

CORNER SUITE



Property Specifications

AVAILABLE	16,200 SF (divisible to 8,100 SF)
OFFICE	5,440 SF finished office
WAREHOUSE	10,760 SF warehouse
MAX CONTIGUOUS	16,200 SF
RENTAL RATES	\$4.75/\$9.75 NNN
HVAC	24 / 7 tenant control
POWER	110/208 /3P
DOCKS	Four (4)
DRIVE-IN DOORS	One (1)
CEILING HEIGHT	16'
PARKING	Abundant
BUILDING HOURS	24/7 access
TENANT SIGNAGE	Building signage and monument sign
AS SHOWN	4,000 SF Office 12,200 SF Warehouse / Assembly

Property Notes

Excellent Access to I-271, I-480, Ohio 422; Minutes to Restaurants, Shopping, and Hotels; Located in Business Friendly Solon with Easy Access to Cleveland Hopkins International Airport and Both Downtown Cleveland and Akron.

Amenities

Excellent Glass Lines, High Image Flex Building, Units Designed-to-Suit, Offering Flexibility to Match Your Firm's Growth, Prominent Tenant Signage, Accessible for Clients and Employees, Professionally Managed and Maintained, thus Delivering Immediate Service, New Asphalt Parking Lot, Improved Lighting to Maximize Safety and Visibility, Aggressive Deal Parameters, Generous Work Letter. Exterior renovations in progress (new windows, new address numbers and lettering, landscaping improvements, power washed sidewalks).

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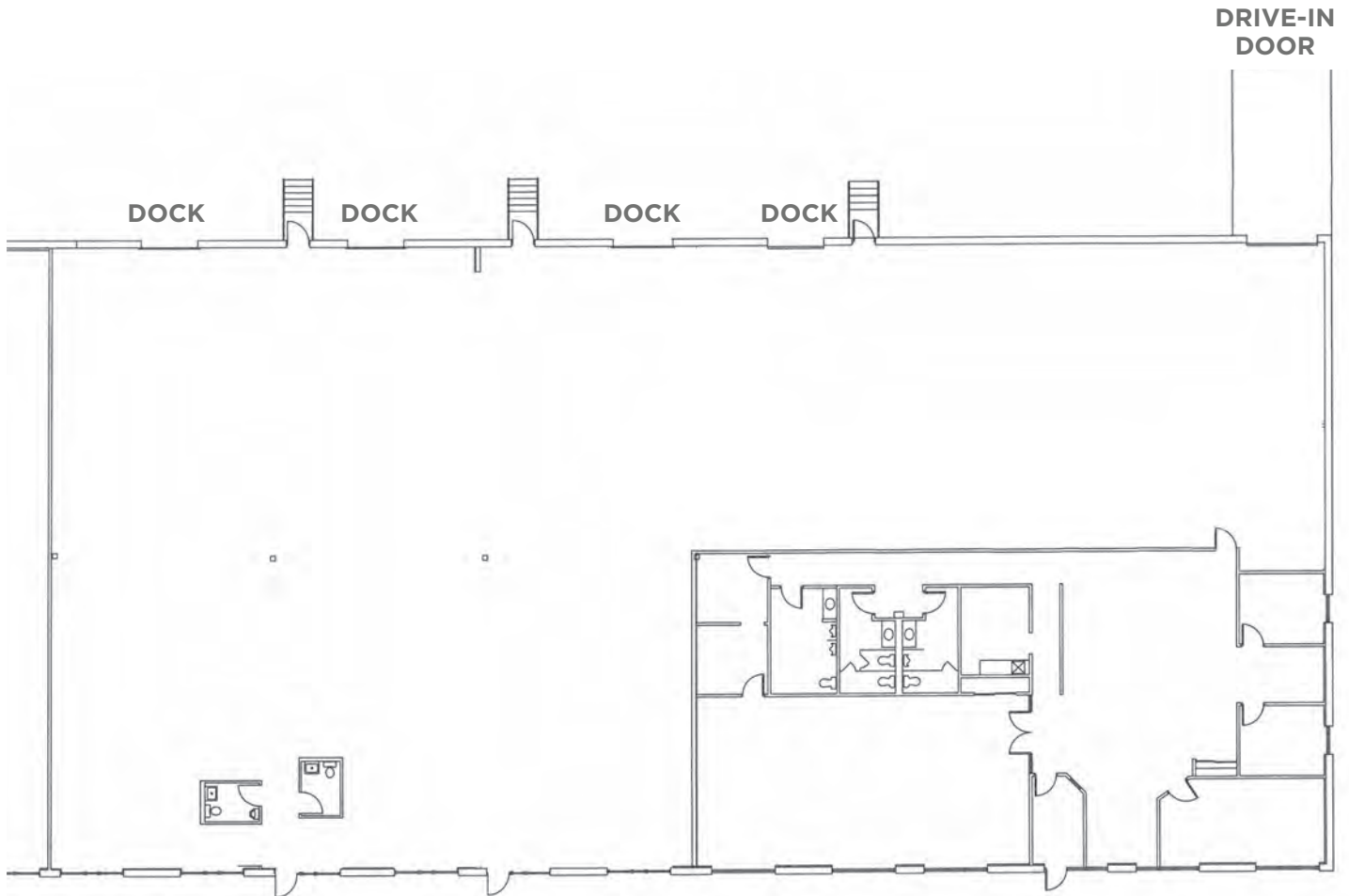
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Potential Floor Plan



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Summary (33080)



**6573 CARTER
COCHRAN**
6573 Cochran Rd.,
Suite O - T
Solon, OH 44139

County: Cuyahoga
Market: SE-Z1
Sub Market: SE Cuyahoga County
Land Size (Acres): 3 Acres
Available SF: 16,200 SF
Building SF: 56,400 SF
Industrial SF: 10,760 SF
Office SF: 5,440 SF

Building

Construction Status: Existing
Primary Use: MU
Floors: 1
Year Built: 1989
ConstructionType: Masonry
Roof Type: Built Up
Lighting Type: Fluorescent
Sprinkler: Wet
Heat: Gas
AC: Office
Ceiling Ht: 16' (Min)

Utilities

Power: 110/208/3 p

Site

Land SF: 130,680 SF
Zoning: Industrial

Crane

General Listing/Transaction Information

Asking Rate: NNN
Office Asking Rate: \$9.75
Warehouse Rate: \$4.75
Min Avail SF: 8,100 SF
Max Contig SF: 16,200 SF
Transaction Type: Lease

Parking

Spaces: 150

Loading & Doors

GL/DID: 1
#DH/Truck-level Doors: 4
Total Doors: 5

Contacts

Listing Broker(s)
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Comments

Listing Comments: 5,440 SF existing office. Corner Suite with flexible configurations available. Clean ready to occupy space in the heart of the Solon Industrial district. Owner will reconfigure the space to tenants needs.