



**FOR LEASE**  
**5325 Naiman Parkway**  
**Solon, Ohio**

**OFFICE | WAREHOUSE**



**Building Specifications**

Total Building: 30,000 SF  
 Land: 2.16 acres  
 Ceiling Height: 15'  
 Year Built: 1973  
 Construction: Precast  
 Sprinkler: Wet  
 Lighting: Fluorescent  
 Heat: Gas  
 Floors: One (1)

**Availability**

UNIT	TOTAL SF	WHSE SF	OFFICE SF	DOCKS	DRIVE-INS
F	3,000	1,800	1,200	0	1

\* Office built-to-suit



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5325 Naiman Parkway  
Solon, Ohio

## Floor Plan



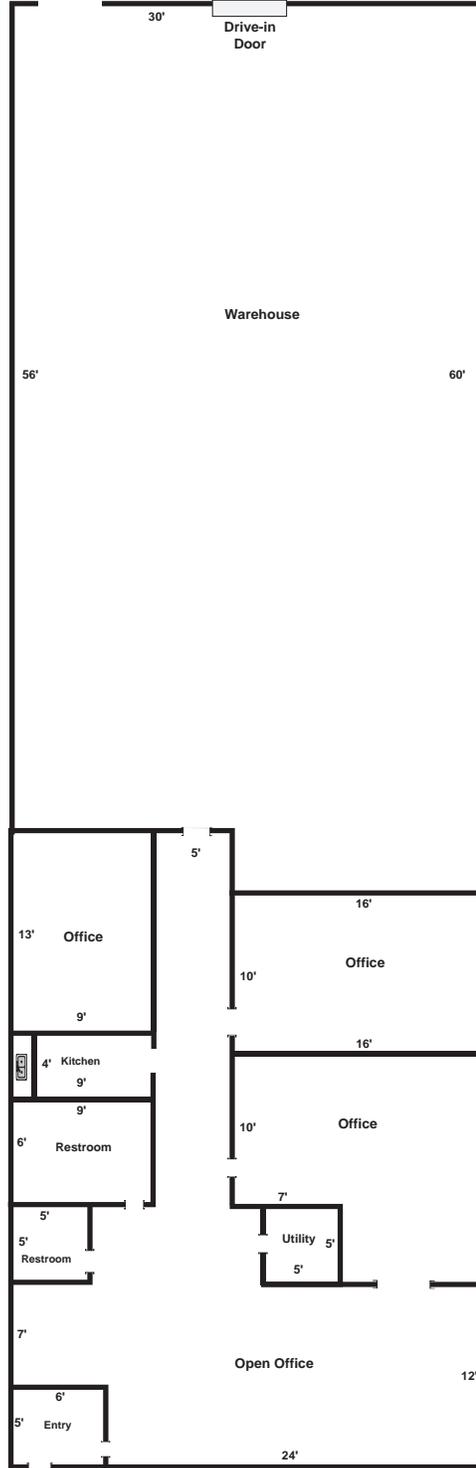
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**Unit Layout**



All dimensions are approximate and are subject to field verification.

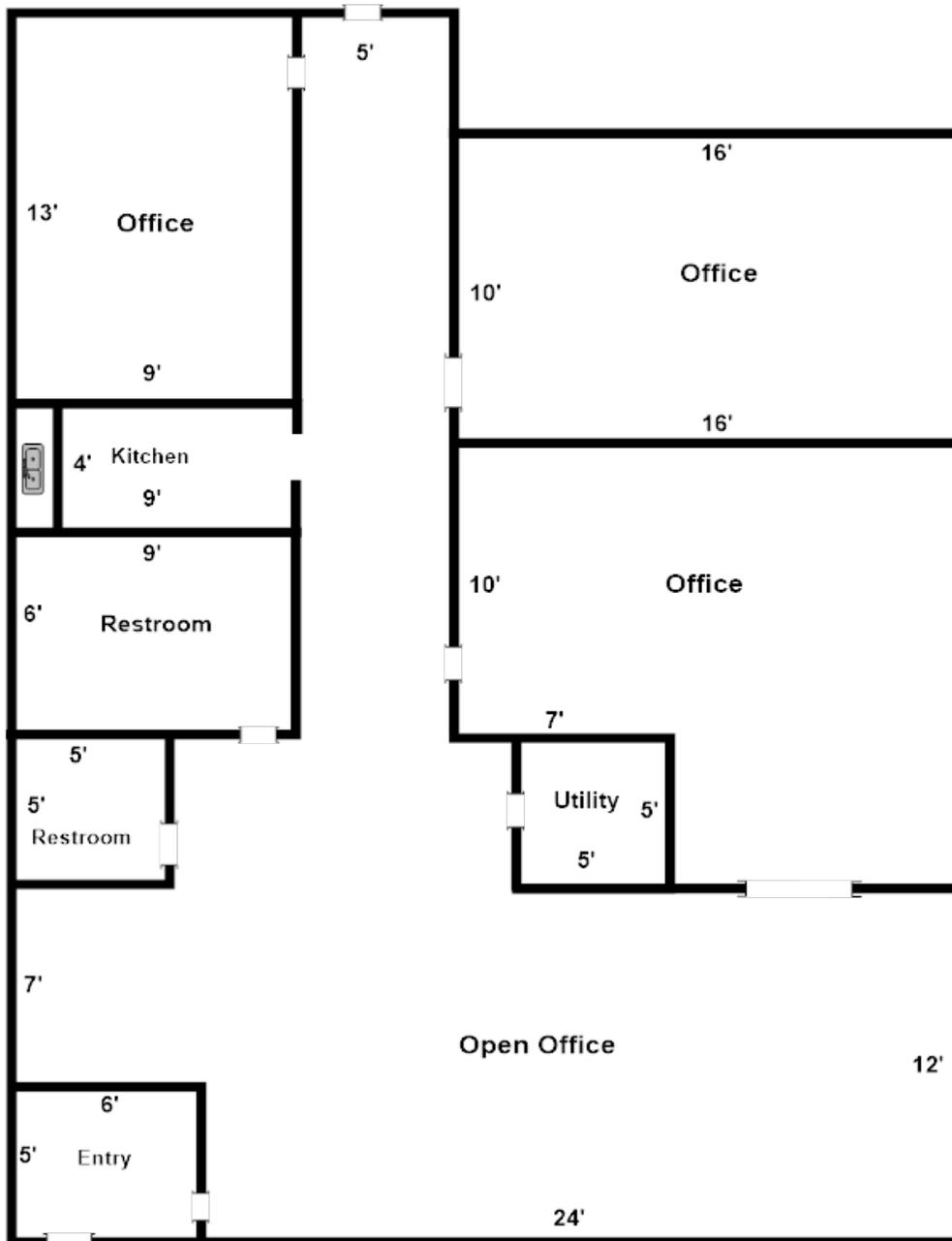
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**Office Floor Plan**



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Summary (37567)



**RAINTREE PARK**  
 5325 Naiman Pky., Ste  
 F  
 Solon, OH 44139

County: Cuyahoga  
 Market: SE-Z1  
 Sub Market: SE Cuyahoga County  
 Land Size (Acres): 2.16 Acres  
 Available SF: 3,000 SF  
 Building SF: 30,000 SF  
 Industrial SF: 1,800 SF  
 Office SF: 1,200 SF

**Building**

Construction Status: Existing  
 Primary Use: MU  
 Floors: 1  
 Year Built: 1973  
 ConstructionType: Precast  
 Roof Type: Rubber  
 Sprinkler: Wet  
 Heat: Gas  
 Ceiling Ht: 15' (Min) 15' (Max)  
 Column Spacing: 30' x 100'

**General Listing/Transaction Information**

Asking Rate: \$4.75 MG Per Year  
 Min Avail SF: 3,000 SF  
 Max Contig SF: 3,000 SF  
 Transaction Type: Lease  
 Vacancy Type: Direct

**Utilities**

**Parking**

**Site**

Land SF: 94,090 SF  
 Zoning: IND

**Loading & Doors**

# GL/DID: 1  
 #DH/Truck-level Doors: 0  
 Total Doors: 1

**Crane**

# Cranes: 0  
 Capacity Tons (Min): 0  
 Capacity Tons (Max): 0  
 Crane Comments: Crane Capacity:  
 Crane Clear Height:

**Contacts**

Listing Broker(s) Robert Garber, SIOR  
 CRESCO Real Estate  
 216.525.1467  
 bgarber@crescorealestate.com

**Comments**

**Listing Comments:** Base year for real estate taxes and building insurance and a CAM pass-thru.  
 \$8.75/SF MG for office space.  
 \$4.75/SF MG for warehouse space.