

FOR LEASE

6850 Cochran Road

Solon, Ohio 44139



INDUSTRIAL BUILDING SUITE AVAILABLE

**5,820 SF
AVAILABLE**

PROPERTY FEATURES



5,820 SF

AVAILABLE SPACE

1,120 SF

OFFICE SPACE

4,700 SF

INDUSTRIAL SPACE

15,820 SF

TOTAL BUILDING SIZE

\$5.50-\$11.50/SF NNN

LEASE RATE

\$2.50/SF

EST. NNN EXPENSES

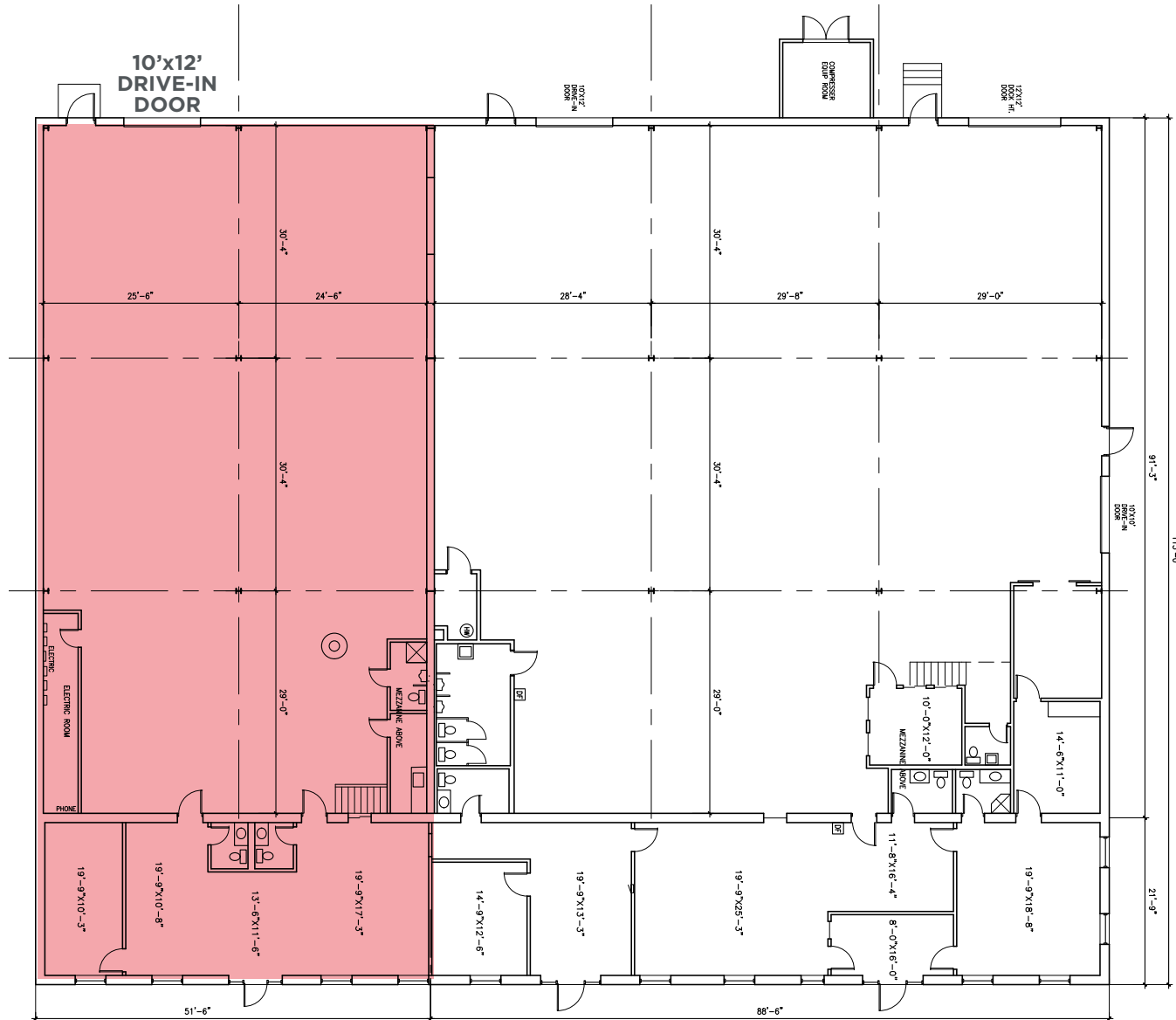
PROPERTY SPECIFICATIONS

CONSTRUCTED:	1969
REFURBISHED:	2024
CONSTRUCTION:	Masonry
ROOF:	Built-up on Metal Deck
CEILING HEIGHT:	16'6"
DRIVE-IN DOORS:	One (1) - 10'x12'
COLUMN SPACING:	25'x30'
SPRINKLER:	No
LIGHTING:	LED
HEAT:	Overhead Gas Units
AIR-CONDITIONING:	HVAC - Office
POWER:	400A / 480V / 3PH 200A / 120/240V / 1PH

COMMENTS

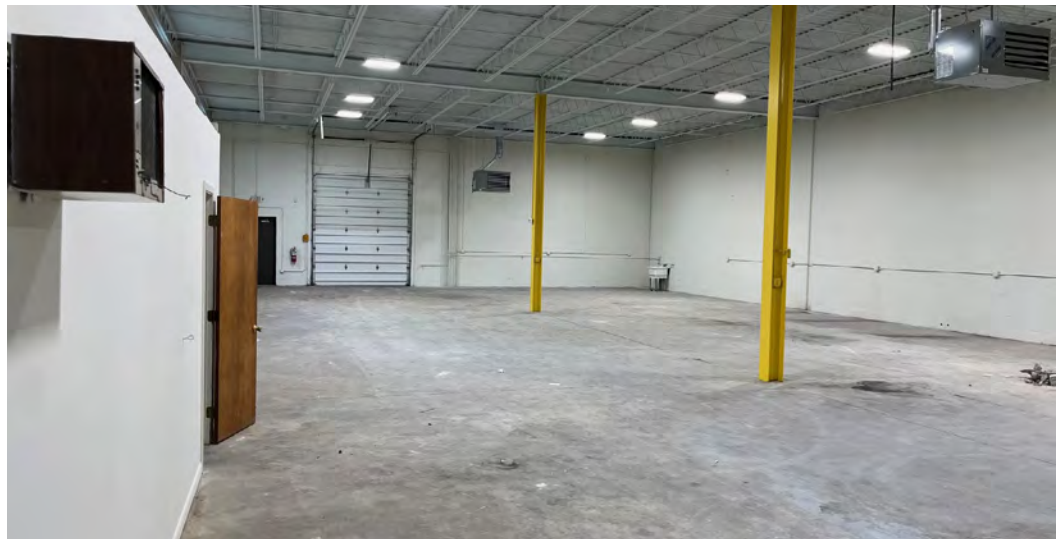
- Natural light through new office & warehouse windows
- One (1) 10'x12' drive-in door with electric opener
- Excellent street visibility and signage
- Interior and exterior renovations - 2024

PROPERTY FLOOR PLAN

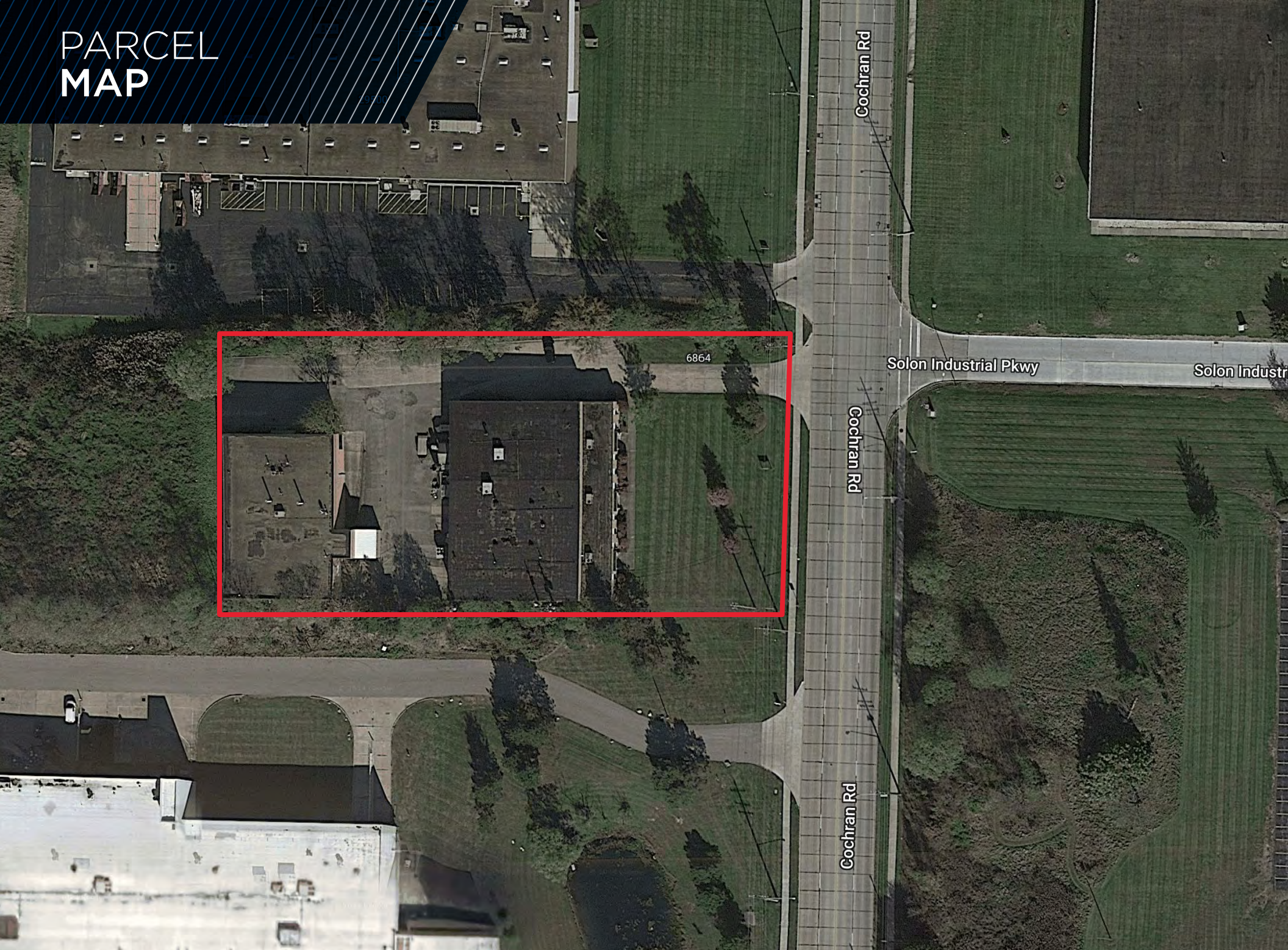


AVAILABLE
SUITE C
5,820 SF

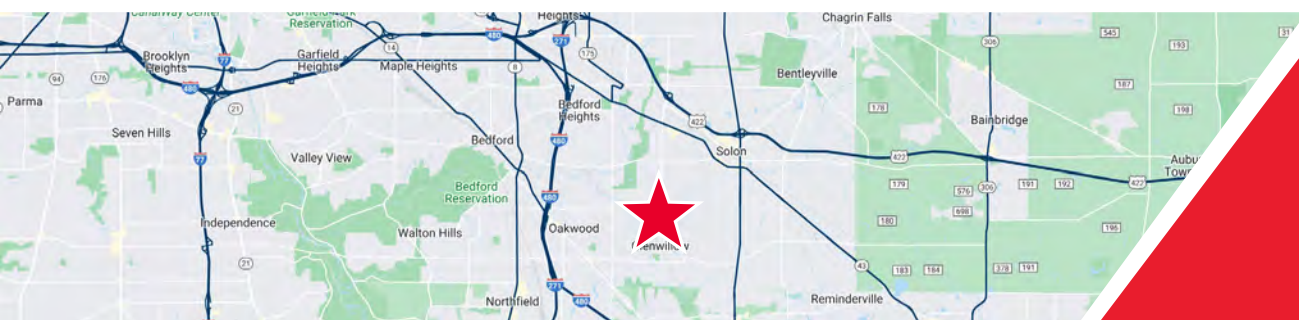
PROPERTY PHOTOS



PARCEL MAP



PROPERTY AERIAL MAP



Easy access
to I-480 and 422



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