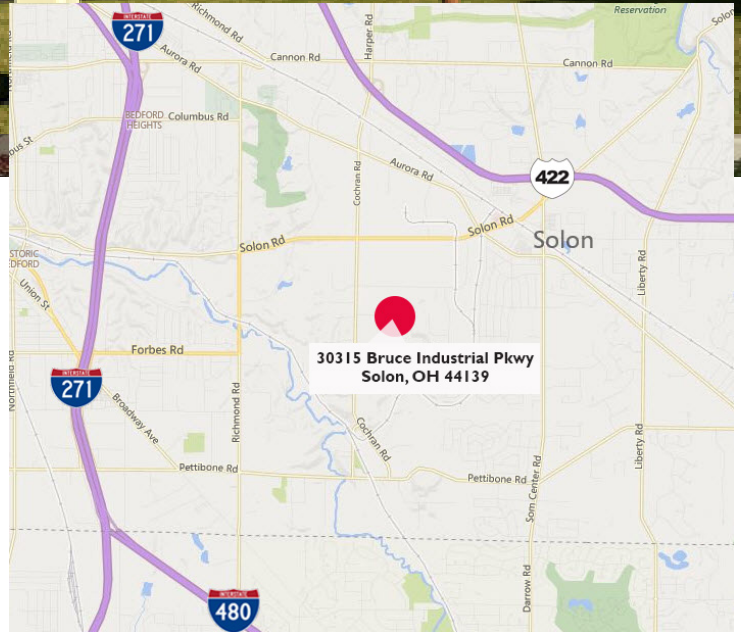


## 30315 BRUCE INDUSTRIAL PARKWAY Solon, Ohio 44139



<b>TOTAL AVAILABLE SF:</b>	<b>22,000 SF</b>
<b>OFFICE SF:</b>	<b>675 SF</b>
<b>WAREHOUSE SF:</b>	<b>21,325 SF</b>
<b>LAND:</b>	<b>3.37 acres</b>
<b>DOCKS:</b>	<b>Two (2) 8' x 8'</b>
<b>DRIVE-IN DOORS:</b>	<b>One (1) 12' x 14'</b>
<b>CONSTRUCTION:</b>	<b>Masonry</b>
<b>LIGHTING:</b>	<b>T-8</b>
<b>HEAT:</b>	<b>Gas</b>
<b>AIR CONDITIONING:</b>	<b>Office</b>
<b>CEILING HEIGHT:</b>	<b>16' - 20'</b>
<b>COLUMN SPACING:</b>	<b>30' x 43' &amp; 34' x 43'</b>

- Building is approximately 88' x 250'
- Skylights in warehouse area
- High image freestanding facility

**CONTACT INFORMATION:**
**BOB GARBER, SIOR**

Principal  
216.525.1467

bgarber@crescorealestate.com

**MATTHEW E. BEESLEY**

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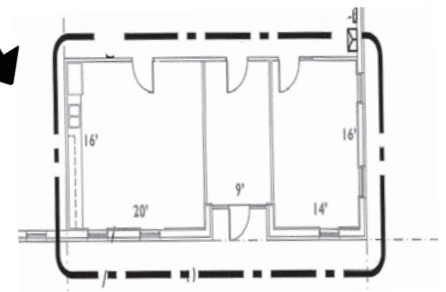
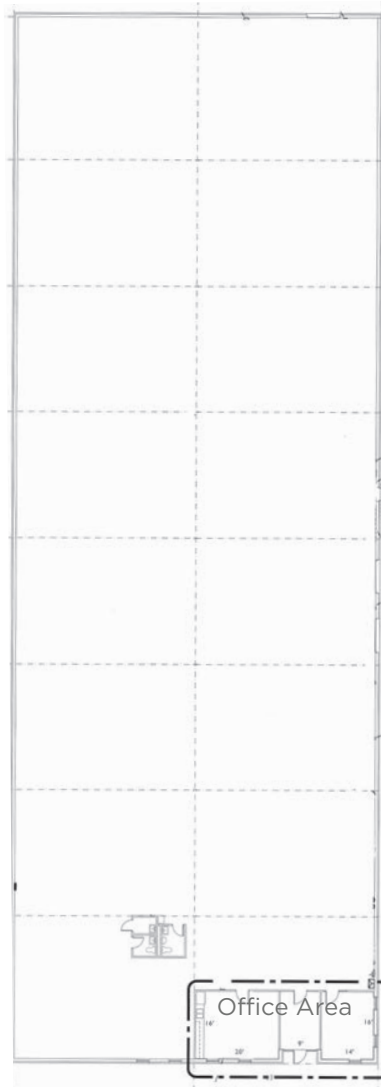
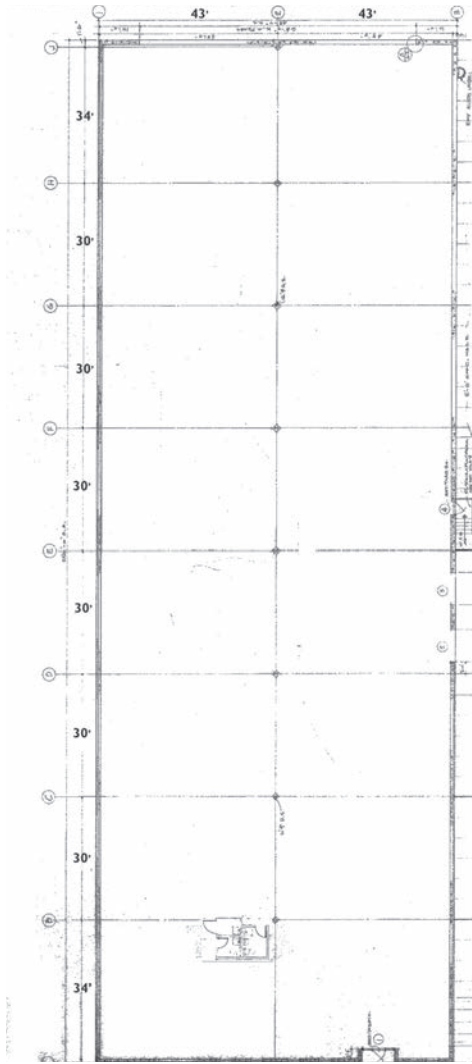
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**30315 BRUCE INDUSTRIAL PARKWAY**  
**Solon, Ohio 44139**

Floor Plan



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## 30315 BRUCE INDUSTRIAL PKWY Solon, Ohio 44139

<b>County:</b>	Cuyahoga
<b>Market:</b>	SE-Z1
<b>Sub Market:</b>	SE Cuyahoga County
<b>Land Size (Acres)</b>	3.37 Acres
<b>Available SF:</b>	22,000 SF
<b>Building SF:</b>	22,000 SF
<b>Industrial SF:</b>	21,325 SF
<b>RSF:</b>	22,000 SF
<b>Office SF:</b>	675 SF

### General Listing/Transaction Information

<b>Asking Rate:</b>	\$5.50 NNN Per Year
<b>Transaction Type:</b>	Lease
<b>Total Additional Rent:</b>	\$1.95
<b>Vacancy Type:</b>	Direct

### Parking

<b># Spaces:</b>	55
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### Loading & Doors

<b># GL/DID:</b>	1
<b>GL/DID Dim. (H x W)</b>	12' x 14'
<b>#DH/Truck-level Doors:</b>	2
<b>Total Doors:</b>	3

### Contacts

<b>Listing Broker(s)</b>	Bob Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com
	Matthew Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com

### Building

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Industrial
<b>Floors:</b>	1
<b>Multi-Tenant:</b>	Single-Tenant
<b>Year Built:</b>	1990
<b>ConstructionType:</b>	Masonry
<b>Roof Type:</b>	Ballasted Rubber
<b>Deck Type:</b>	Metal
<b>Floor Type:</b>	Concrete
<b>Floor Thickness:</b>	5"
<b>Lighting Type:</b>	T-8
<b>Sprinkler:</b>	Yes
<b>Heat:</b>	Gas
<b>AC:</b>	Office
<b>Ceiling Ht:</b>	16' (Min) 20' (Max)
<b>Column Spacing:</b>	30' x 43' and 34' x 43'

### Utilities

<b>Gas:</b>	Columbia Gas
<b>Water:</b>	City of Cleveland
<b>Sewer:</b>	City of Cleveland
<b>Power:</b>	277/400v /400a/3p 120/208v/100a/3p

### Site

<b>Land SF:</b>	146,797 SF
<b>Parcel Number:</b>	953-24-001
<b>Zoning:</b>	U-7
<b>Land Condition:</b>	Good

### Crane

<b># Cranes:</b>	0
<b>Capacity Tons (Min)</b>	0
<b>Capacity Tons (Max)</b>	0

### Comments

**Listing Comments:** Building is approximately 88' x 250'. High image freestanding facility. Skylights in warehouse area. Ceiling fans in warehouse area. Gas overhead heaters and co-ray-vac system. Estimated NNN expenses: \$1.95.