

# 31225 BAINBRIDGE ROAD

Solon, Ohio 44139

Flex Complex / For Lease



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## BUILDING SF

48,000 SF

## AVAILABLE SF

14,987 SF

Asking Rate: \$14.00 PSF NNN

## LOT SIZE

5.39 acres

## COMMENTS

- High image flex building with highway visibility (I-271 and I-480)
- Excellent condition
- Close to two (2) highway interchanges, hotels restaurants, shopping and residential

## PROPERTY SPECIFICATIONS

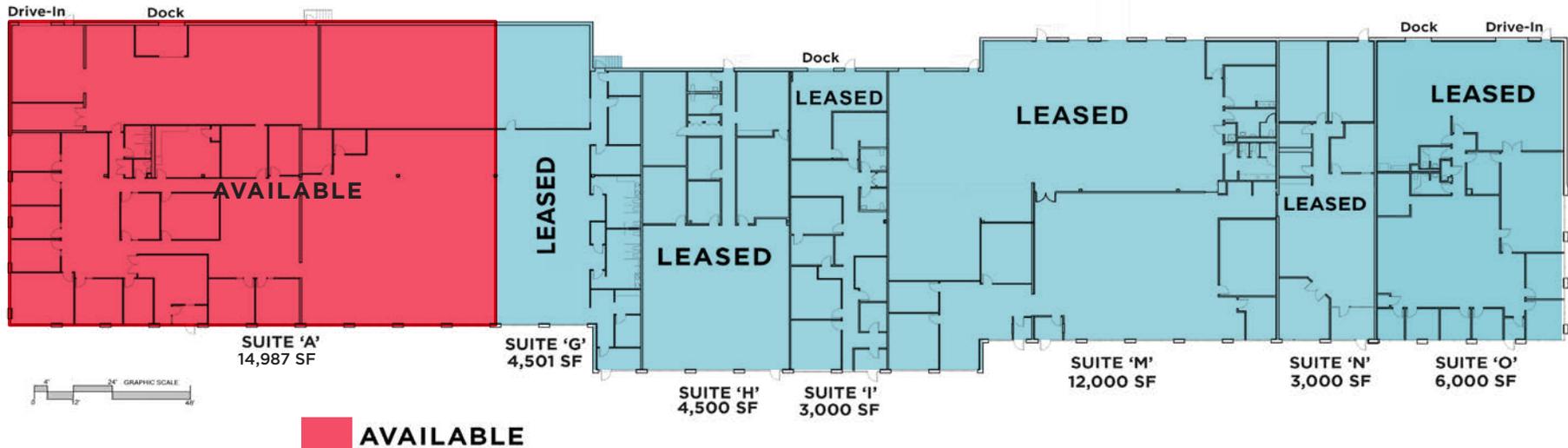
YEAR BUILT	1990
CONSTRUCTION	Brick/stone/glass
CEILING HEIGHT	16' 9" - 17'
DOCKS	Four (4)
DRIVE-IN DOORS	Three (3)
LIGHTING	Fluorescent
AIR-CONDITIONING	100%



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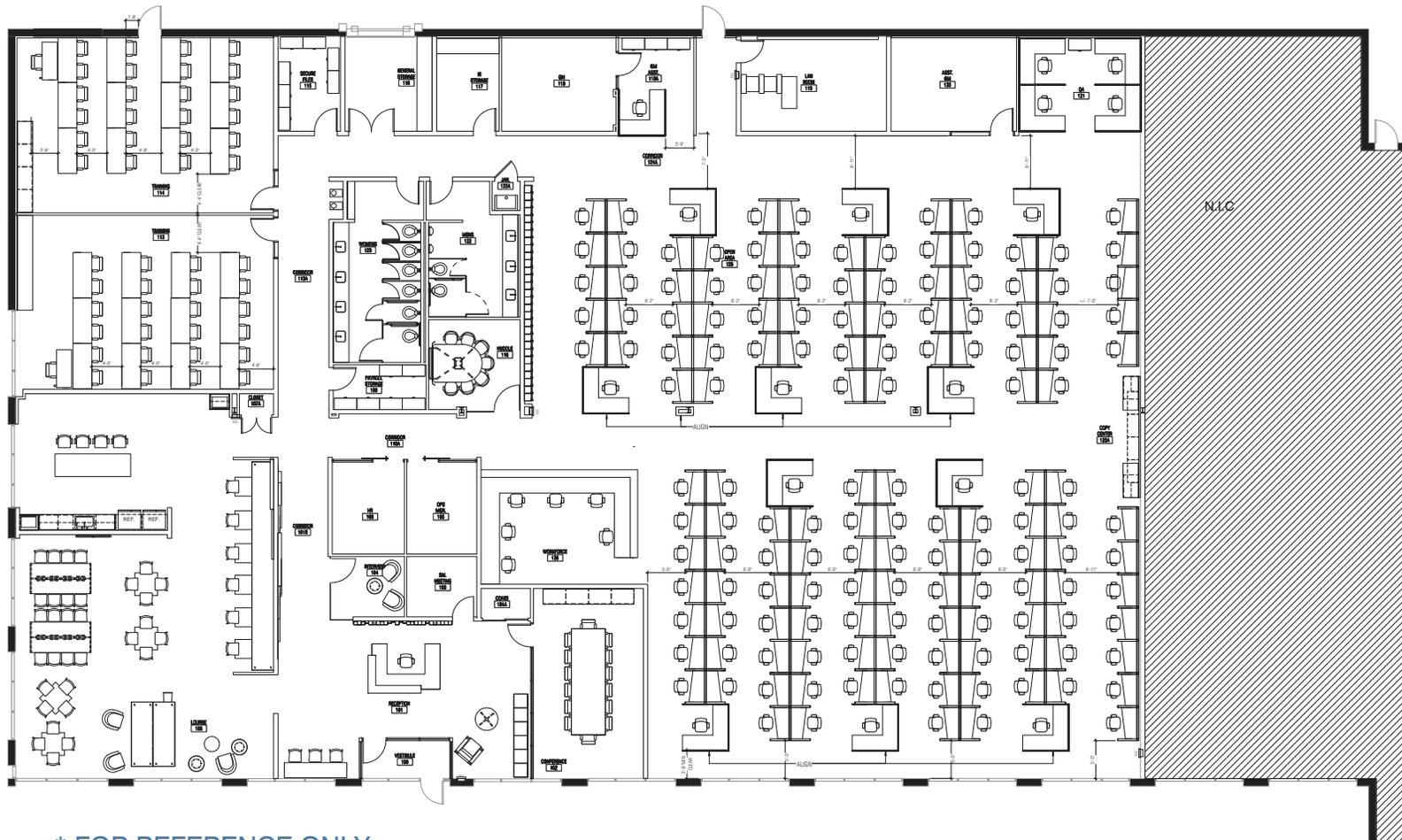
UNIT #	SPACE SF	OFFICE SF	WAREHOUSE SF	DOCKS	DRIVE-IN DOORS
<b>A-AVAILABLE</b>	<b>14,987 SF</b>	<b>14,100 SF</b>	<b>887 SF</b>	<b>ONE (1); 8' X 8'</b>	<b>ONE (1); 10' X 12'</b>
G-LEASED	4,501 SF	2,000 SF	2,501 SF	ONE (1)	-0-
H-LEASED	4,500 SF	4,110 SF	390 SF	-0-	-0-
I-LEASED	3,000 SF	2,370 SF	630 SF	ONE (1); 8' X 8'	-0-
M-LEASED	12,000 SF	5,000 SF	7,000 SF	ONE (1)	ONE (1)
N-LEASED	3,000 SF	2,610 SF	390 SF	-0-	-0-
O-LEASED	6,000 SF	4,878 SF	1,122 SF	ONE (1); 8' X 8'	ONE (1); 10' X 12'

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## FLOOR PLAN UNIT A



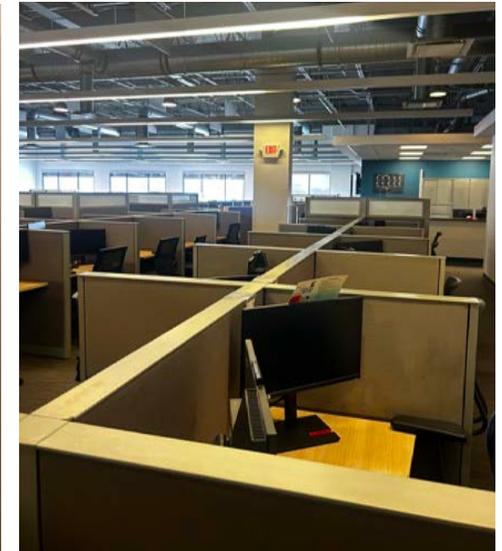
\* FOR REFERENCE ONLY

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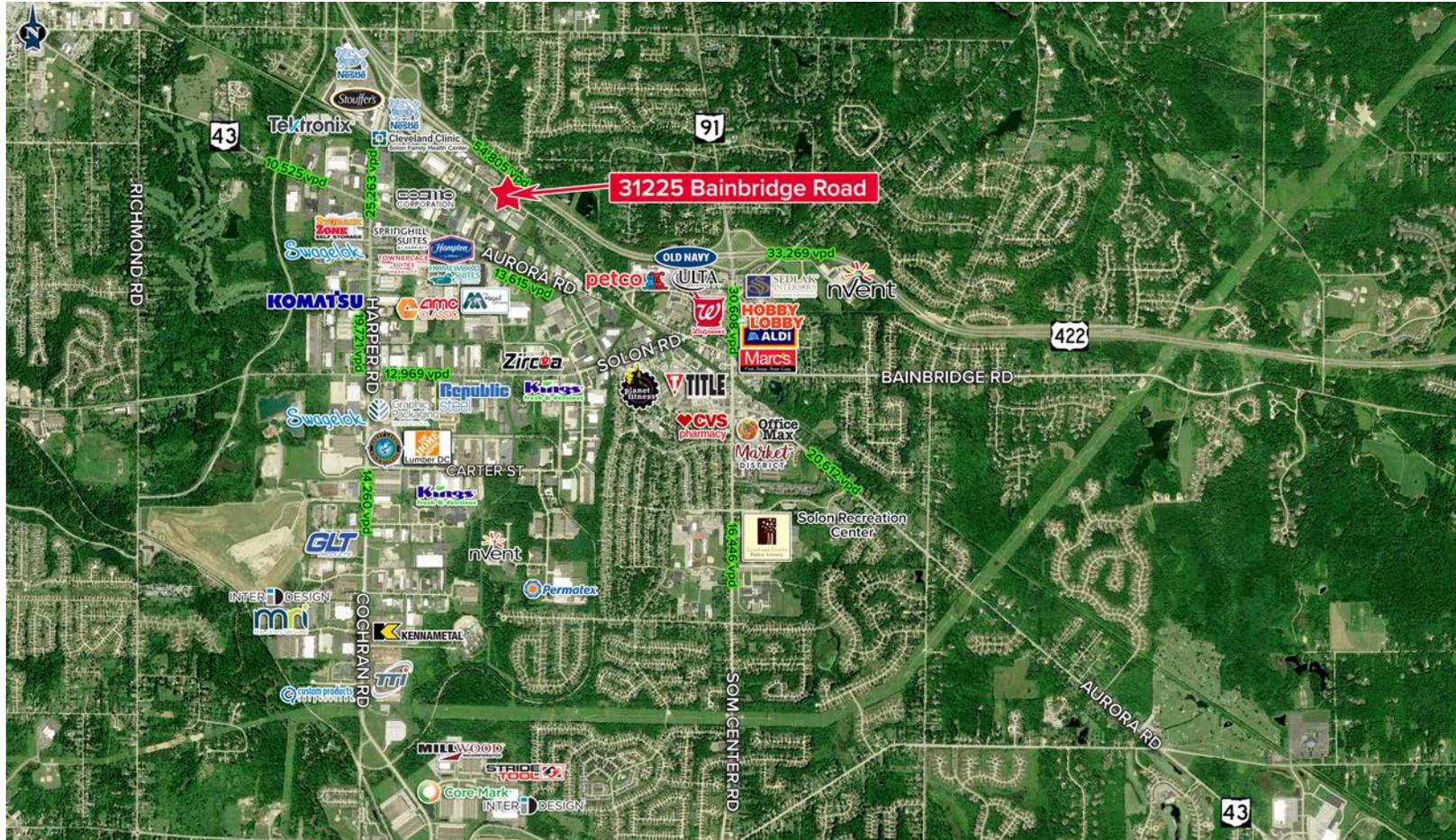
## PHOTOS - UNIT A



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