

CORNER SUITE
100% HVAC
HEAVY POWER



Property Specifications

AVAILABLE	13,410 SF (divisible to 6,750 SF)
OFFICE	6,705 SF finished office with high ceilings
WAREHOUSE	6,705 SF with 100% HVAC and 600 amp service
RENTAL RATES	\$4.75/\$9.75 NNN
HVAC	100% tenant control
POWER	600A / 480V / 3P
DOCKS	One (1) (room to add)
DRIVE-IN DOORS	Room to add as needed
CEILING HEIGHT	16'
PARKING	Abundant
BUILDING HOURS	24/7 access
TENANT SIGNAGE	Building signage and monument sign

Amenities

Excellent Glass Lines, High Image Flex Building, Units Designed-to-Suit, Prominent Tenant Signage, Professionally Managed and Maintained, New Asphalt Parking Lot, Improved Exterior Lighting, Aggressive Deal Parameters, Generous Work Letter, Ideal for Research, Engineering, Medical and Electronics.

Property Notes

Excellent Access to I-271, I-480, Ohio 422; Minutes to Restaurants, Shopping, and Hotels; Conveniently Located in Business Friendly Solon with Easy Access (less than 30 minutes) to Cleveland Hopkins International Airport and Both Downtown Cleveland and Akron. Exterior renovations in progress (new windows, new address numbers and lettering, landscaping improvements, power washed sidewalks).

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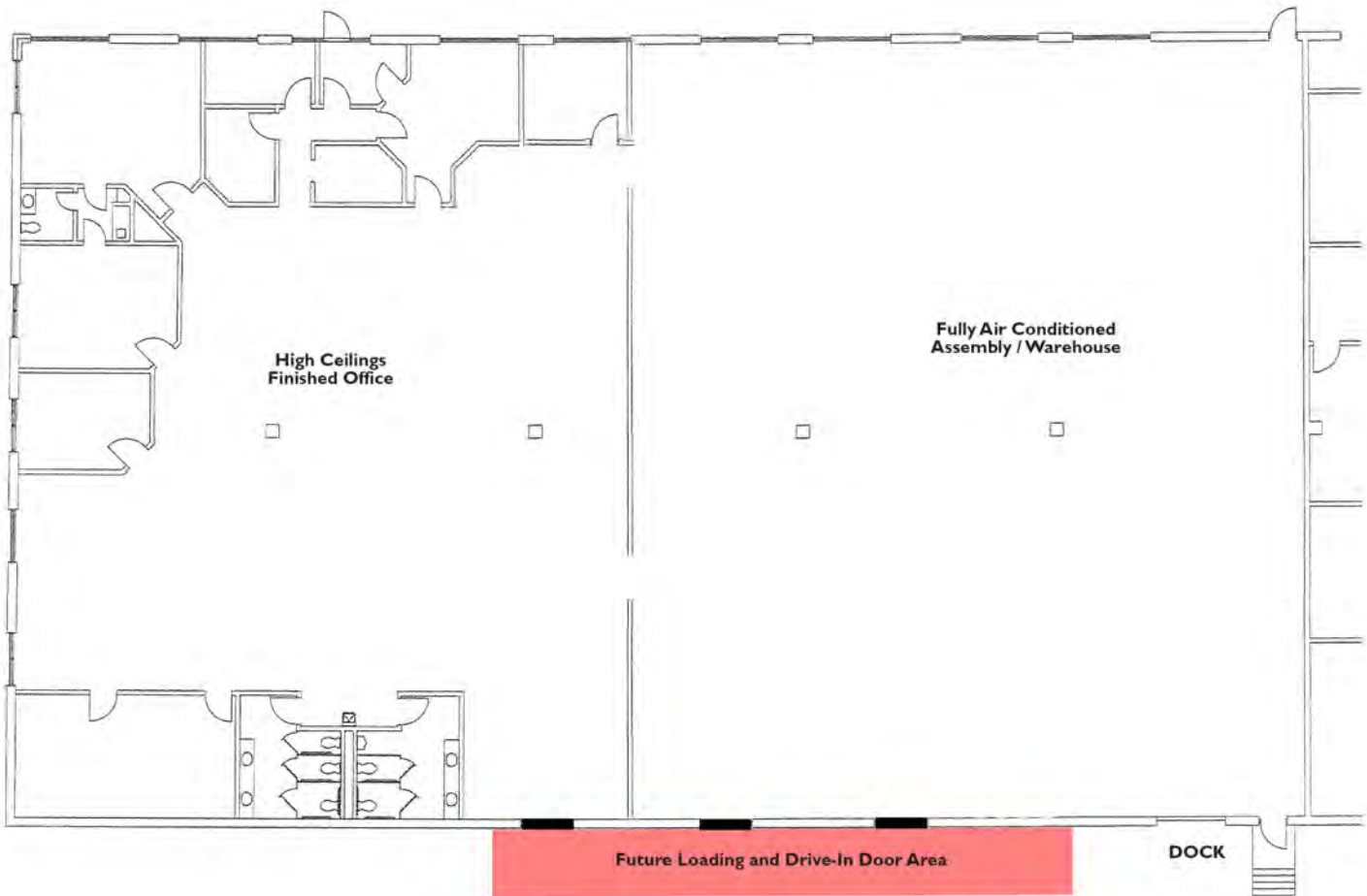
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Potential Floor Plan



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Summary (25827)



6551-6571 CARTER COCHRAN

6551-6571 Cochran
Road, Ste 6551
Solon, OH 44139

County: Cuyahoga
Market: SE-Z1
Sub Market: SE Cuyahoga County
Available SF: 13,410 SF
Building SF: 56,400 SF
Industrial SF: 6,705 SF
Office SF: 6,705 SF

General Listing/Transaction Information

Asking Rate: NNN
Office Asking Rate: \$9.75
Warehouse Rate: \$4.75
Min Avail SF: 6,705 SF
Max Contig SF: 13,410 SF
Transaction Type: Lease

Parking

Loading & Doors

GL/DID: 0 (room to add as needed)
#DH/Truck-level Doors: 1 (room to add)
Total Doors: 1

Contacts

Listing Broker(s)

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Building

Construction Status: Existing
Primary Use: MU
Floors: 1
Year Built: 1989
ConstructionType: Brick/Block
Roof Type: Flat
Lighting Type: Fluorescent
Sprinkler: Wet
Ceiling Ht: 16' (Min) 16' (Max)

Utilities

Site

Zoning: IND

Crane

Comments

Listing Comments: 6,705 SF existing office. Corner space ideal space for electronics, medical, lab, showroom and other high end uses. 600 Amp 3 phase, high visibility corner with abundant parking. Owner will reconfigure the space to tenants needs.