

## OFFICE / WAREHOUSE SPACE



30500 Aurora Rd.  
Solon, OH 44139

### Property Features

- Available: 7,855 - 25,466 SF
- 2 Docks and 3 Drive-ins
- Clear Height: 18'
- Multiple Configurations Possible
- Great Access to Route 422, I-480 and I-271
- Well Established & Local Ownership Group
- Suite 180 includes a Research Laboratory



For more information:

**Noah Broadbent**  
+1 440 708 8578  
noah.broadbent@naipvc.com

**Joe Hauman**  
+1 440 591 3723  
joe.hauman@naipvc.com

**Jeffrey Calig, CCIM**  
+1 216 455 0910  
jcalig@naipvc.com

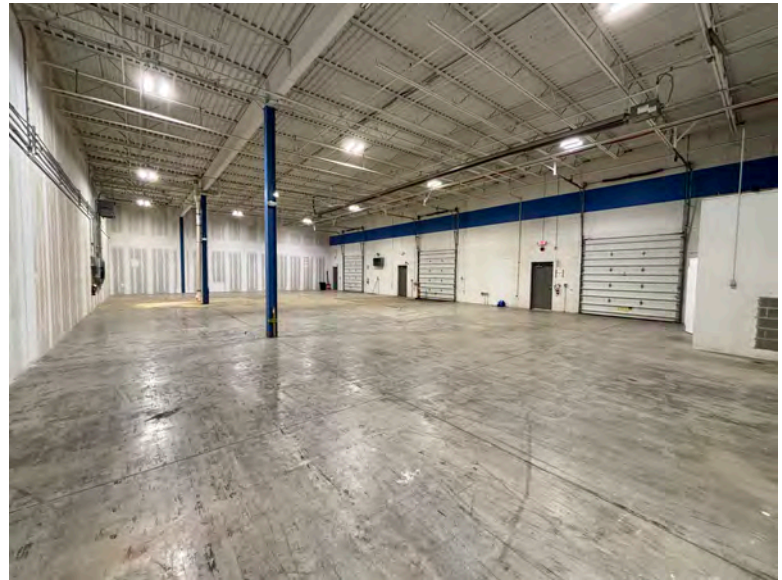
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

6060 Rockside Woods Blvd., Suite 402  
Independence, Ohio 44131  
+1 216 831 3310  
naipvc.com



# FOR LEASE

## Interior Photos



**Noah Broadbent**  
+1 440 708 8578  
[noah.broadbent@naipvc.com](mailto:noah.broadbent@naipvc.com)

**Joe Hauman**  
+1 440 591 3723  
[joe.hauman@naipvc.com](mailto:joe.hauman@naipvc.com)

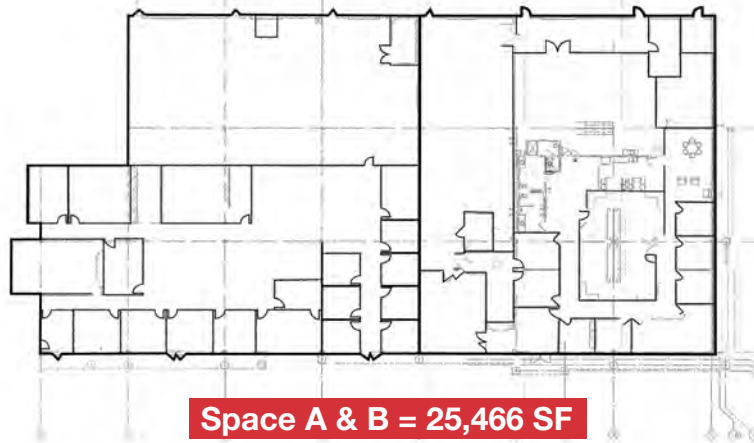
**Jeffrey Calig, CCIM**  
+1 216 455 0910  
[jcalig@naipvc.com](mailto:jcalig@naipvc.com)

# FOR LEASE

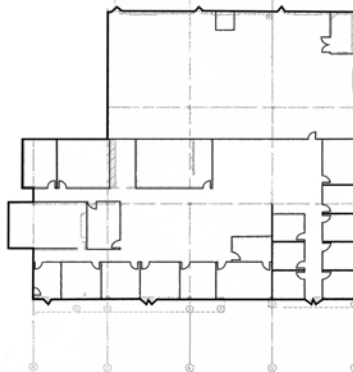
## Floor Plan

**Suite 120**

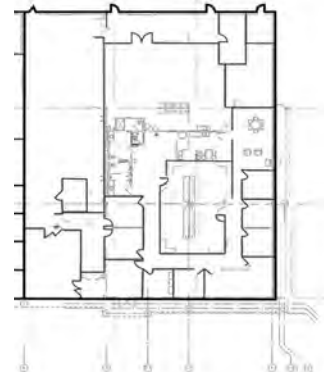
**Suite 180**



**Space A - Suite 120**  
13,846 SF



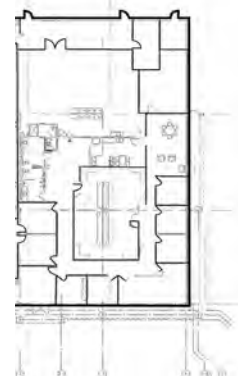
**Space B - Suite 180**  
11,620 SF



**Space C**  
17,611 SF



**Space D**  
7,855 SF



**Noah Broadbent**  
+1 440 708 8578  
noah.broadbent@naipvc.com

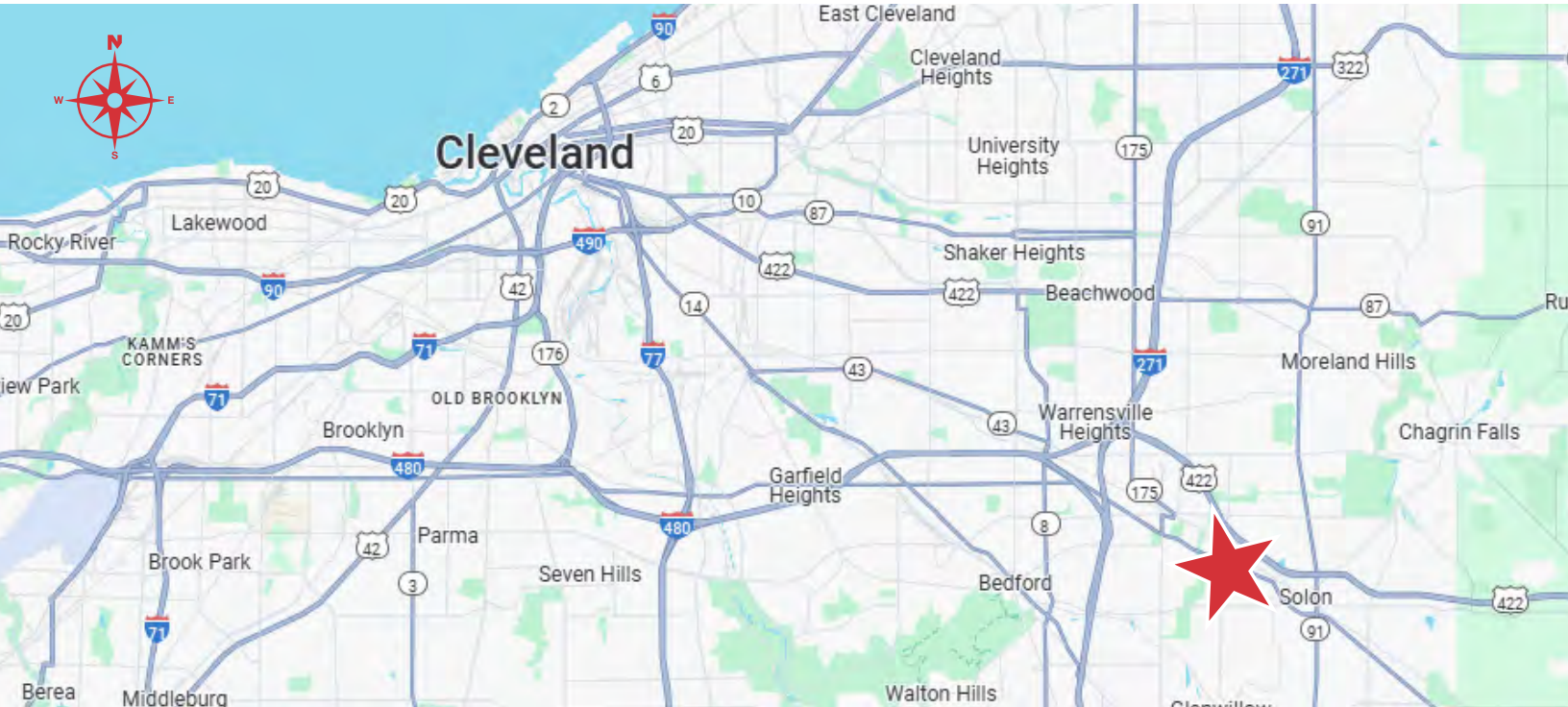
**Joe Hauman**  
+1 440 591 3723  
joe.hauman@naipvc.com

**Jeffrey Calig, CCIM**  
+1 216 455 0910  
jcalig@naipvc.com



# FOR LEASE

## Property Location



Noah Broadbent  
+1 440 708 8578  
[noah.broadbent@naipvc.com](mailto:noah.broadbent@naipvc.com)

Joe Hauman  
+1 440 591 3723  
[joe.hauman@naipvc.com](mailto:joe.hauman@naipvc.com)

Jeffrey Calig, CCIM  
+1 216 455 0910  
[jcalig@naipvc.com](mailto:jcalig@naipvc.com)

## BUILDING INFORMATION SHEET

**LOCATION:** 30500 Aurora Rd, Solon, OH 44139

**AVAILABLE SPACE:** 7,855-25,466 SF with Office Space from 7,628 to 17,054 SF

**ACRES:** 1.1 Acres

**CONSTRUCTION:** Brick Block

**ZONING:** I-2 - Industrial Manufacturing

**CEILING HEIGHT:** 18'

**DRIVE-IN DOORS:** 3

**DOCK DOORS:** 2

**HEAT:** Mix of CORAYVAC Heating & Unit Heaters in Warehouse, HVAC in Office

**LIGHTING:** Mix of LED & Fluorescent Lighting Throughout

**ELECTRIC POWER:** 200A/480/277v/ 3Phase

**LEASE RATE:** Office - \$10.50/SF  
Warehouse - \$5.50/SF

**NNN:** \$3.97/SF

**COMMENTS:** Space from 7,855 SF to 25,466 SF available with multiple configurations.  
Suite 180 includes a Research Laboratory.

**CONTACT:**

Noah Broadbent	Joe Hauman	Jeffrey Calig, CCIM
+1 440 708 8578	+1 440 591 3723	+1 216 455 0910
noah.broadbent@naipvc.com	joe.hauman@naipvc.com	jcalig@naipvc.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.