



30700 Aurora Rd.

Solon, Ohio 44139

Property Features

- Available: 36,070 - 81,061 SF

	Unit A	Unit B
• Total Size:	44,991 SF	36,070 SF
• Office:	0 SF	613 SF
• Warehouse:	44,991 SF	35,457 SF

- Docks: Four: Two (8' x 8'), Two (8' x 10')
- Drive-In Doors: Can Be Added
- Clear Height: 21' 6" - 23' 4"
- Column Spacing: 55' x 40'
- Year Built: 1994
- Land Area: 5.84 Acres
- Lighting: New LED with Motion Sensors
- Quick Access to SR 422, I-271 and I-480



For more information:

Jeffrey Calig, CCIM

216 455 0910 • jcalig@naipvc.com

Joe Hauman, CCIM

440 591 3723 • joe.hauman@naipvc.com

Noah Broadbent, CCIM

440 708 8578 • noah.broadbent@naipvc.com



Jeffrey Calig, CCIM

216 455 0910 • jcalig@naipvc.com

Joe Hauman, CCIM

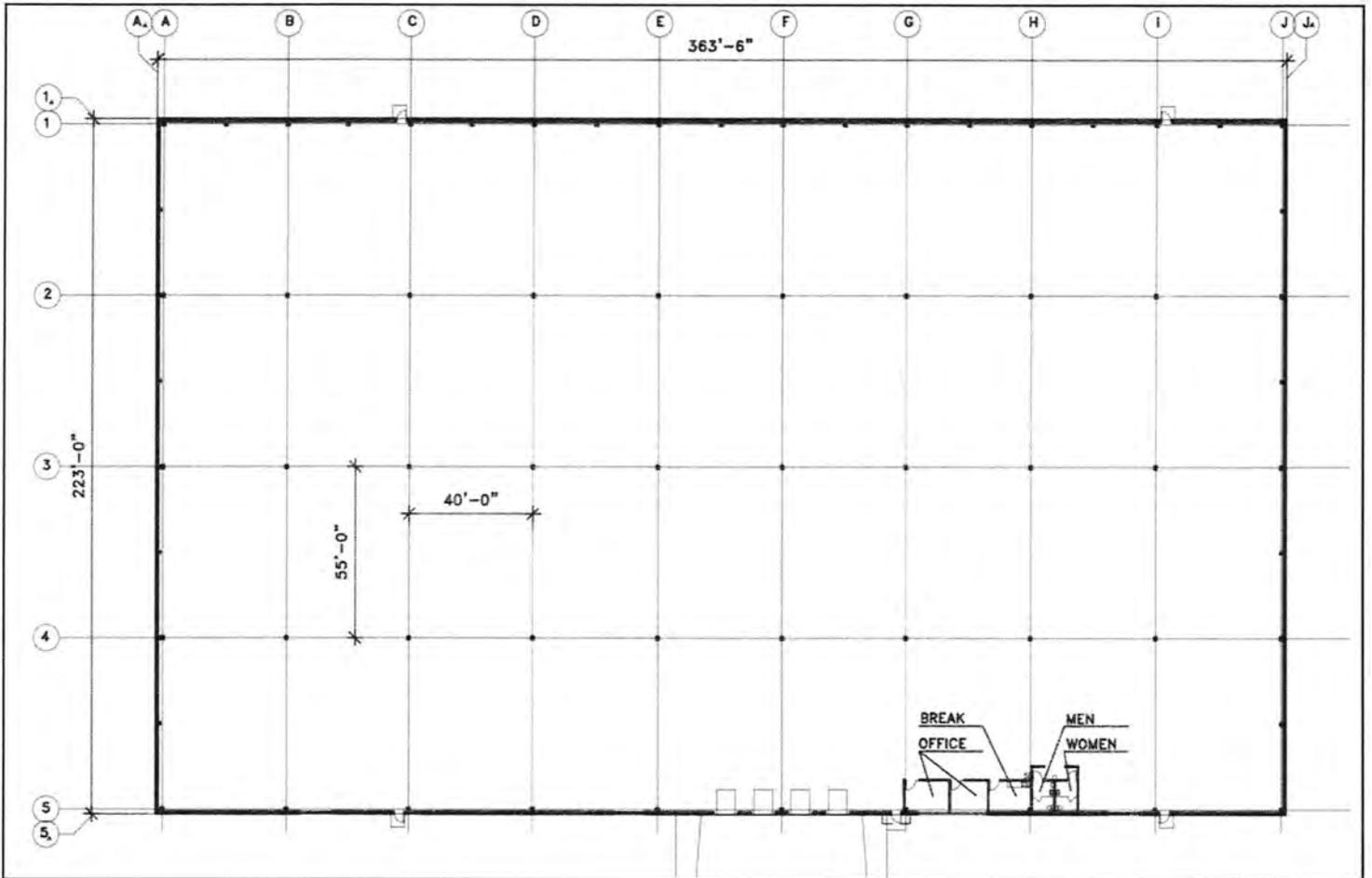
440 591 3723 • joe.hauman@naipvc.com

Noah Broadbent, CCIM

440 708 8578 • noah.broadbent@naipvc.com

30700 Aurora Rd.
Solon, Ohio 44139

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



Jeffrey Calig, CCIM

216 455 0910 • jcalig@naipvc.com

Joe Hauman, CCIM

440 591 3723 • joe.hauman@naipvc.com

Noah Broadbent, CCIM

440 708 8578 • noah.broadbent@naipvc.com

30700 Aurora Rd.

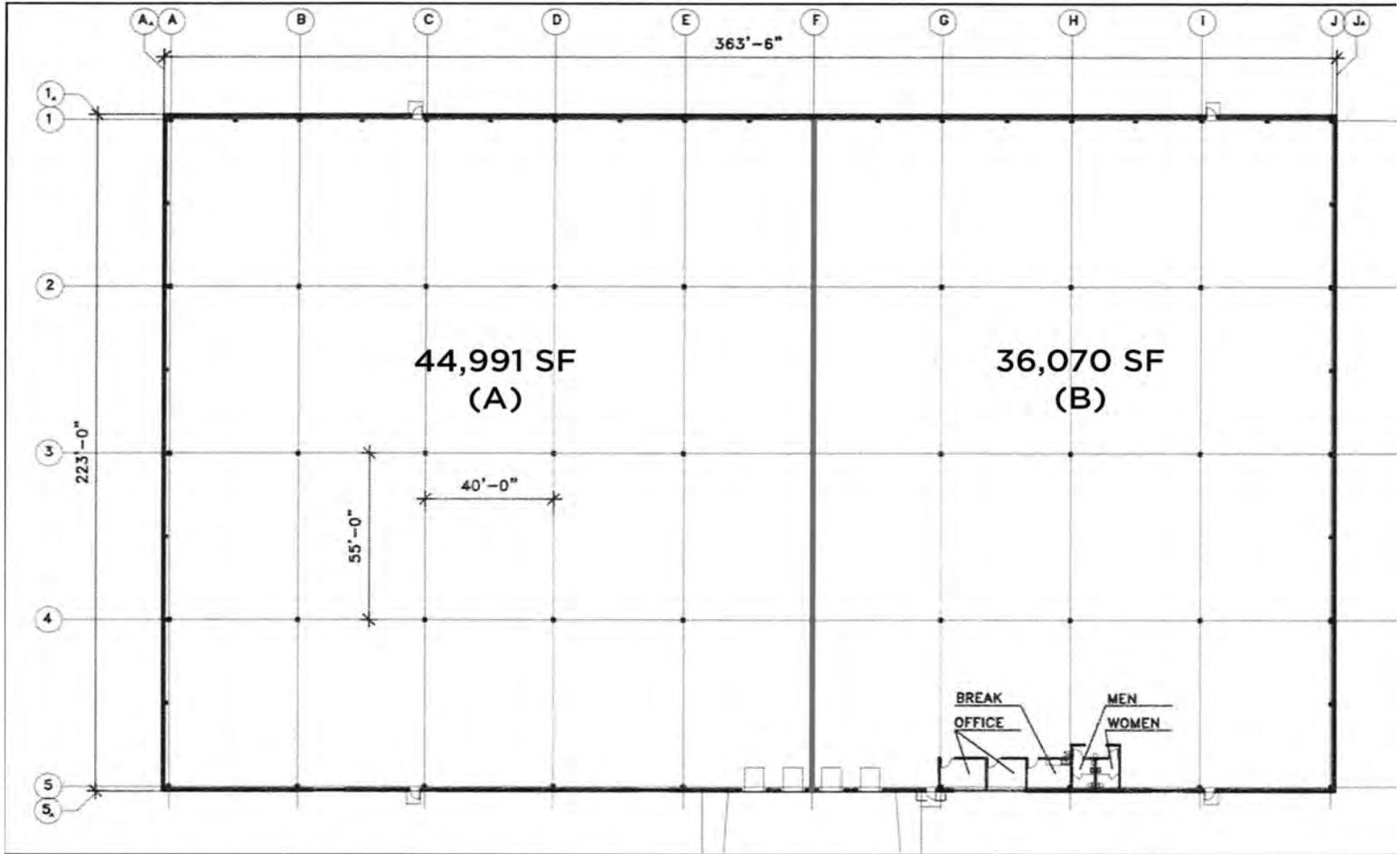
Solon, Ohio 44139

6060 Rockside Woods Blvd.. | Suite 402

Independence, Ohio 44131

+1 216 831 3310

naipvc.com



Jeffrey Calig, CCIM

216 455 0910 • jcalig@naipvc.com

Joe Hauman, CCIM

440 591 3723 • joe.hauman@naipvc.com

Noah Broadbent, CCIM

440 708 8578 • noah.broadbent@naipvc.com

30700 Aurora Rd.

Solon, Ohio 44139

6060 Rockside Woods Blvd. | Suite 402

Independence, Ohio 44131

+1 216 831 3310

naipvc.com



Jeffrey Calig, CCIM

216 455 0910 • jcalig@naipvc.com

Joe Hauman, CCIM

440 591 3723 • joe.hauman@naipvc.com

Noah Broadbent, CCIM

440 708 8578 • noah.broadbent@naipvc.com

30700 Aurora Rd.

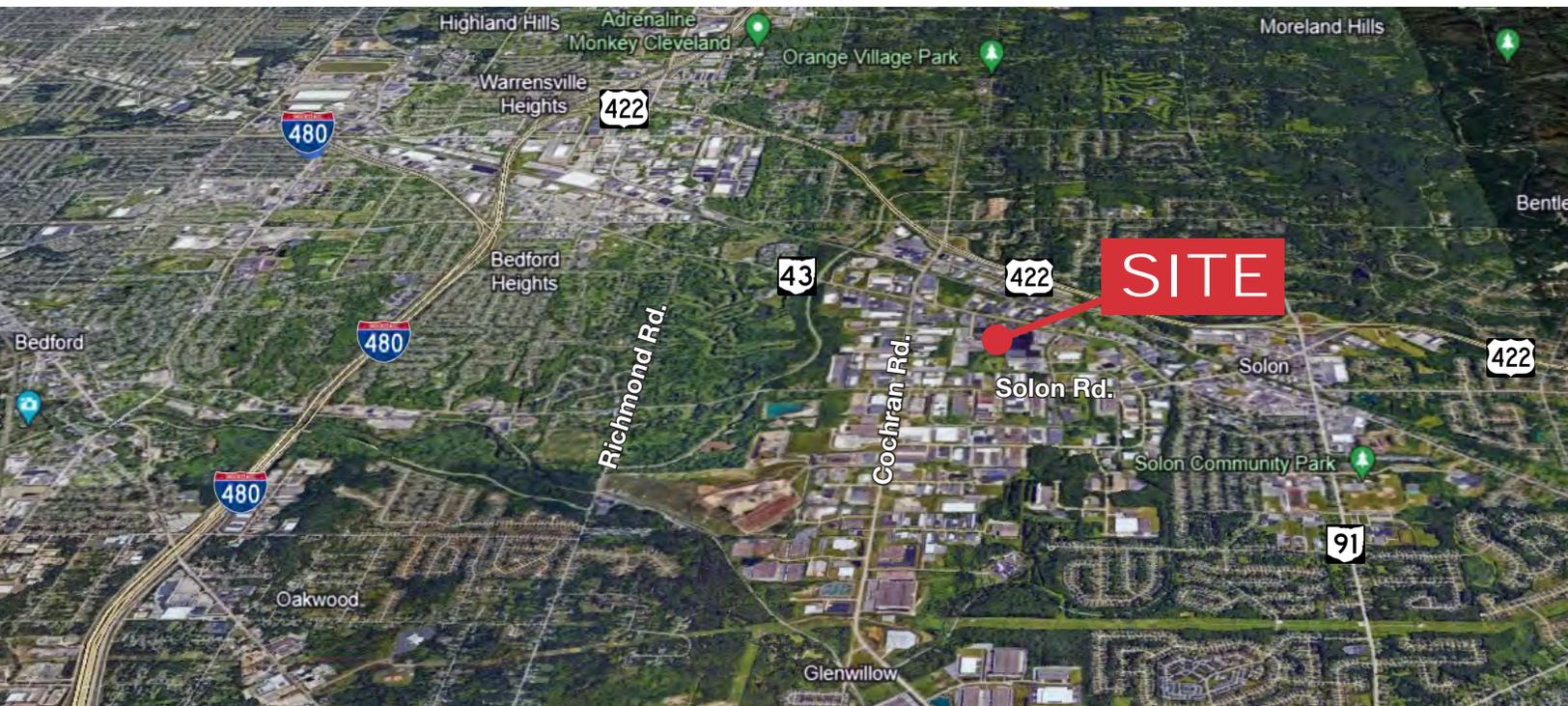
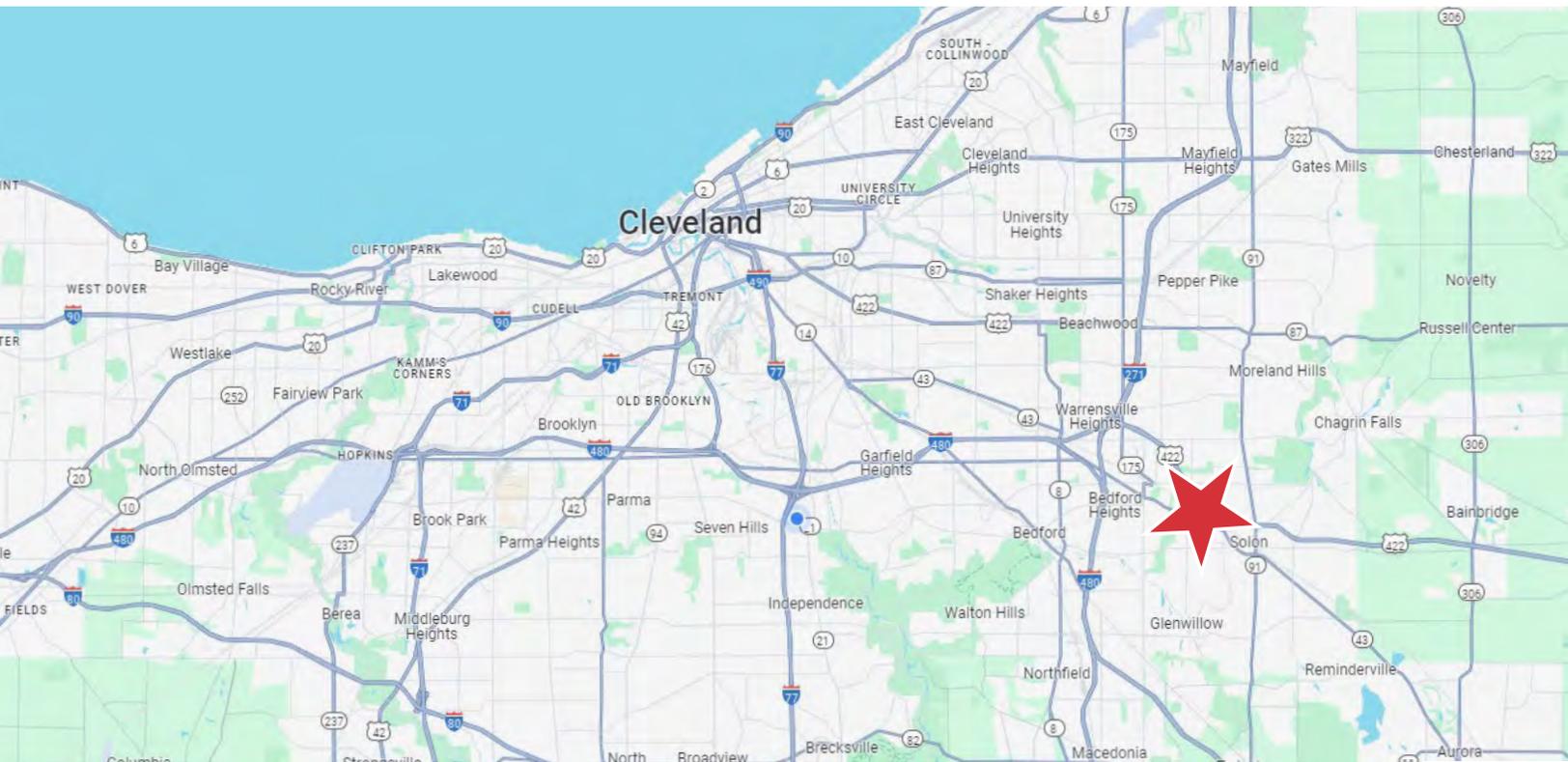
Solon, Ohio 44139

6060 Rockside Woods Blvd.. | Suite 402

Independence, Ohio 44131

+1 216 831 3310

naipvc.com



Jeffrey Calig, CCIM

216 455 0910 • jcalig@naipvc.com

Joe Hauman, CCIM

440 591 3723 • joe.hauman@naipvc.com

Noah Broadbent, CCIM

440 708 8578 • noah.broadbent@naipvc.com

30700 Aurora Rd.

Solon, Ohio 44139

6060 Rockside Woods Blvd. | Suite 402

Independence, Ohio 44131

+1 216 831 3310

naipvc.com

BUILDING INFORMATION SHEET

LOCATION:	30700 Aurora Road, Solon, OH		
SPACE AVAILABLE:	81,061 SF		
	<u>Suite A</u>	<u>Suite B</u>	<u>Combined</u>
WAREHOUSE SF:	44,991	35,457	80,448
OFFICE SF:	<u>0</u>	<u>613</u>	<u>613</u>
TOTAL SF:	44,991	36,070	81,061
MINIMUM DIVISIBLE:	36,070 SF		
CONSTRUCTION:	Block and Insulated Metal Panel		
YEAR BUILT:	1994		
LAND AREA:	5.84 Acres		
ZONING:	I-2 (Industrial, Manufacturing)		
CEILING HEIGHT:	21' 6" – 23' 4" Clear		
TRUCK DOCKS:	Four (4) Total, 2 (8' x 8'), 2 (8' x 10')		
DRIVE-IN DOORS:	Can be added.		
COLUMN SPACING:	55' x 40'		
FLOOR:	6" Concrete		
SPRINKLERED:	.29 GPM/SF over 2,000 SF		
PARKING:	20 Plus		
HEAT:	Overhead Gas Reznor		
LIGHTING:	New LED with Motion Sensors		
ELECTRIC POWER:	277/480 Volt, 400 AMP, 3-Phase		
LEASE PRICE:	\$5.50/SF NNN		
ESTIMATED OPERATING EXPENSES:	\$1.92/SF		
SECURITY SYSTEM:	Yes		
COMMENTS:	Great location with quick access to SR 422, I-271 and I-480. Warehouse ventilation system		
CONTACT:	Jeffrey A. Calig, CCIM / 216 455 0890 / jcalig@naipvc.com Joe Hauman, CCIM / 440 591 3723 / joe.hauman@naipvc.com Noah Broadbent, CCIM / 440 708 8578 / noah.broadbent@naipvc.com		



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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.