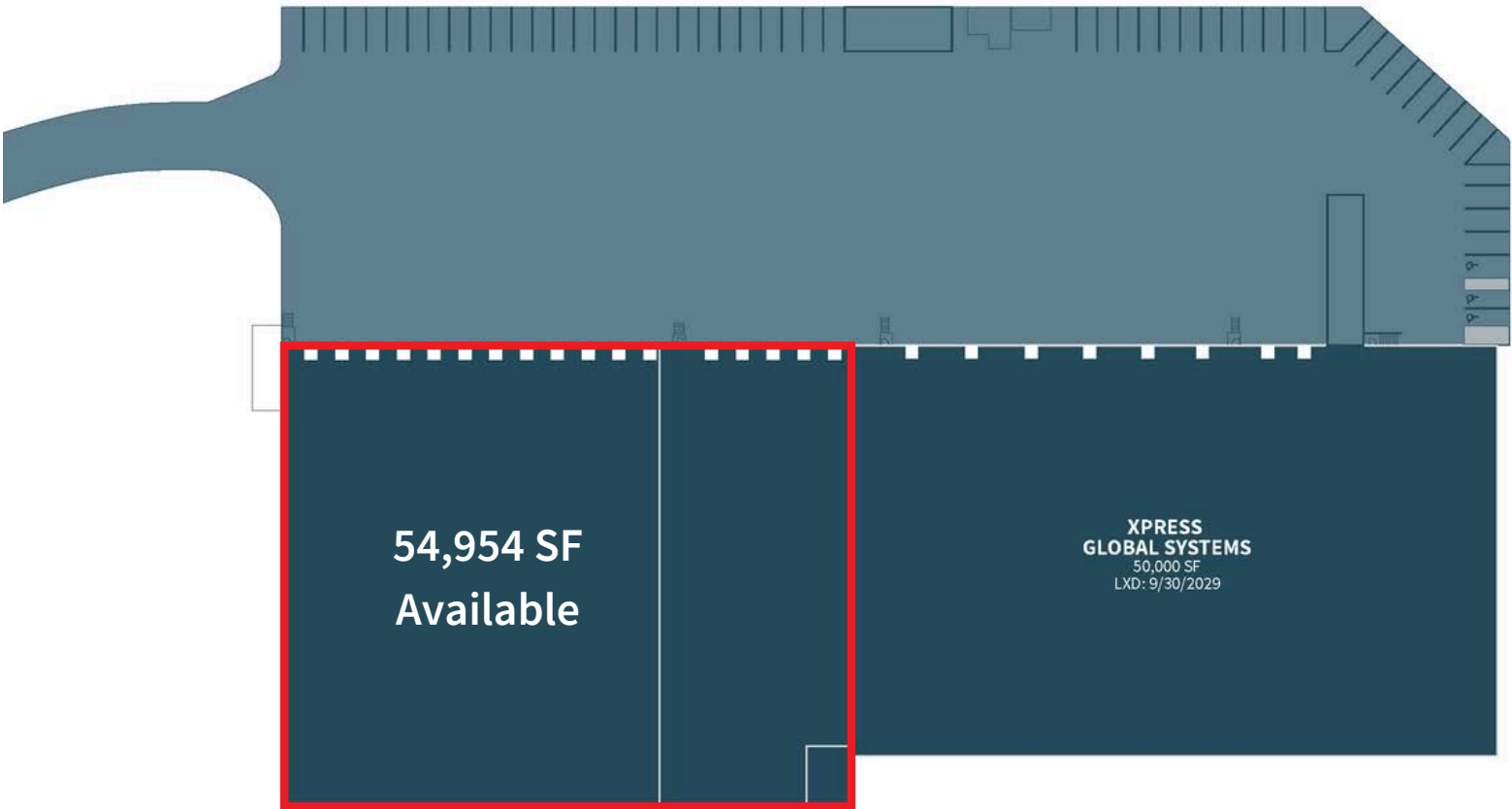


Floor Plan



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

Site Plan



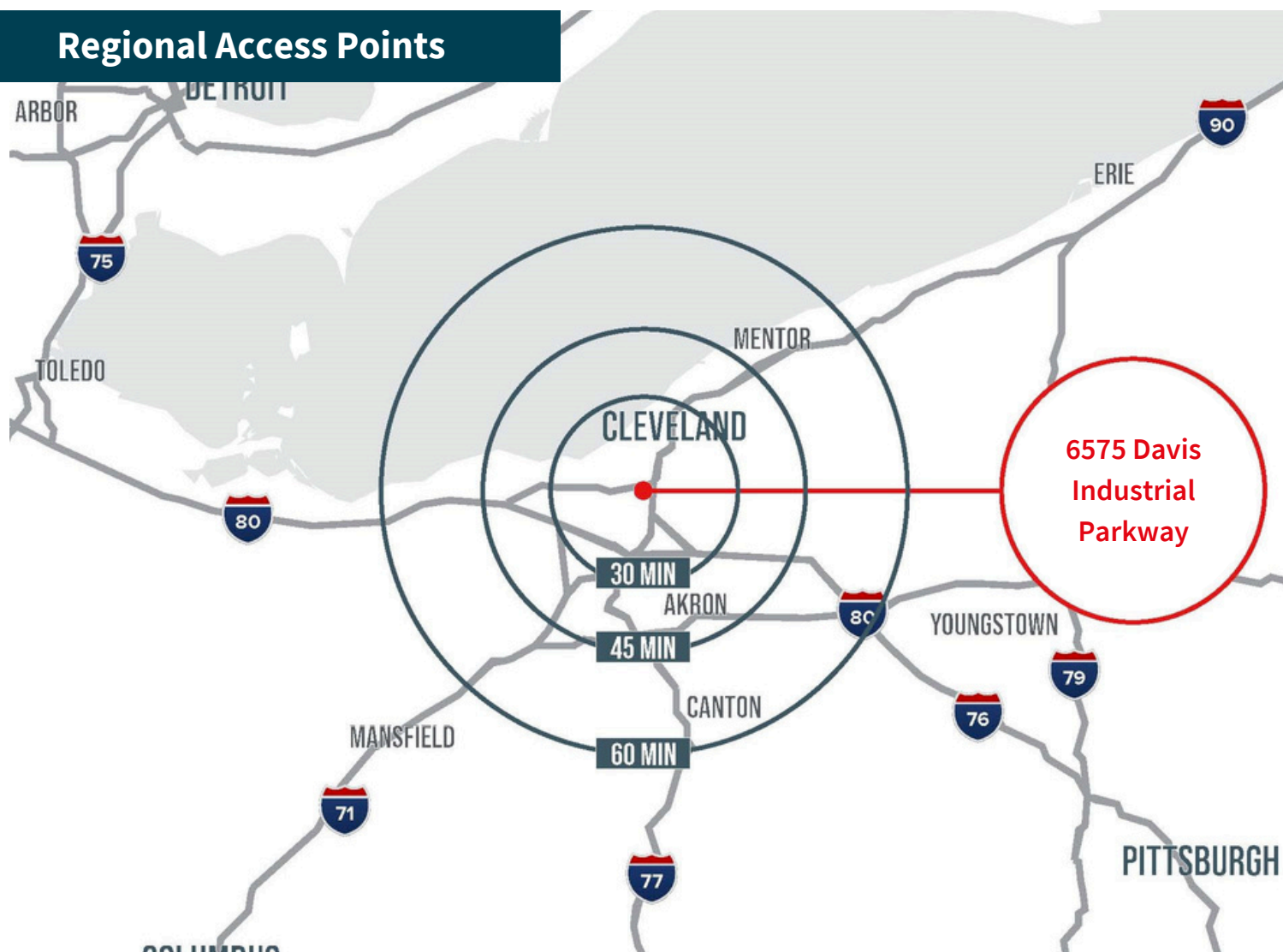
Local Access Points

2023 Community Demographics

Distance	Population	Number of Households	Median Income
3 Miles	37,024	13,975	\$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

+1 216 937 1965

Joe Warren

Analyst

Joe.Warren@jll.com

+1 216 912 4511