

FOR LEASE

**6161 Cochran Road**

Solon, Ohio 44139



**62,400 SF MULTI-TENANT INDUSTRIAL BUILDING**

11,280 SF – 25,110 SF AVAILABLE

Located in a Strong Industrial Sector of Solon



# PROPERTY FEATURES



**62,400 SF**

TOTAL BUILDING SIZE

**5.95 ACRES**

TOTAL SITE SIZE

**NEGOTIABLE**

LEASE RATE

## CURRENT AVAILABILITIES

### UNIT D-F

<b>25,110 SF*</b> TOTAL SPACE AVAILABLE	<b>8,208 SF</b> EXISTING OFFICE SPACE	<b>16,902 SF</b> WAREHOUSE SPACE
<b>THREE (3)</b> <b>TWO (2) 8'x10'</b> <b>ONE (1) 9'x10'</b> DOCKS	<b>TWO (2)</b> <b>ONE (1) 10'x10'</b> <b>ONE (1) 10'x12'</b> DRIVE-IN DOORS	<b>TWO (2)</b> <b>200A/240V/3P</b> SERVICE PANELS

**\*DIVISIBLE TO 11,280 SF - 13,830 SF - 18,630 SF**

## HIGHLIGHTS

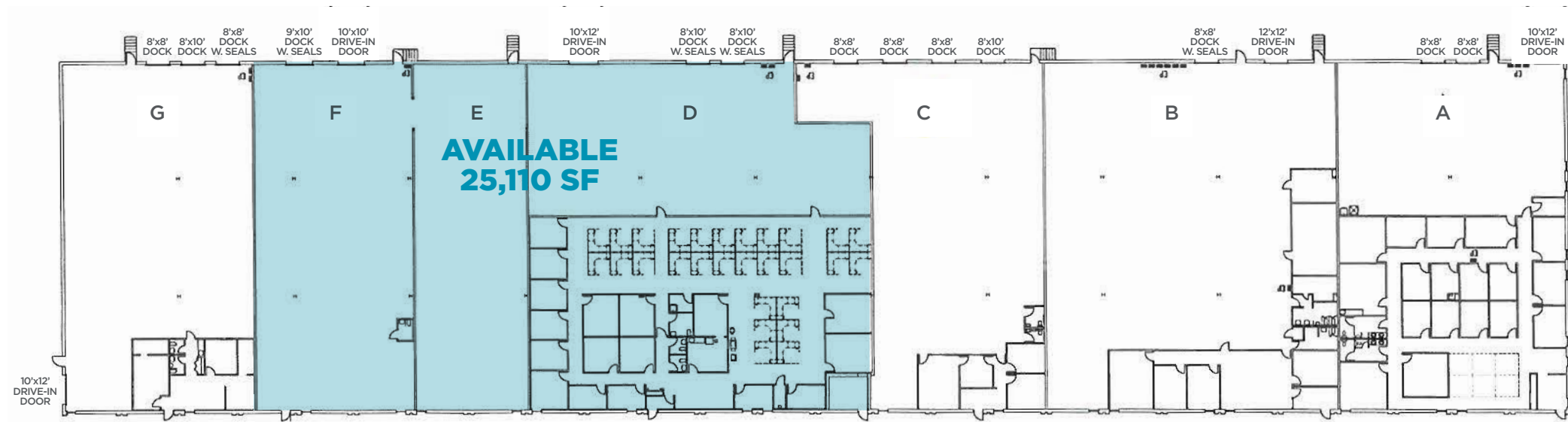
CONSTRUCTED	1978
CONSTRUCTION TYPE	Brick/Block
LIGHTING	Fluorescent
HEAT	OHD Gas
SPRINKLERED	Wet System
COLUMN SPACING	39' x 39'
CLEAR HEIGHT	21'

## COMMENTS

- High-visibility flex space available for lease along Cochran Road
- 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

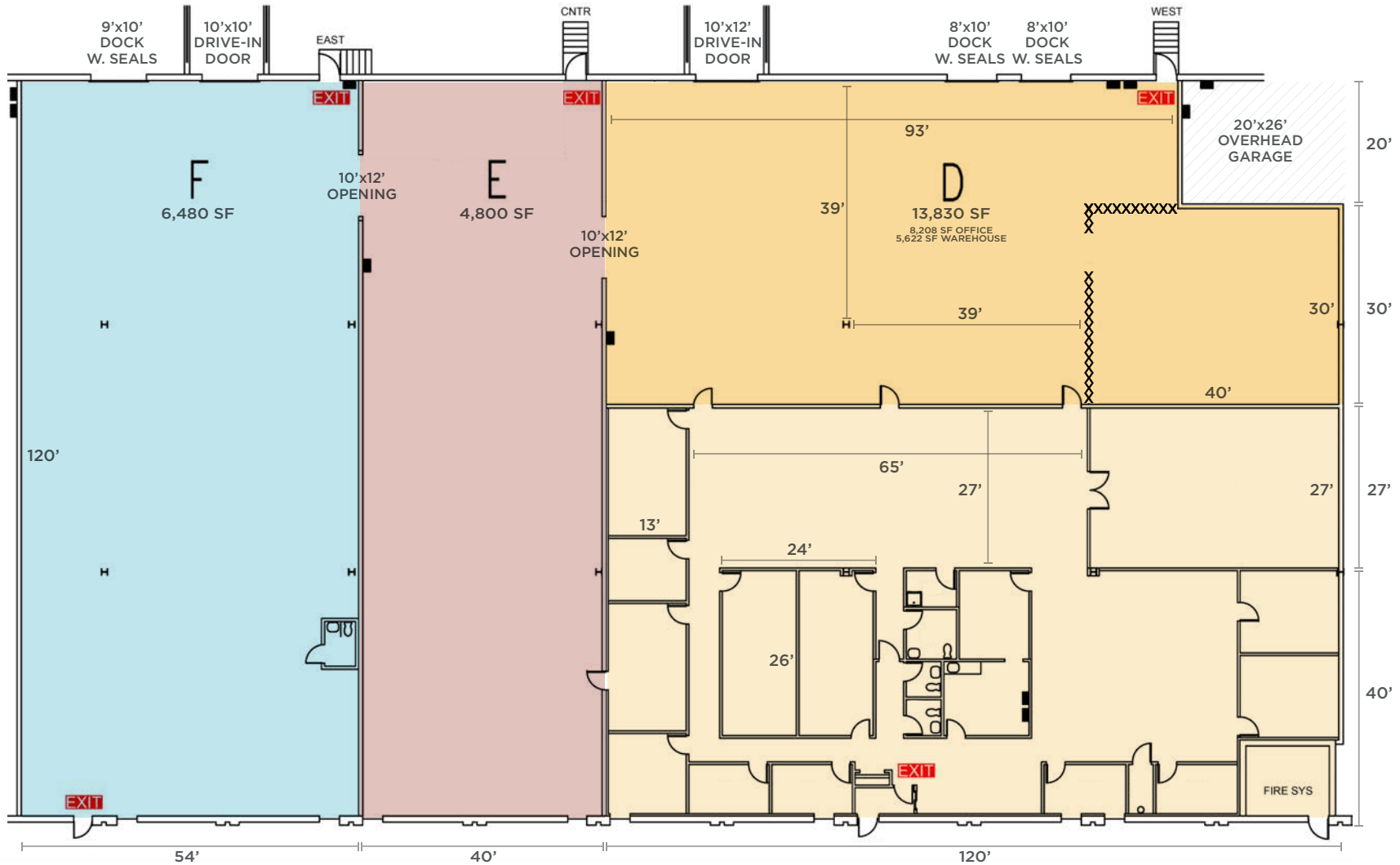
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# PROPERTY SITE PLAN



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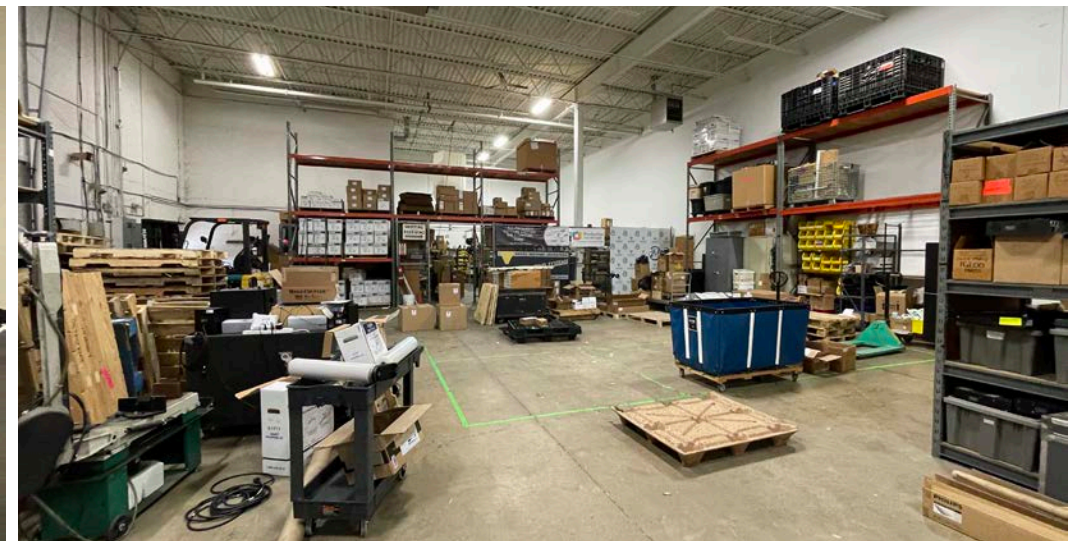
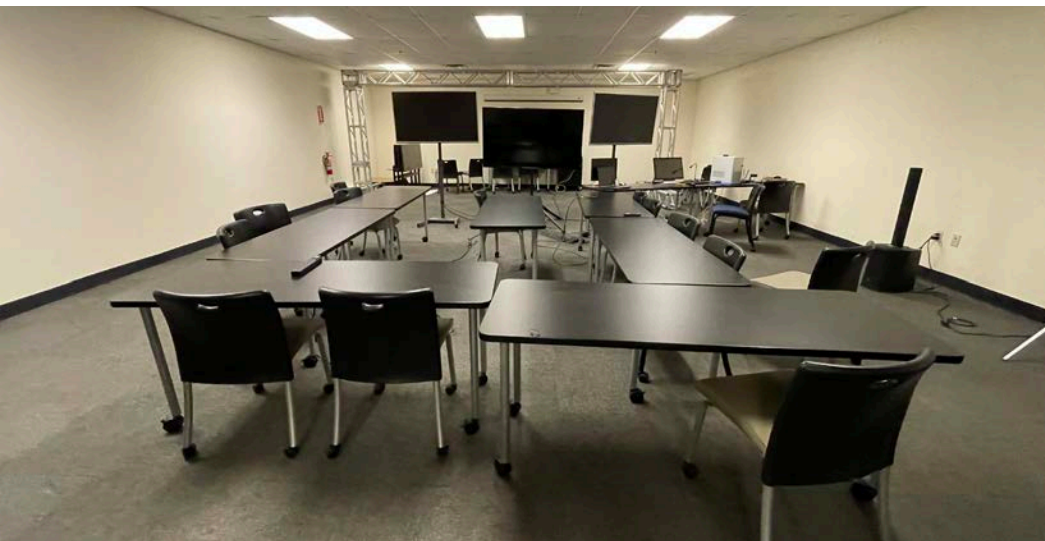
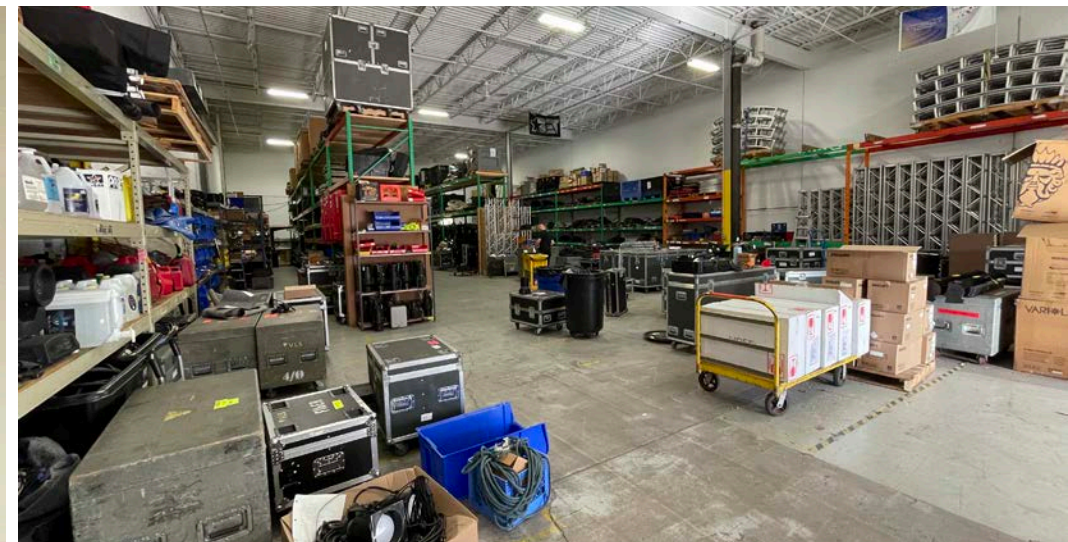
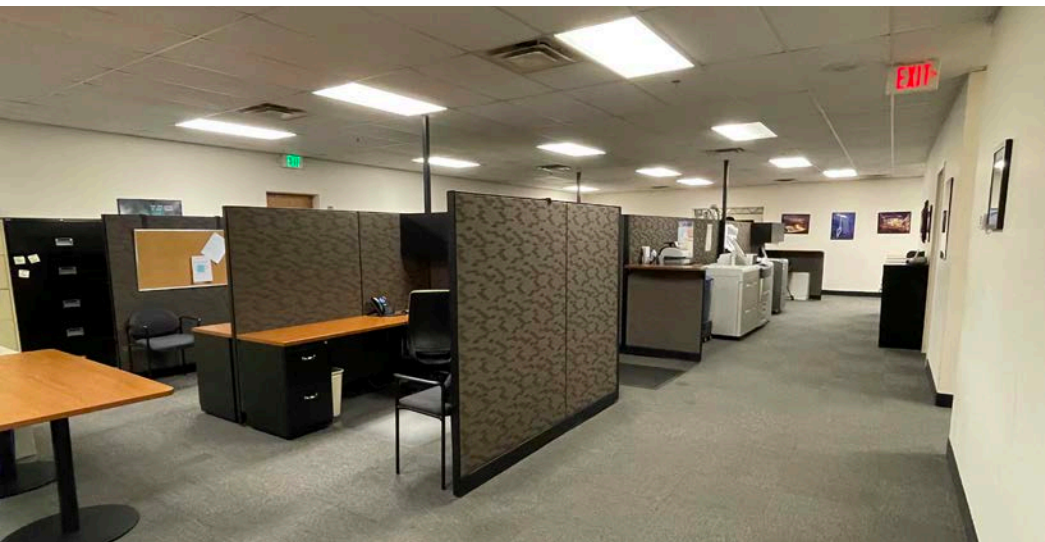


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# EXTERIOR PHOTOS



# INTERIOR PHOTOS





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

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