

MOVE IN READY



30725 Solon Industrial Pkwy.

Solon, Ohio 44139

Property Features

- Available: 9,800 - 118,159 SF
(may lease office/warehouse separately)
- Warehouse: 9,800 SF - 80,765 SF
- Office Area: 11,347 SF - 37,394 SF
- Land Area: 27.66 acres
- Year Built: 1993 and 1996
- Clear Height: 26' 3" / ESFR Sprinklers
- Drive-In Doors: Two - 12'x14'
- Truck Docks: Five with Levelers and Restraints (can add more)
- Roof: 2013 with Warranty
- Racked Warehouse with 5,000+ Pallet Positions
- LED Lighting with Motion Sensors



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



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6060 Rockside Woods Blvd.. | Suite 402
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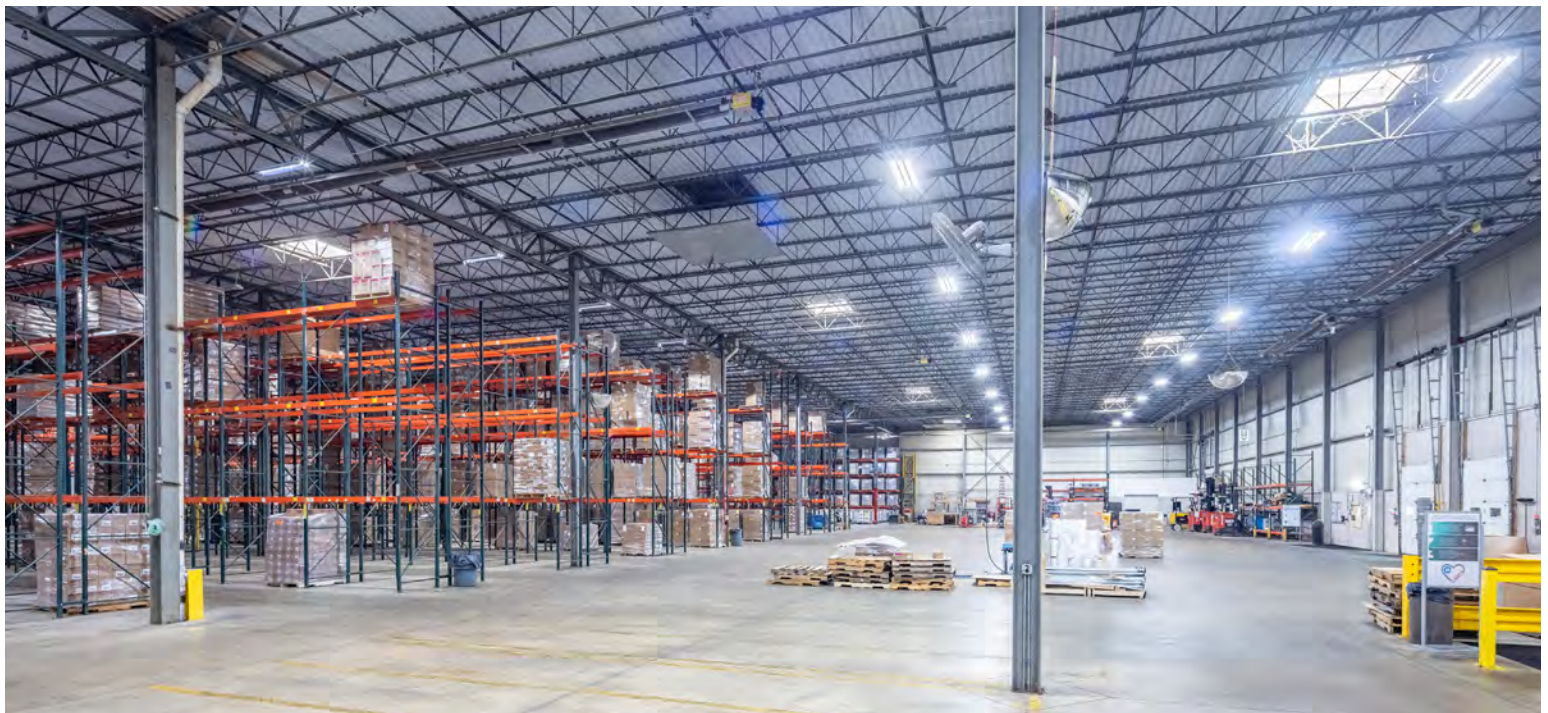
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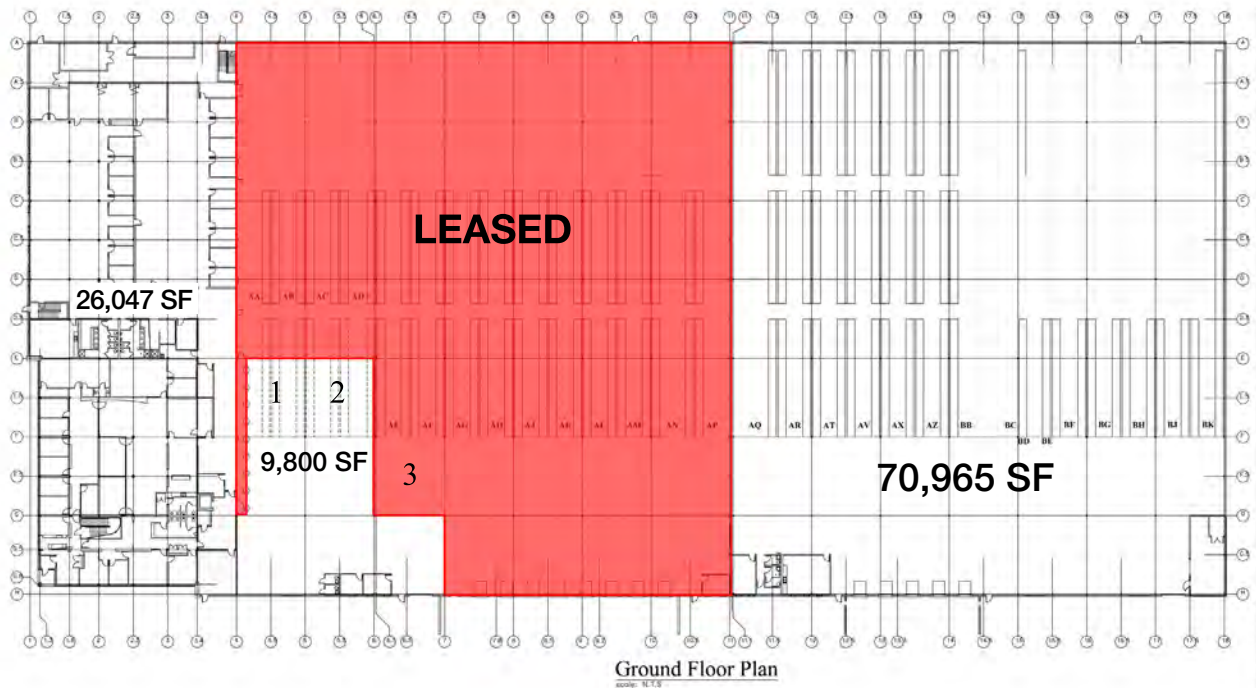
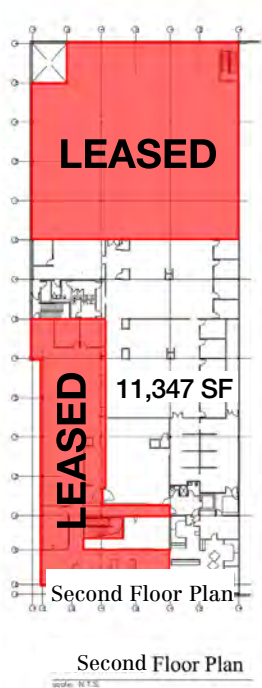
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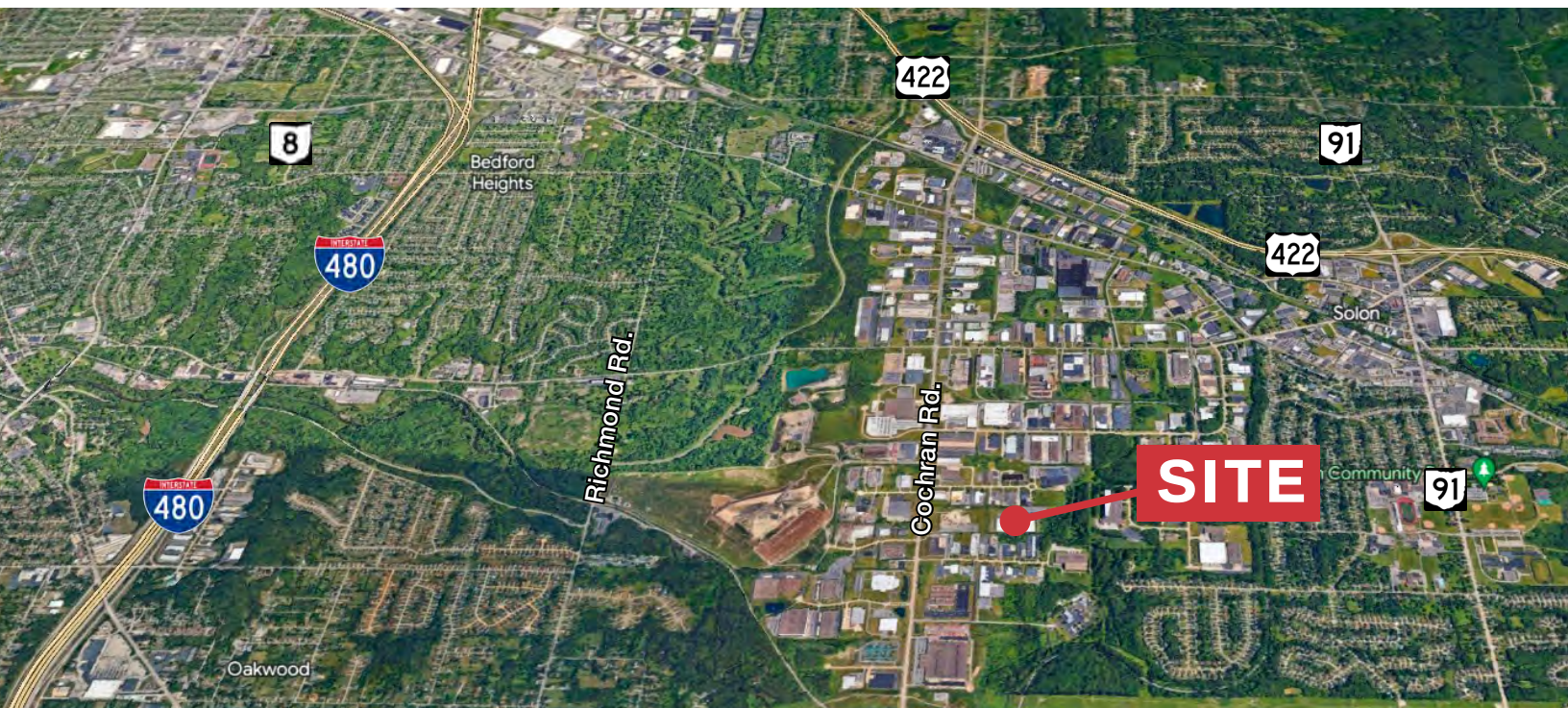
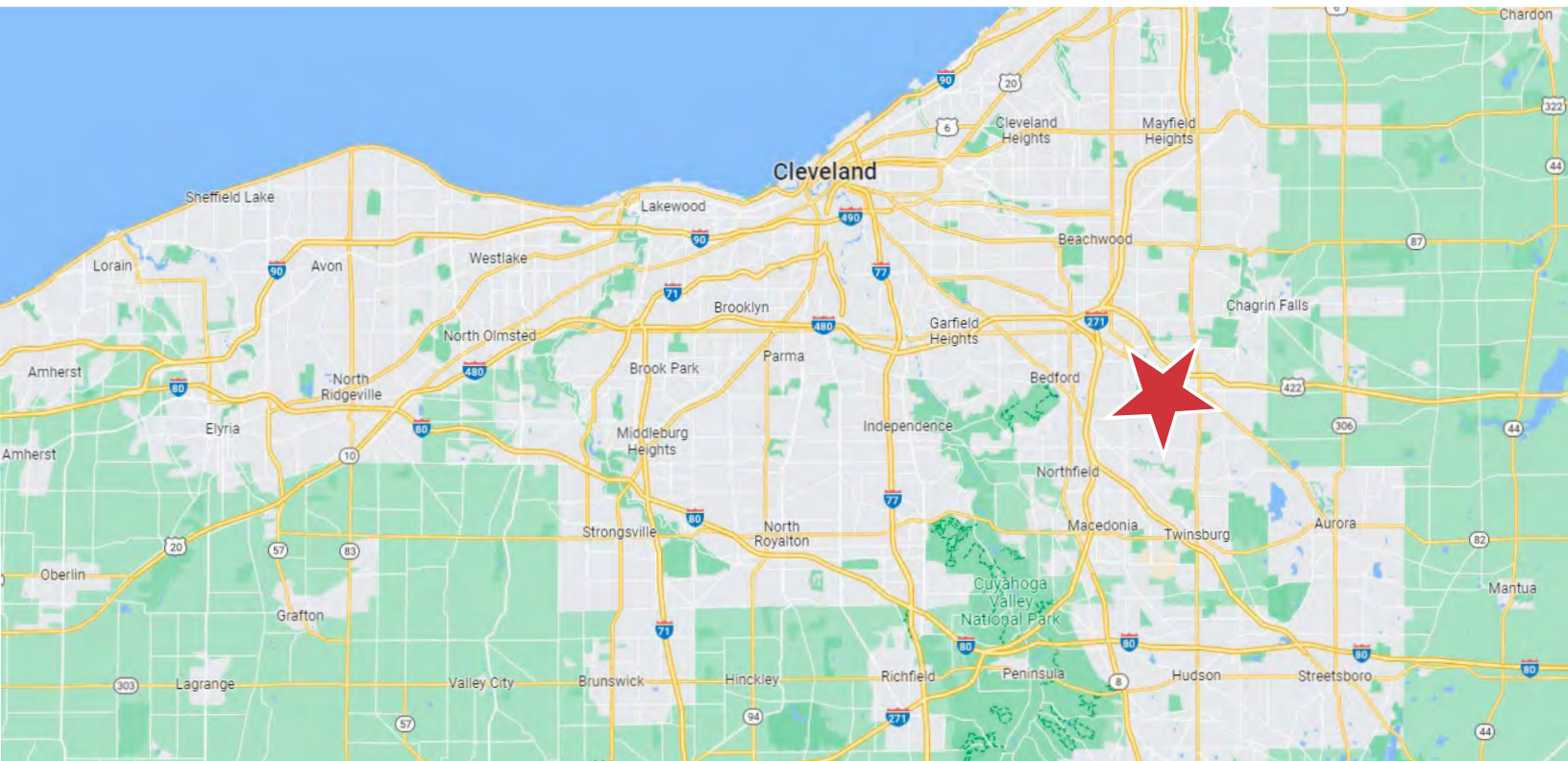
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BUILDING INFORMATION SHEET

LOCATION:	30725 Solon Industrial Parkway, Solon, OH
AVAILABLE:	9,800 SF -118,159 SF (Office/Warehouse may be leased separately)
WAREHOUSE AREA:	9,800 SF - 80,765 SF (Divisible to 9,514 SF)
OFFICE AREA:	11,347 SF – 37,394 SF
CONSTRUCTION:	Painted Concrete and Insulated Metal Panels
YEAR BUILT:	1993, 1996
LAND AREA:	27.66 AC
ZONING:	I-2, Industrial Manufacturing
CEILING HEIGHT:	26' 3"
TRUCK DOCKS:	5 with Levelers & Restraint Systems (Can add more)
DRIVE-IN DOORS:	2 (12' x14')
FLOORS:	6" Concrete
PARKING:	Approximately 200 + 120 Banked
HEAT:	Co-Ray-Vac Gas Tube
LIGHTING:	LED with Motion Sensors
ELECTRIC POWER:	277/480 V / 600 AMP / 3 Phase
SECURITY SYSTEM:	Yes
ROOF:	TPO Installed in 2013 w/a 20 Year Warranty
FLOOR DRAINS	Yes
COMMENTS:	Upscale corporate-style property with a fully racked warehouse having approximately 5,000 pallet positions (2,500lb capacity). Ventilation system in warehouse. Fully furnished office with high-end finishings and furnishings. Move-in ready.
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