



## Building Specifications

Total Building:	29,943 SF
Land:	1.90 acres
Construction:	Masonry
Ceiling Height:	17'
Sprinkler:	Wet
Air Conditioning:	Office
Lighting:	Fluorescent
Heat:	Gas
Parking:	Ample



## Availability

UNIT	TOTAL SF	WHSE SF	OFFICE SF	DOCKS	DRIVE-INS
30285	3,000	3,000	B-T-S	0	1
30295	3,000	1,900	1,100	0	1

- Units combine to 6,000 SF
- Base year for real estate taxes and insurance
- Professional management and maintenance onsite
- Drive-in doors - 12' x 14'

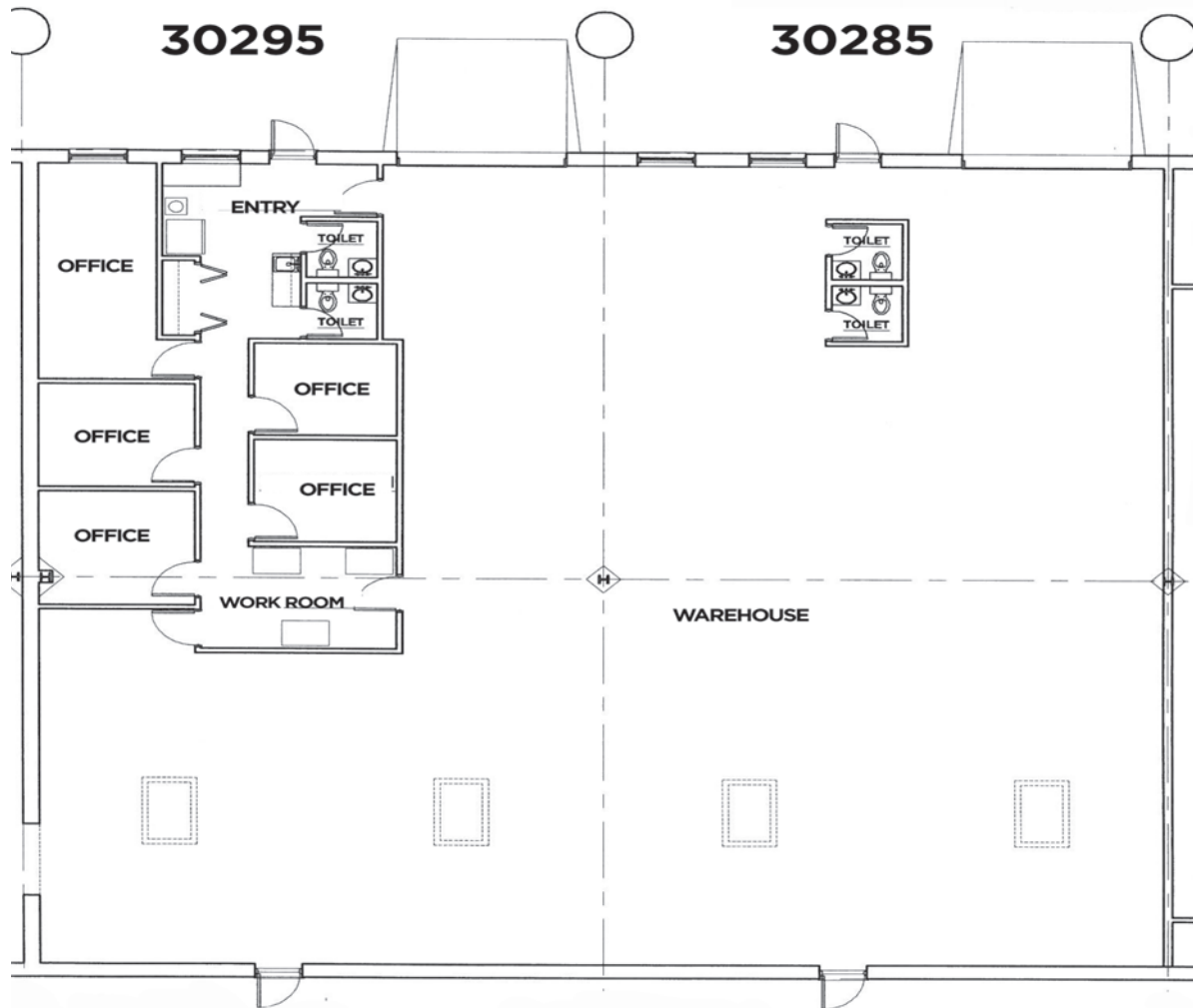
**BOB GARBER, SIOR**  
Principal  
+1 216 525 1467  
bgarber@crescorealestate.com

3 Summit Park Drive,  
Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
Fax +1 216 520 1828  
**crescorealestate.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Floorplan Unit 30285-30295



**All Dimensions Are Approximate**

**BOB GARBER, SIOR**  
Principal  
+1 216 525 1467  
bgarber@crescorealestate.com

3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
Fax +1 216 520 1828  
**crescorealestate.com**

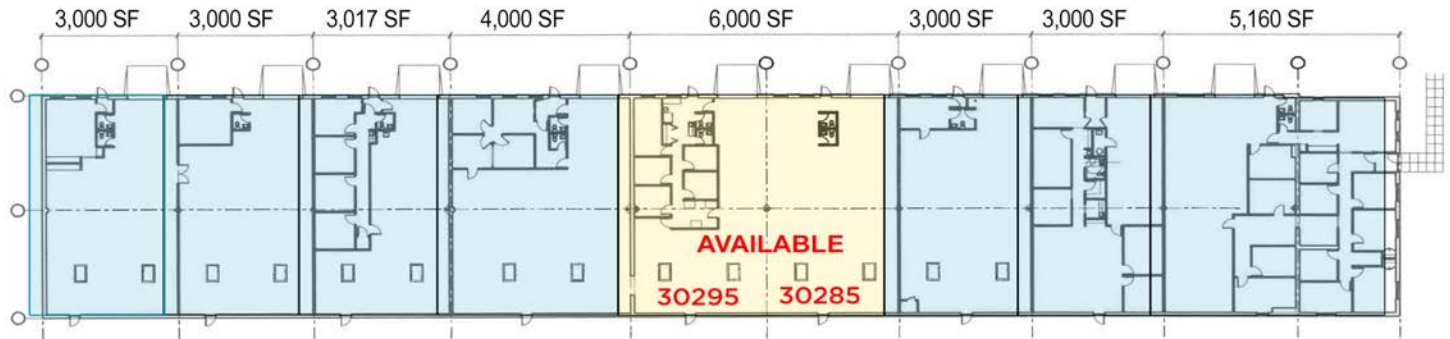
*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

## Master Floorplan

**30255-30335 Solon Industrial  
Parkway**

Solon, Ohio



Occupied

**BOB GARBER, SIOR**  
Principal  
+1 216 525 1467  
bgarber@crescorealestate.com

3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
Fax +1 216 520 1828  
**crescorealestate.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.


**PROGRESS CENTER**
**30255-30335 Solon Industrial Parkway,  
Unit 30285**
**Solon, OH 44139**

<b>County:</b>	Cuyahoga
<b>Market:</b>	SE-Z1
<b>Sub Market:</b>	SE Cuyahoga County
<b>Land Size (Acres)</b>	1.9 Acres
<b>Available SF:</b>	3,000 SF
<b>Building SF:</b>	29,943 SF
<b>Industrial SF:</b>	3,000 SF

**Building**

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	MU
<b>Flex:</b>	Yes
<b>Floors:</b>	1
<b>Year Built:</b>	1978
<b>Year Refurbished</b>	1992
<b>ConstructionType:</b>	MAS
<b>Lighting Type:</b>	Fluorescent
<b>Sprinkler:</b>	Wet
<b>Ceiling Ht:</b>	17' (Min) 17' (Max)

**Utilities**
**Site**

<b>Land SF:</b>	82,764 SF
<b>Zoning:</b>	U-7

**Crane**
**General Listing/Transaction Information**

<b>Asking Rate:</b>	\$5.00 MG Per Year
<b>Transaction Type:</b>	Lease
<b>Total Additional Rent:</b>	\$1.05
<b>Vacancy Type:</b>	Direct

**Parking**

<b>Parking Comments:</b>	Ample Parking
--------------------------	---------------

**Loading & Doors**

<b># GL/DID:</b>	1
<b>GL/DID Dim. (H x W)</b>	12' x 14'
<b>Total Doors:</b>	1

**Contacts**

<b>Listing Broker(s)</b>	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com
--------------------------	---

**Comments**

**Listing Comments:** CAM pass through of approximately \$1.05 per SF. Base year for real estate taxes and insurance. Can be combined with Unit 30295 for a total of 6,000 SF.

**BOB GARBER, SIOR**

Principal  
+1 216 525 1467  
bgarber@crescorealestate.com

3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
Fax +1 216 520 1828  
**crescorealestate.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.


**PROGRESS CENTER**
**30255-30335 Solon Industrial Parkway,  
Unit 30295  
Solon, OH 44139**

<b>County:</b>	Cuyahoga
<b>Market:</b>	SE-Z1
<b>Sub Market:</b>	SE Cuyahoga County
<b>Land Size (Acres)</b>	1.9 Acres
<b>Available SF:</b>	3,000 SF
<b>Building SF:</b>	29,943 SF
<b>Industrial SF:</b>	1,900 SF
<b>Office SF:</b>	1,100 SF

**Building**

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	MU
<b>Flex:</b>	Yes
<b>Floors:</b>	1
<b>Year Built:</b>	1978
<b>Year Refurbished</b>	1992
<b>ConstructionType:</b>	MAS
<b>Sprinkler:</b>	Wet
<b>Ceiling Ht:</b>	17' (Min) 17' (Max)

**Utilities**

<b>Site</b>	
<b>Land SF:</b>	82,764 SF
<b>Zoning:</b>	U-7

**Crane**
**General Listing/Transaction Information**

<b>Asking Rate:</b>	\$6.75 MG Per Year
<b>Max Contig SF:</b>	6,000 SF
<b>Transaction Type:</b>	Lease
<b>Total Additional Rent:</b>	\$1.05
<b>Vacancy Type:</b>	Direct

**Parking**

<b>Parking Comments:</b>	Ample Parking
--------------------------	---------------

**Loading & Doors**

<b># GL/DID:</b>	1
<b>GL/DID Dim. (H x W)</b>	12' x 14'
<b>Total Doors:</b>	1

**Contacts**

<b>Listing Broker(s)</b>	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com
--------------------------	---

**Comments**

**Listing Comments:** CAM pass through of approximately \$1.05 per SF. Base year for real estate taxes and insurance. Can be combined with Unit 30285 for a total of 6,000 SF. Office rate \$10.00/SF MG. Warehouse rate \$5.00/SF MG.


**PROGRESS CENTER**
**30255-30335 Solon Industrial Parkway,  
Units 30285-30295**
**Solon, OH 44139**

<b>County:</b>	Cuyahoga
<b>Market:</b>	SE-Z1
<b>Sub Market:</b>	SE Cuyahoga County
<b>Land Size (Acres)</b>	1.9 Acres
<b>Available SF:</b>	6,000 SF
<b>Building SF:</b>	29,943 SF
<b>Industrial SF:</b>	4,900 SF
<b>Office SF:</b>	1,100 SF

**Building**

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	MU
<b>Flex:</b>	Yes
<b>Floors:</b>	1
<b>Year Built:</b>	1978
<b>Year Refurbished:</b>	1992
<b>ConstructionType:</b>	MAS
<b>Lighting Type:</b>	Fluorescent
<b>Sprinkler:</b>	Wet
<b>Ceiling Ht:</b>	17' (Min) 17' (Max)

**Utilities**

<b>Power:</b>	120/240 v 200 a 3 p
---------------	---------------------

**Site**

<b>Land SF:</b>	82,764 SF
<b>Zoning:</b>	U-7

**Crane**

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

**General Listing/Transaction Information**

<b>Asking Rate:</b>	\$6.00 MG Per Year
<b>Min Avail SF:</b>	3,000 SF
<b>Max Contig SF:</b>	6,000 SF
<b>Transaction Type:</b>	Lease
<b>Total Additional Rent:</b>	\$1.05
<b>Vacancy Type:</b>	Direct

**Parking**

<b>Parking Comments:</b>	Ample Parking
--------------------------	---------------

**Loading & Doors**

<b># GL/DID:</b>	2
<b>GL/DID Dim. (H x W)</b>	12' x 14'
<b>#DH/Truck-level Doors:</b>	0
<b>Total Doors:</b>	2

**Contacts**

<b>Listing Broker(s)</b>	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com
--------------------------	---

**Comments**

**Listing Comments:** CAM pass through of approximately \$1.05 per SF . Base year for real estate taxes and insurance. Unit divisible to 3,000 SF. Office rate \$10.00/SF MG. Warehouse rate 6.00/SF MG. Can be subdivided to 3,000 SF.

**BOB GARBER, SIOR**

Principal  
+1 216 525 1467  
bgarber@crescorealestate.com

3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
Fax +1 216 520 1828  
**crescorealestate.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.