

FOR LEASE

# 6565 Davis Industrial Parkway

Solon, Ohio 44139



**7,659 SF - 16,792 SF OFFICE/WAREHOUSE SPACE**



# PROPERTY FEATURES



**90,146 SF**

BUILDING SIZE

**8.13 ACRES**

SITE SIZE

**\$8.50/SF NNN**

LEASE RATE

## PROPERTY SPECIFICATIONS

CONSTRUCTED:	1998
CONSTRUCTION:	Masonry
ROOF:	Shingle
HEAT:	Rooftop HVAC
A/C:	HVAC - Office
LIGHTING:	LED
SPRINKLER:	Yes
CLEAR HEIGHT:	Office - 10', Warehouse - 18'
DRIVE-IN DOORS:	Four (4)
DOCKS:	Ten (10) - 8'x8'8"
POWER:	480A/270V/3P

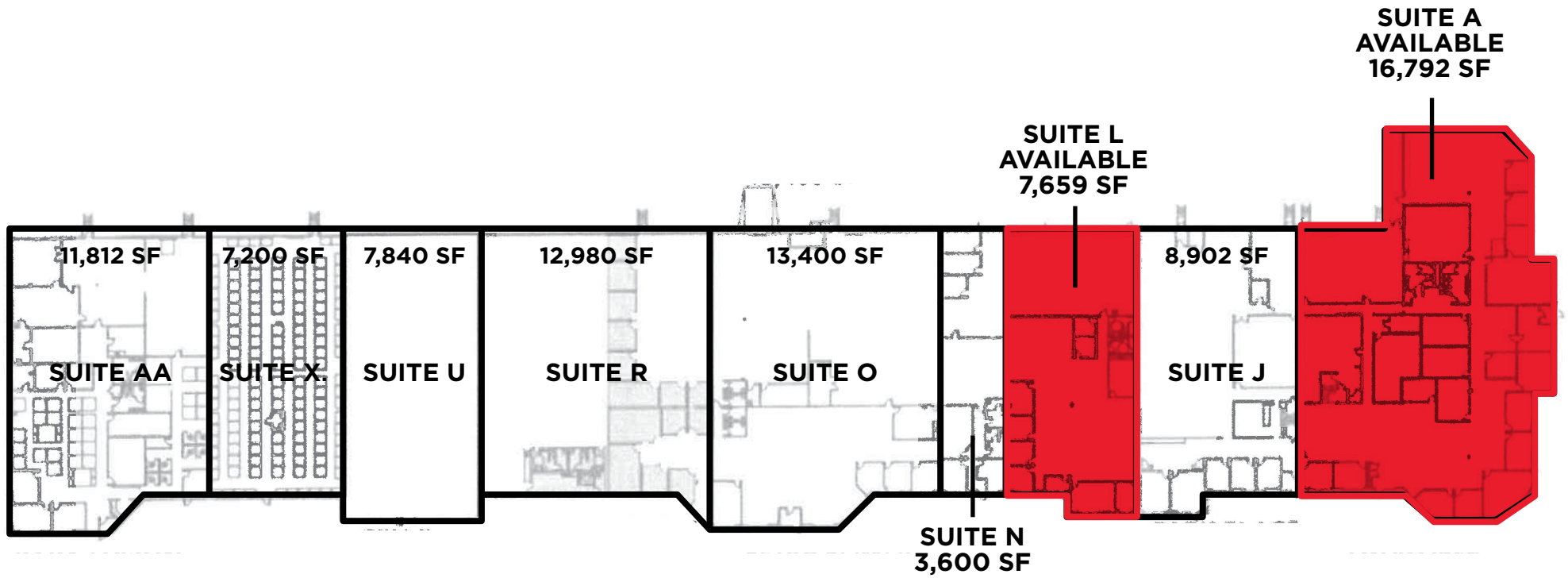
## COMMENTS

- Excellent Class A flex space available
- 18' clear heights for warehouse space and 10' ceiling heights for office space
- New roof in 2024
- Located near the Uptown Solon shopping including high end restaurants and big box retailers
- Four (4) drive-in bays and 10 exterior dock doors provide ample opportunities for different tenants

## CURRENT AVAILABILITY

SUITE	TOTAL SF	OFFICE SF	WHSE SF	DOCKS	DRIVE-IN
A	16,792 SF	15,000 SF	1,792 SF	1	1
L	7,659 SF	5,252 SF	2,407 SF	1	-0-

# SITE PLAN



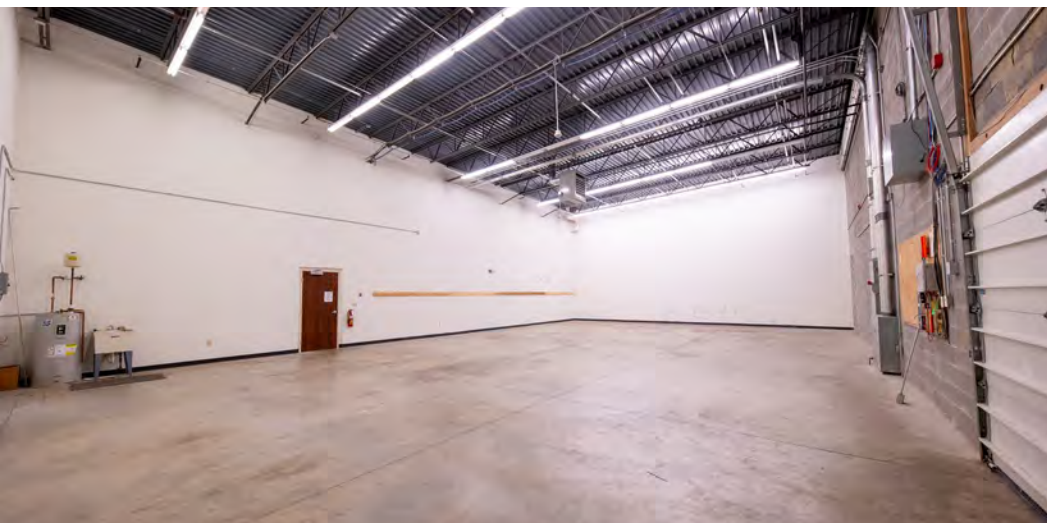


# SUITE A PHOTOS





# SUITE L PHOTOS

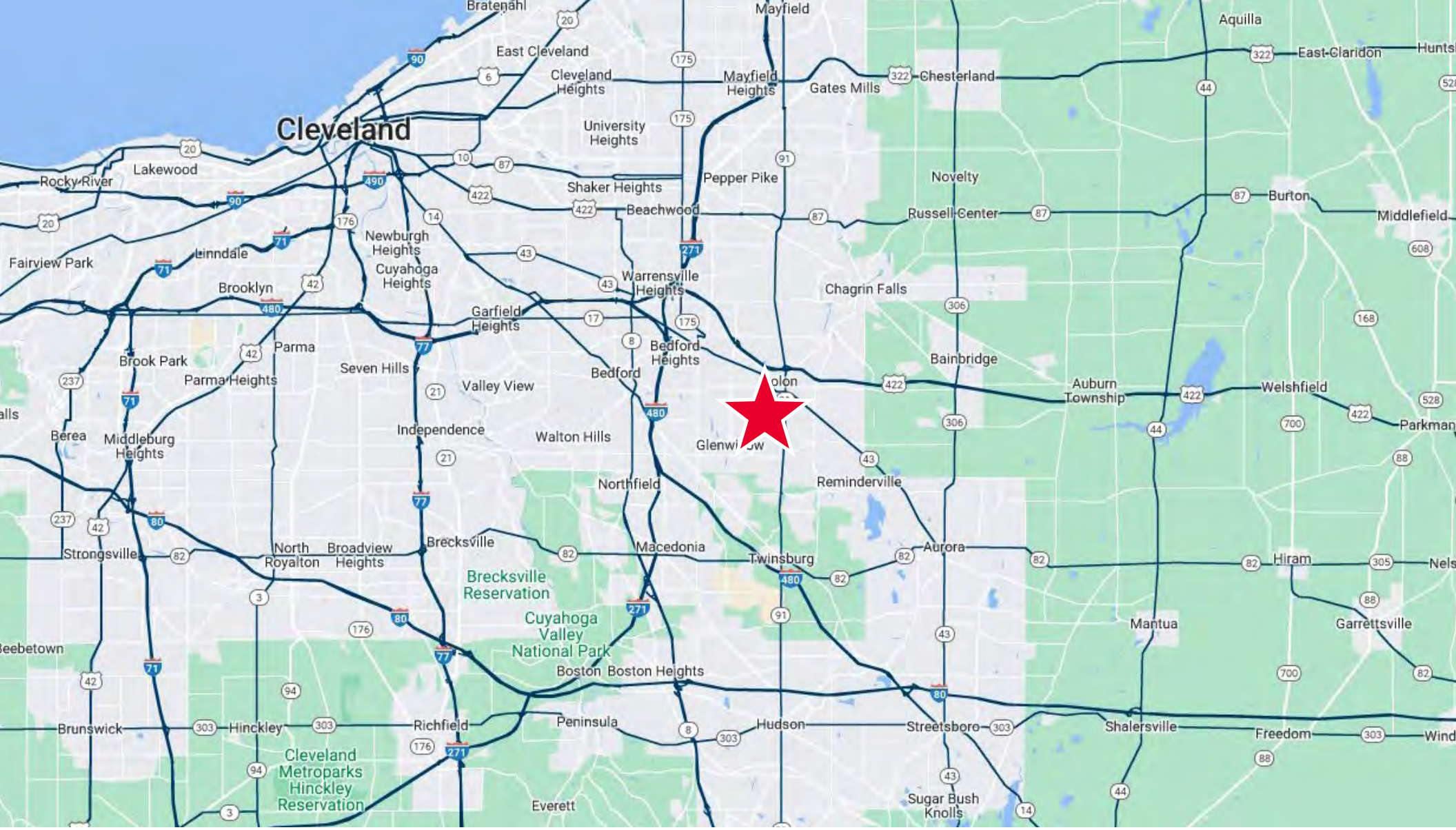




# SUITE N PHOTOS







Easy access  
to I-480 & I-271





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