

30500 BRUCE INDUSTRIAL PARKWAY SOLON, OHIO 44139

***SUBSTANTIAL PRICE REDUCTION***

Property Specifications

TOTAL SF	152,905 SF
YEAR CONSTRUCTED	1985-1996
CEILING HEIGHT	17'
CONSTRUCTION	Brick/Block
ROOF	EPDM
HEAT	Gas/Radiant Tube
LIGHTING	Fluorescent & Metal Halide
SPRINKLER	Wet System
COLUMN SPACING	36' x 37.5'
PARKING	450 spaces
POWER	480 v 2000 a 3 p

- Great corporate setting at cul-de-sac
- Extra land for expansion
- Approximately 90% of the roofs were replaced between 2008 & 2010
- Many HVAC upgrades
- Various space configurations

CONTACT INFORMATION:

BOB GARBER, SIOR

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MATTHEW BEESLEY

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3 SUMMIT PARK DRIVE, SUITE 200, CLEVELAND, OHIO 44131 - CRESCOREALESTATE.COM

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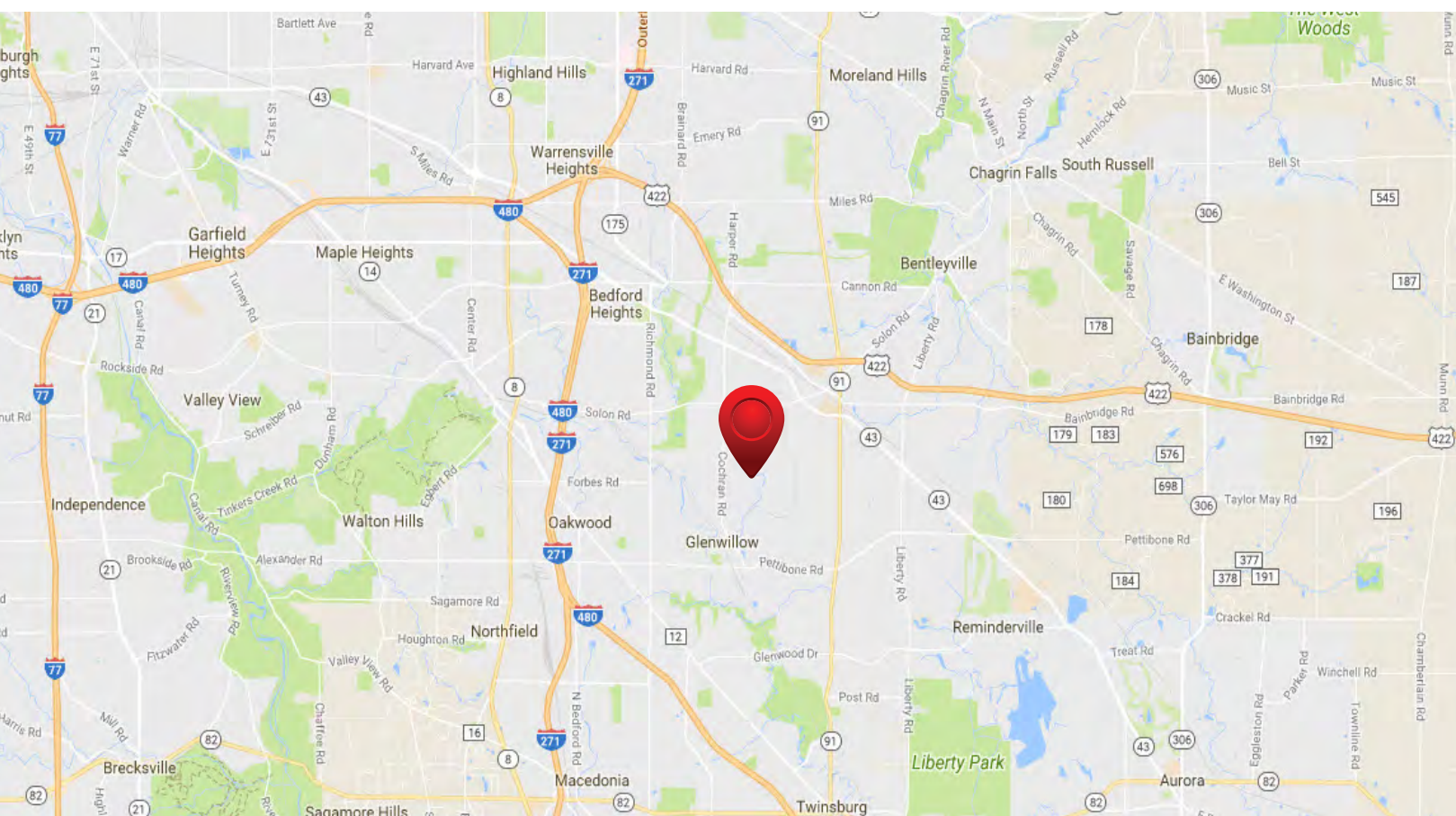
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Available Units For Lease

UNIT	TOTAL SF	OFFICE SF	WHSE. SF	TRUCK DOCKS	DRIVE-IN DOORS
1**	69,853	32,853	37,000*	Two (9' x 10')	One (8' x 10')
2	66,517	4,000	62,517	Nine (8' x 10')	One (12' x 14')
3	16,535	0	16,535	-0-	-0-

* +/- 21,000 SF is fully air conditioned & semi finished for office use



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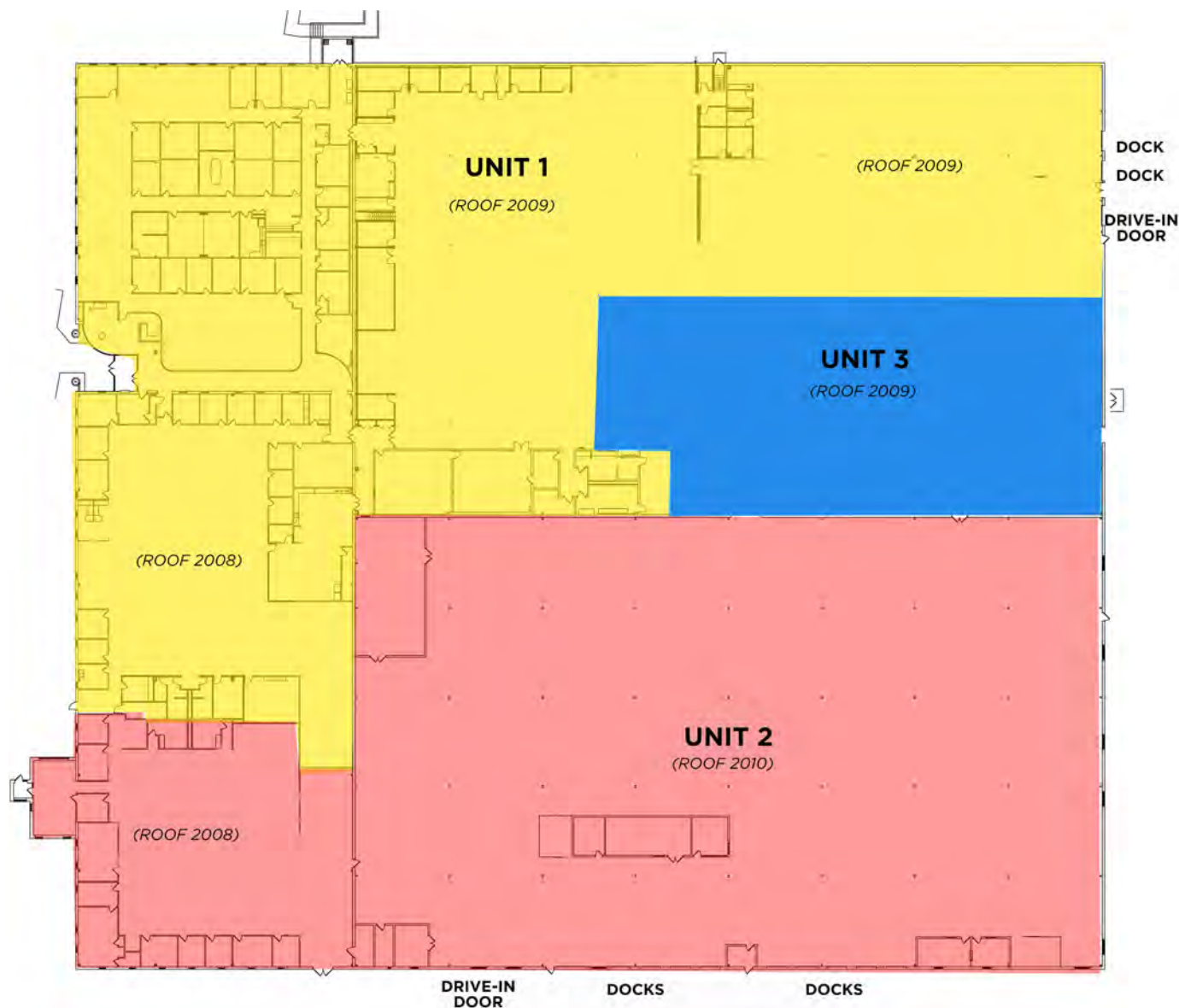
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Floor Plan



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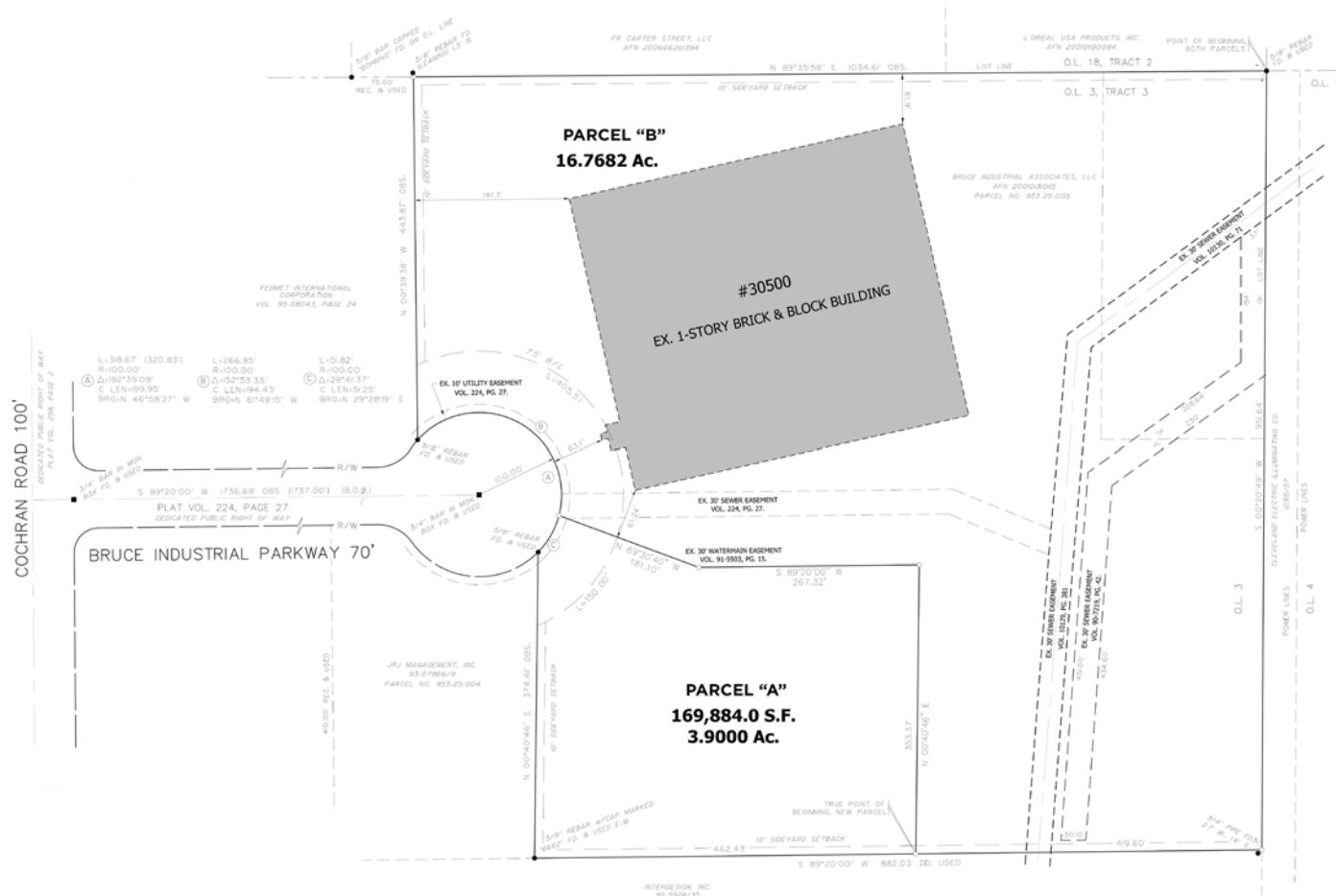
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Site Plan



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Photos



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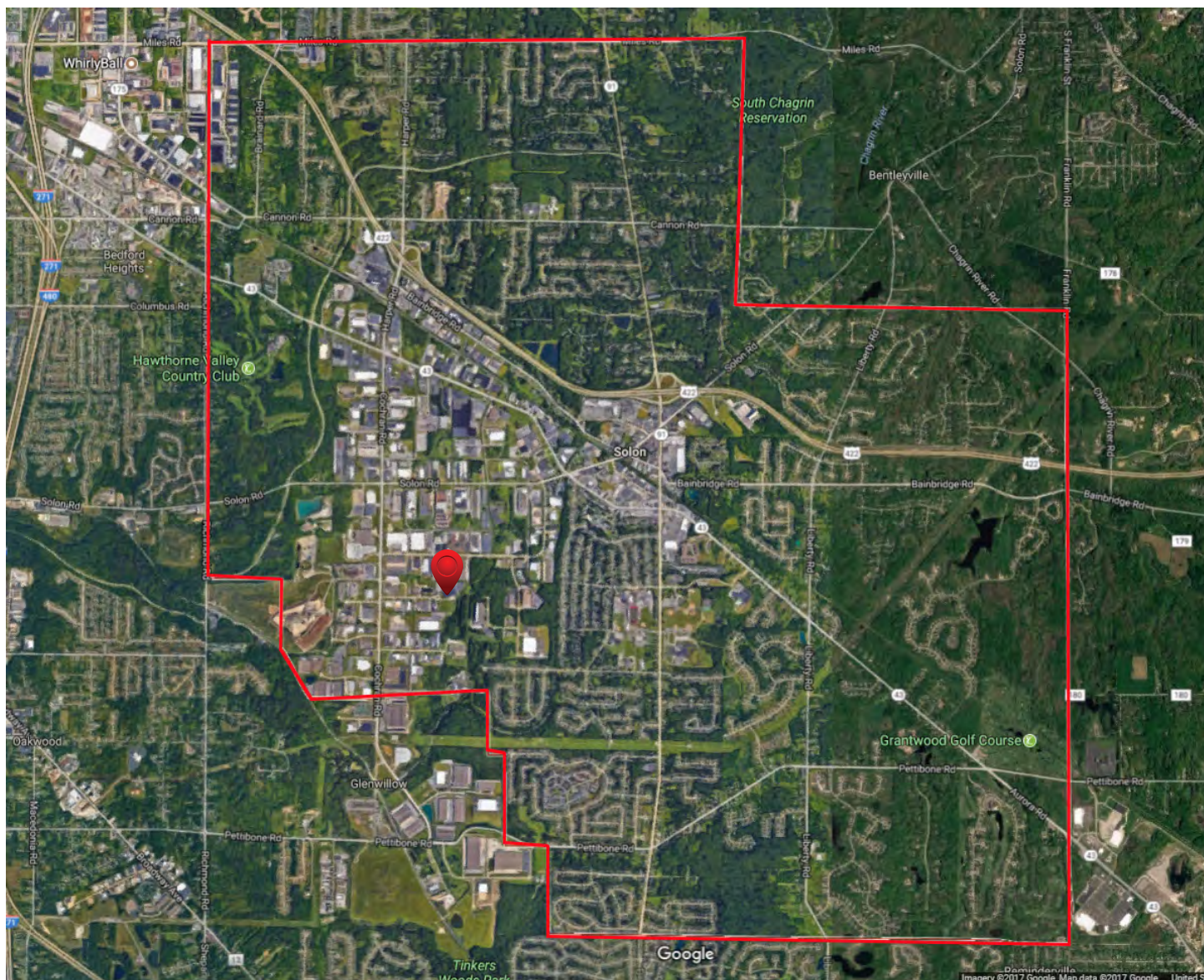
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30500 Bruce Industrial Parkway

Solon, OH 44139

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	20.73 Acres
Available SF:	152,905 SF
Building SF:	152,905 SF
Industrial SF:	116,052 SF
Office SF:	36,853 SF

General Listing/Transaction Information

Asking Price:	\$5,000,000.00
	\$32.70 Per SF

Transaction Type:	Sale
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Parking

# Spaces:	450
Parking Comments:	Large Parking Area Shared by the Tenants.

Loading & Doors

# Ext. Levelers:	11
# GL/DID:	2
GL/DID Dim. (H x W)	12' x 14'
#DH/Truck-level Doors:	11
Total Doors:	13
Loading & Doors Comments:	8' x 10' Doors. Excellent Loading Access. Concrete Truck Court.

Contacts

Listing Broker(s)	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com Matthew Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com
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Building

Construction Status:	Existing
Primary Use:	Industrial
Floors:	1
Year Built:	1985
Year Refurbished	1996
ConstructionType:	Brick/Block
Exterior Type:	Brick
Roof Type:	EPDM
Roof Age:	2008-2010
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent/Metal Halide
Sprinkler:	Yes
Heat:	Gas/Radiant Tube
AC:	Office
Ceiling Ht:	17' (Min)
Column Spacing:	36' x 37.5'

Utilities

Gas:	Dominion
Water:	City of Cleveland
Sewer:	City of Cleveland
Power:	480 v 2000 a 3 p
Power Supplier:	First Energy

Site

Land SF:	902,999 SF
Parcel Number:	953-25-005
Zoning:	U-7
Land Condition:	Very good

Crane

Comments

Listing Comments: 90% of roofs replaced in 2008-2009 & 2010 with .60 EPDM fastened rubber. Multiple HVAC units replaced from 2007-2013.



30500 BRUCE INDUSTRIAL PKWY.

Suite 1

Solon, OH 44139

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	20.73 Acres
Available SF:	69,853 SF
Building SF:	152,905 SF
Industrial SF:	37,000 SF
Office SF:	32,853 SF

General Listing/Transaction Information

Asking Rate:	\$7.75 NNN Per Year
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

# Spaces:	450
Parking Comments:	Large Parking Area Shared by the Tenants.

Loading & Doors

# GL/DID:	1
GL/DID Dim. (H x W)	8' x 10'
#DH/Truck-level Doors:	2
Total Doors:	3

Contacts

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Building

Construction Status:	Existing
Primary Use:	Industrial
Floors:	1
Year Built:	1985
Year Refurbished	1996
ConstructionType:	Brick/Block
Exterior Type:	Brick
Roof Type:	EPDM
Roof Age:	2008-2010
Deck Type:	Metal
Floor Type:	Concrete
Sprinkler:	Yes
Ceiling Ht:	17'
Column Spacing:	36' x 37.5'

Utilities

Gas:	Dominion
Water:	City of Cleveland
Sewer:	City of Cleveland
Power:	480 v 2000 a 3 p
Power Supplier:	First Energy

Site

Land SF:	902,999 SF
Parcel Number:	953-25-005
Zoning:	U-7

Comments

Listing Comments: Industrial SF contains +/- 21,000 SF, is fully air conditioned & used as an open office. Can easily be adapted to air conditioned warehouse space. The current warehouse space is also air-conditioned.



30500 BRUCE INDUSTRIAL PKWY.

Suite 2

Solon, OH 44139

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	20.73 Acres
Available SF:	66,517 SF
Building SF:	152,905 SF
Industrial SF:	62,517 SF
Office SF:	4,000 SF

General Listing/Transaction Information

Asking Rate:	\$4.75 NNN Per Year
Min Avail SF:	66,517 SF
Max Contig SF:	66,517 SF
Transaction Type:	Lease
Vacancy Type:	Sublease

Parking

# Spaces:	450
Parking Comments:	Large Parking Area Shared by the Tenants.

Loading & Doors

# Ext. Docks:	9
# Ext. Levelers:	9
# GL/DID:	1
GL/DID Dim. (H x W)	12'x14'
Total Doors:	1

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Building

Construction Status:	Existing
Primary Use:	Industrial
Floors:	1
Year Built:	1985
Year Refurbished:	1996
ConstructionType:	Brick/Block
Exterior Type:	Brick
Roof Type:	EPDM
Roof Age:	2008-2010
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent/Metal Halide
Sprinkler:	Yes
Heat:	Gas-Radiant
AC:	HVAC-Office
Ceiling Ht:	17' (Min) 21' (Max)
Column Spacing:	35' x 38'

Utilities

Gas:	Dominion
Water:	City of Cleveland
Sewer:	City of Cleveland
Power:	480 v 2000 a 3 p
Power Supplier:	First Energy

Site

Land SF:	902,999 SF
Parcel Number:	953-25-005
Zoning:	U-7

Crane

Comments

Listing Comments: Office space finished to suit.



30500 BRUCE INDUSTRIAL PKWY.

Suite 3

Solon, OH. 44139

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	20.73 Acres
Available SF:	16,535 SF
Building SF:	152,905 SF
Industrial SF:	16,535 SF
Office SF:	0 SF

General Listing/Transaction Information

Asking Rate:	\$4.25 NNN Per Year
Min Avail SF:	16,535 SF
Max Contig SF:	16,535 SF
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

# Spaces:	450
Parking Comments:	Large Parking Area Shared by the Tenants.

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Building

Construction Status:	Existing
Primary Use:	Industrial
Floors:	1
Year Built:	1985
Year Refurbished	1996
ConstructionType:	Brick/Block
Exterior Type:	Brick
Roof Type:	EPDM
Roof Age:	2008-2010
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent/Metal Halide
Sprinkler:	Yes
Heat:	Gas-Radiant
AC:	HVAC-Office
Ceiling Ht:	17'
Column Spacing:	35' x 38'

Utilities

Gas:	Dominion
Water:	City of Cleveland
Sewer:	City of Cleveland
Power:	480 v 2000 a 3 p
Power Supplier:	First Energy

Site

Land SF:	902,999 SF
Parcel Number:	953-25-005
Zoning:	U-7

Comments