

FOR LEASE  
**SOLO ROAD POWER PARK**  
**24350-24500 Solon Road**  
Bedford Heights, Ohio 44146



CUSHMAN &  
WAKEFIELD



[VIEW PROPERTY VIDEO](#)

**10,000 SF - 146,750 SF WAREHOUSE SPACE AVAILABLE**

Ideal for Warehousing, Manufacturing, Dry Storage, and Data Center Users

# PROPERTY FEATURES



## PROPERTY SPECIFICATIONS

<b>BUILDING SIZE:</b>	146,750 SF; Suites starting at 10,000 SF
<b>LAND SIZE:</b>	6.28 AC
<b>ZONING:</b>	Light Manufacturing/Assembly
<b>ROOF:</b>	Flat
<b>LIGHTING:</b>	LED
<b>SPRINKLER:</b>	Yes
<b>HEAT:</b>	New Reznor units
<b>CEILING HEIGHT:</b>	12'-22'
<b>COLUMN SPACING:</b>	72' Clear Span
<b>DRIVE-IN DOORS:</b>	To Suit
<b>DOCKS:</b>	Four (4) - Interior, additional positions can be added
<b>POWER:</b>	Heavy Power (35 KW++) w/ buss duct distribution throughout

## DATA CENTER SPECIFICATIONS

<b>TOTAL CAPACITY:</b>	100 GB
<b>AVAILABILITY:</b>	Guaranteed 100% capacity
<b>SERVICE LEVEL:</b>	Spectrum guarantees 100% capacity at all times
<b>DARK FIBER:</b>	Unused fiber optic cables available for use

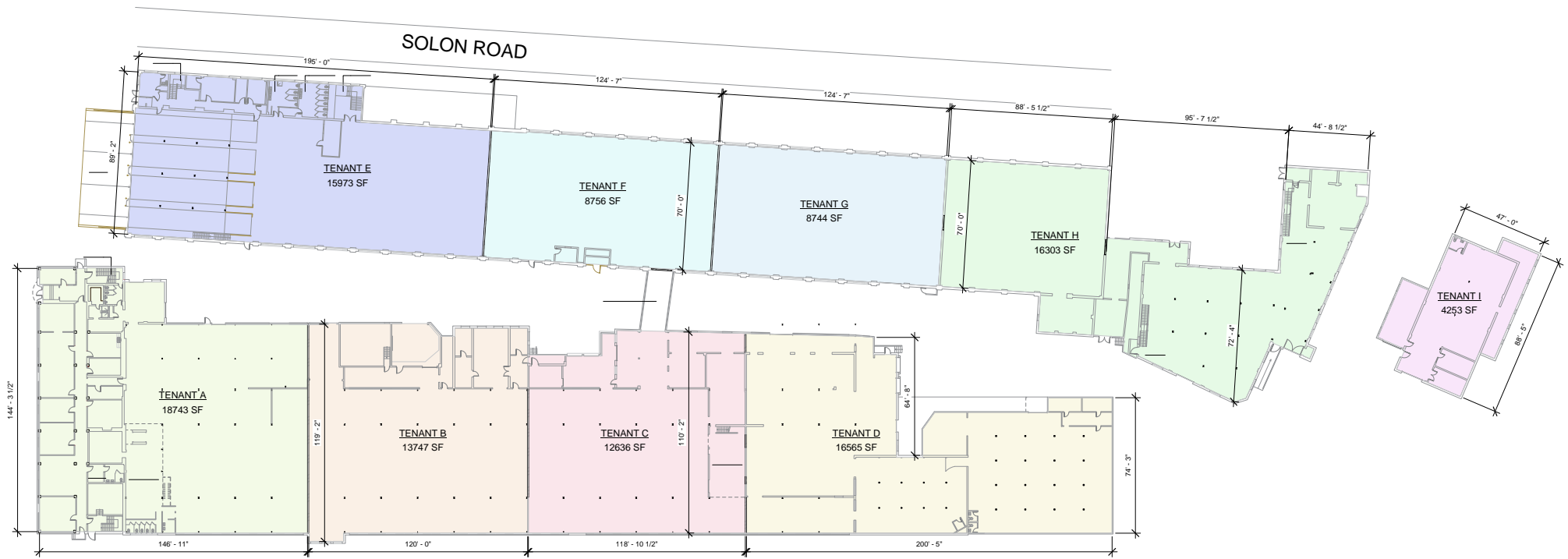
## COMMENTS

- Property is currently undergoing a substantial rehabilitation, transforming it into a versatile space ideal for multiple tenants
- Enhancements to the site will encompass fresh exterior and interior paint, LED lights, new concrete and parking between the alleyway of both buildings, new man doors, new drive-in doors, new docks and new mechanicals (heat and electrical). Any tenant-specific improvements will be built to suit
- Site offers heavy power (35 KW++)
- Massive clear span of 72'
- Clear heights between 12' and 22'
- Turnkey deal structure available in exchange for term
- Unique signage opportunity on historic water tower, providing excellent visibility and branding opportunities. Visible from I-480
- Active rail line provided by OmniTrax

# PARCEL MAP

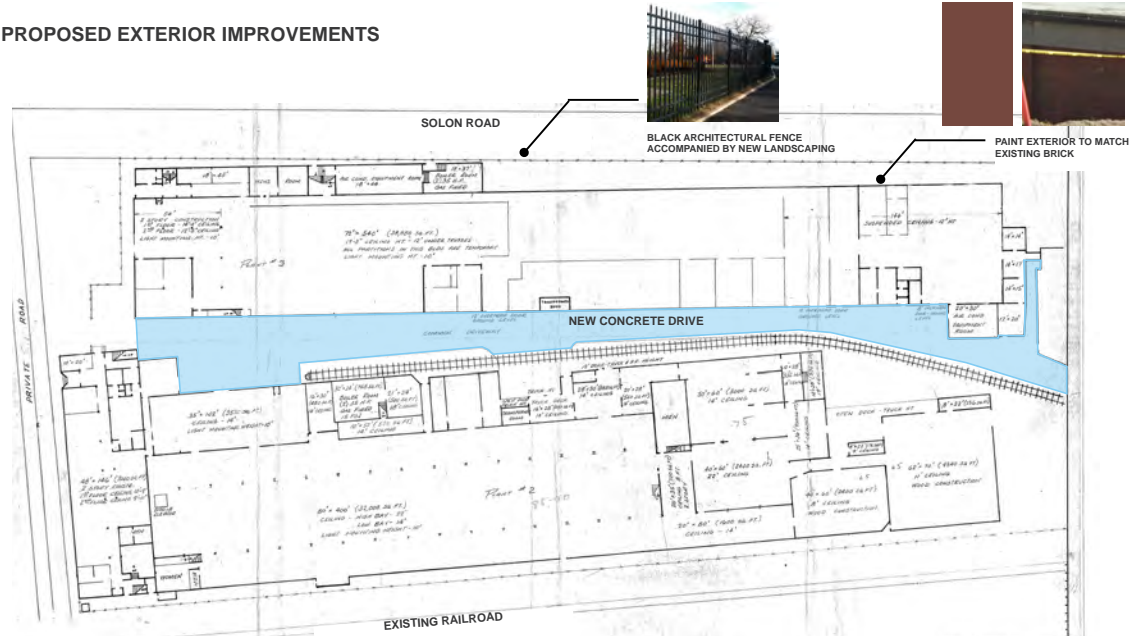


# TENANT LAYOUT

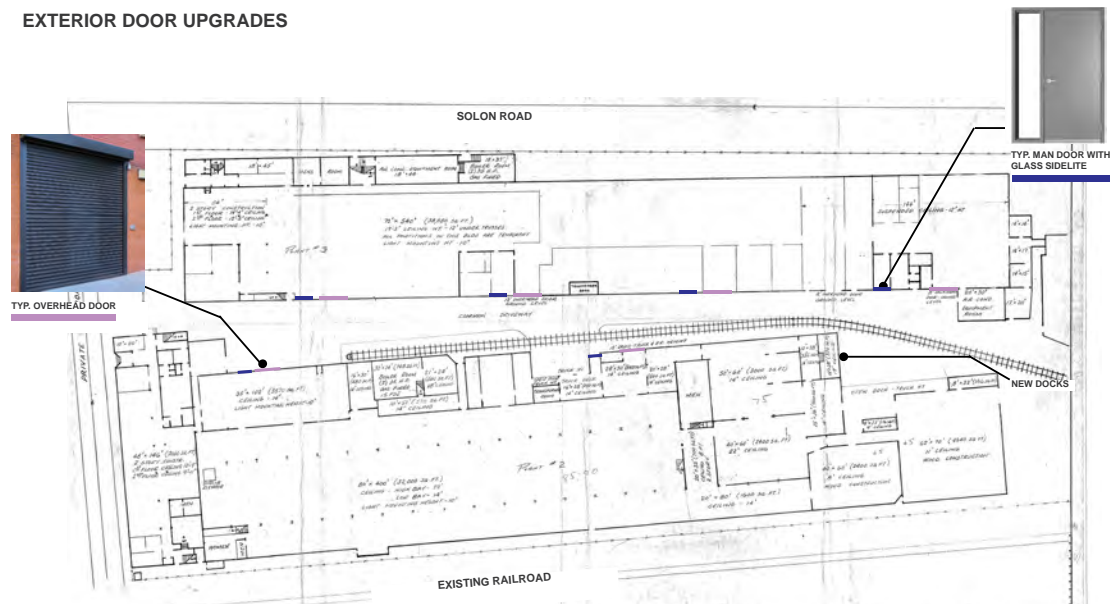


# PROPOSED IMPROVEMENTS

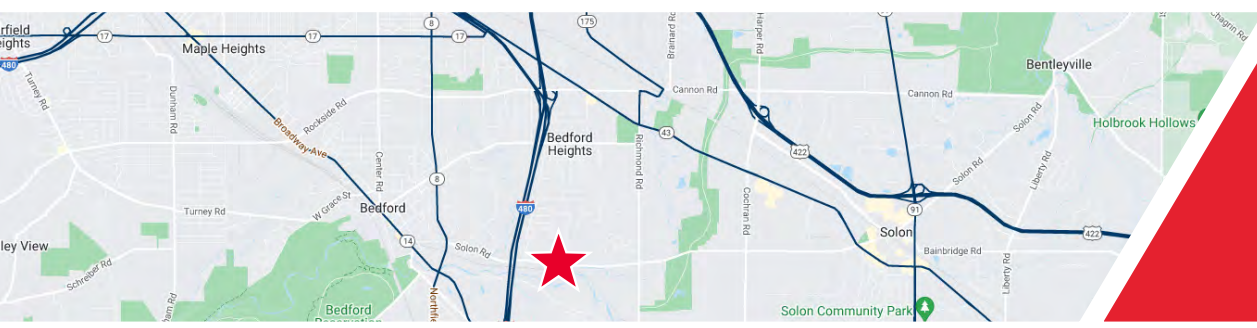
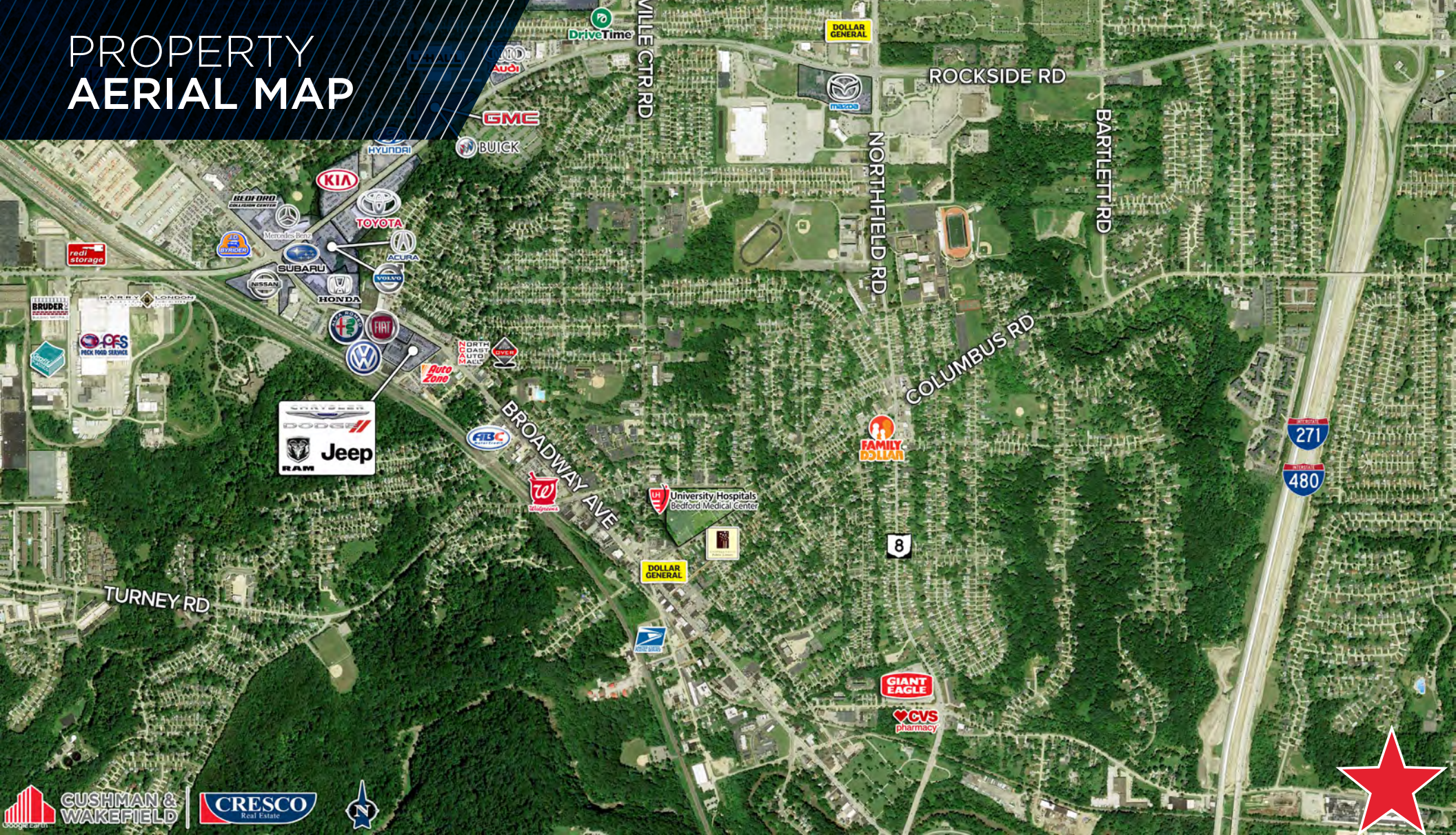
## PROPOSED EXTERIOR IMPROVEMENTS



## EXTERIOR DOOR UPGRADES



# PROPERTY AERIAL MAP



Easy access to  
I-480 & I-271

**RICO A. PIETRO, SIOR**

Principal  
+1 216 525 1473  
rpietro@crescorealestate.com

**COLE SORENSON**

Associate  
+1 216 525 1470  
csorensen@crescorealestate.com

**ALEX VALLETTO**

Associate  
+1 216 525 1485  
avalletto@crescorealestate.com

**ROBBY MARTINELLI**

Associate  
+1 216 232 4104  
rmartinelli@crescorealestate.com

**KIRSTEN PARATORE**

Associate  
+1 216 525 1491  
kparatore@crescorealestate.com



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

Cushman & Wakefield Copyright 2024. 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. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.

6100 Rockside Woods Blvd. N., Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
[crescorealestate.com](http://crescorealestate.com)