

FOR LEASE

6661 Cochran Road

Solon, Ohio 44139



**39,000 SF MULTI-TENANT
INDUSTRIAL BUILDING**

3,000 SF AVAILABLE

Located in a strong
Industrial Sector
of Solon



INVESTCORP

PROPERTY FEATURES



39,000 SF

TOTAL BUILDING SIZE

4.56 ACRES

TOTAL SITE SIZE

\$5.50/SF NNN

LEASE RATE

**\$3.20/SF NNN
(Expenses Estimated)**

LEASE RATE

HIGHLIGHTS

CONSTRUCTED	1979
CONSTRUCTION TYPE	Brick/Block
LIGHTING	T-8
HEAT	Overhead Gas
SPRINKLERED	Wet System
BAY SIZE	30' x 100'

CURRENT AVAILABILITIES

UNIT B

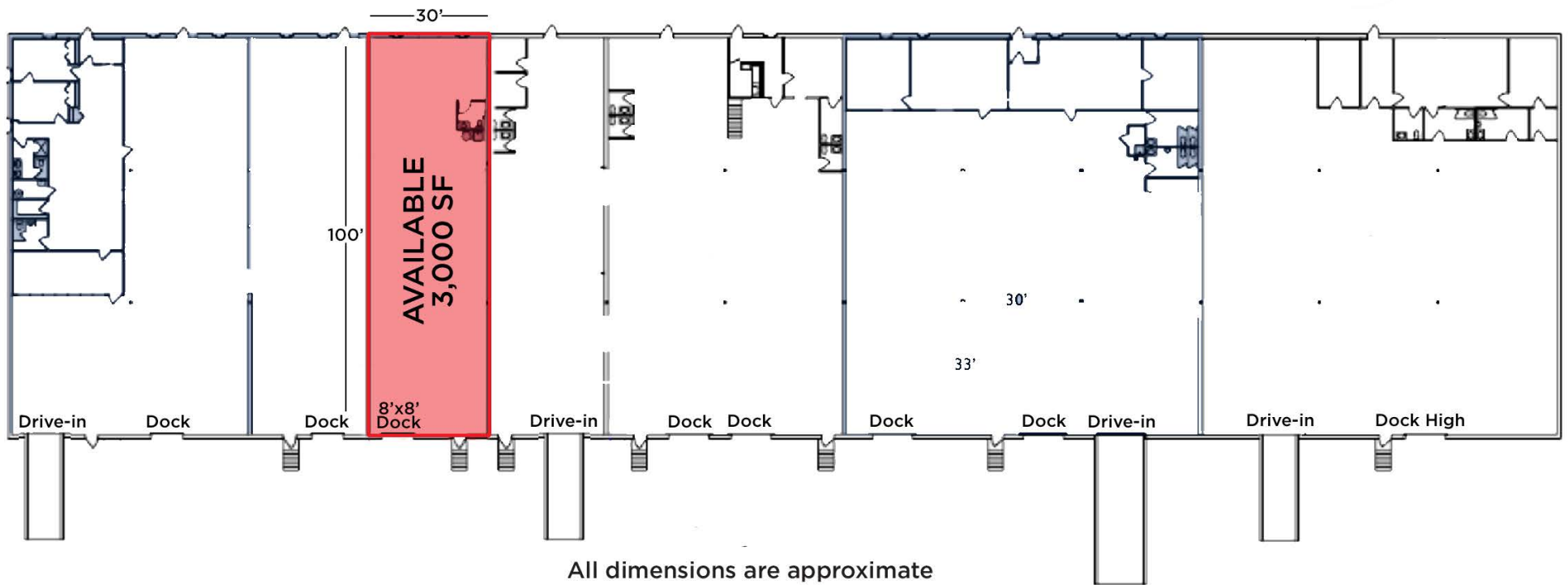
3,000 SF TOTAL SPACE AVAILABLE	-0- SF EXISTING OFFICE SPACE	3,000 SF EXISTING WHSE SPACE
ONE (1) 8' X 8' DOCK	20' CLEAR HEIGHT	200A/240V/3P POWER

COMMENTS

- High-visibility flex space available for lease along Cochran Road
- Open warehouse space with restroom and one 8'x8' dock
- Easy access to OH-422, I-271, and I-480
- Part of a business friendly community with access to a skilled workforce
- Proximity to multiple dining, service, and lodging amenities

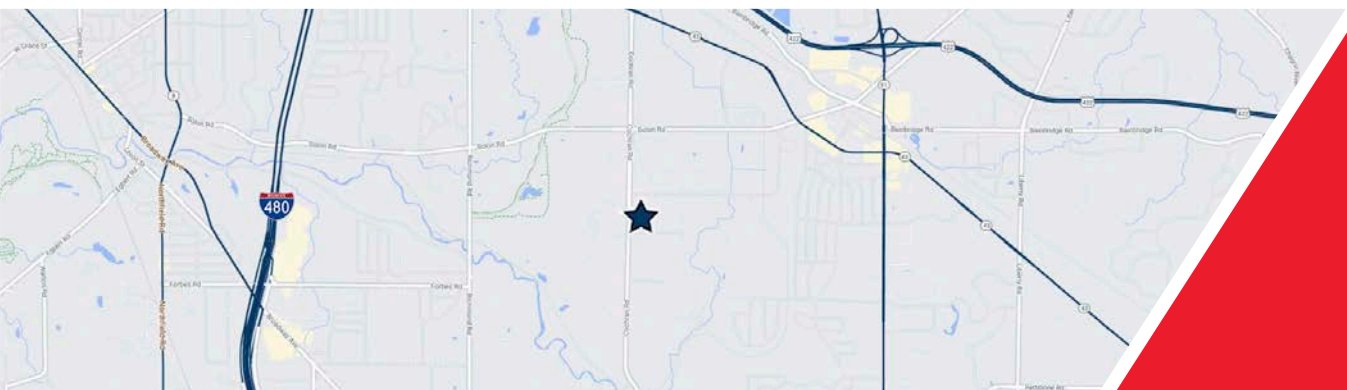
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JOSEPH V. BARNA, SIOR / Principal / jbarna@crescorealestate.com / +1 216 525 1464

PROPERTY SITE PLAN



GEORGE J. POFOK, CCIM, SIOR / Principal / gpofok@crescorealestate.com / +1 216 525 1469
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PROPERTY AERIAL MAP



Easy access to
OH-422, I-271
and I-480

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