

FOR LEASE

CARTER-COHRAN BUILDINGS

6551-6573 Cochran Road, Solon, Ohio 44139



OFFICE & WAREHOUSE

3,705 SF - 5,445 SF AVAILABLE

WELL MAINTAINED
APPEALING LANDSCAPE
NEW ROOF & WINDOWS

PROPERTY FEATURES



BUILDING A
6551-6571

56,400 SF

TOTAL BUILDING SIZE

BUILDING B
6573

56,400 SF

TOTAL BUILDING SIZE

\$6.50/SF NNN

WAREHOUSE LEASE RATE

\$14.00/SF NNN

OFFICE LEASE RATE

COMMENTS

- Office/warehouse space available
- Well maintained property with appealing landscape, new windows and new roof
- Ready for immediate occupancy in the heart of the Solon industrial area
- Highly visible location just minutes from U.S. 422, I-480, I-271 with easy access (less than 30 minutes) to Cleveland Hopkins International Airport and both downtown Cleveland and Akron
- Situated in the middle of Solon's industrial community, the property is easily accessed from Twinsburg and Hudson to the south and Chagrin Falls, Pepper Pike, Orange and Beachwood to the north
- Minutes to shopping and hotels, employees will benefit from the close proximity to numerous restaurants such as Chick-fil-A, Chipotle, Yours Truly, Panera, Burger Fresh and Rusty Bucket

PROPERTY 6551-6571 FEATURES



PROPERTY SPECIFICATIONS

BUILDING A

YEAR BUILT	1989
TOTAL AVAILABLE	0 SF
DIVISIBLE	2,700 SF / 2,864 SF
HVAC	24/7 tenant control
PARKING	Abundant
BUILDING HOURS/ACCESS	Tenant will have 24/7 access
TENANT SIGNAGE	Building signage & monument sign

CURRENT AVAILABILITIES

FULLY LEASED

-0- TOTAL SPACE AVAILABLE	-0- EXISTING OFFICE SPACE	-0- EXISTING WHSE SPACE
-0- DRIVE-IN DOOR	-0- DOCK	-0- CLEAR HEIGHT

PROPERTY 6573 FEATURES



PROPERTY SPECIFICATIONS

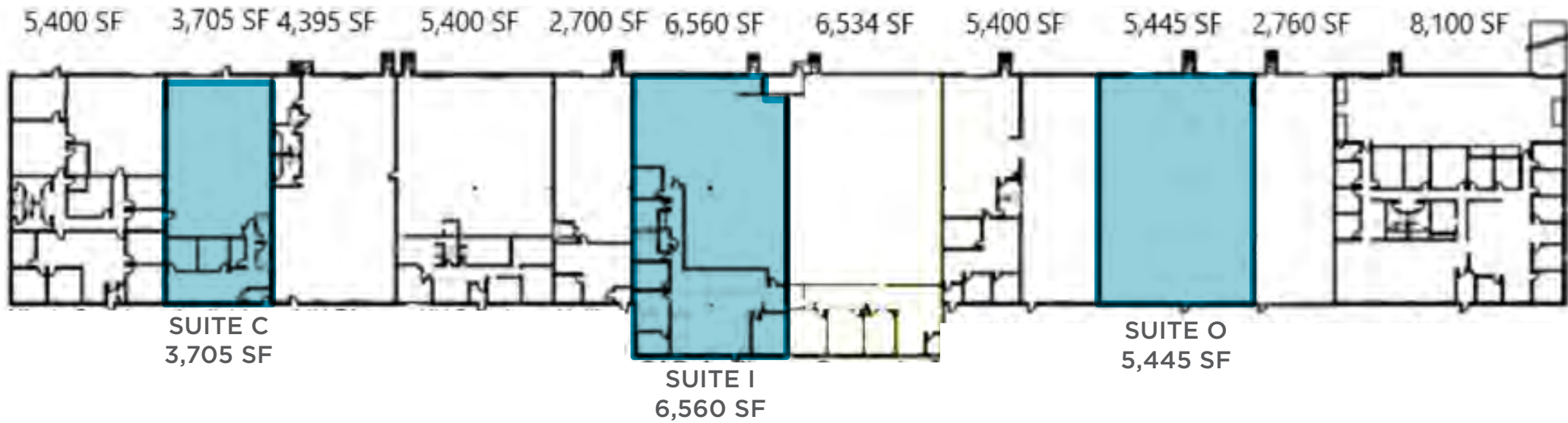
BUILDING B

YEAR BUILT	1989
AVAILABLE	3,705 SF - 6,560 SF
HVAC	24/7 tenant control
PARKING	Abundant
BUILDING HOURS/ACCESS	Tenant will have 24/7 access
TENANT SIGNAGE	Building signage and monument sign

CURRENT AVAILABILITY

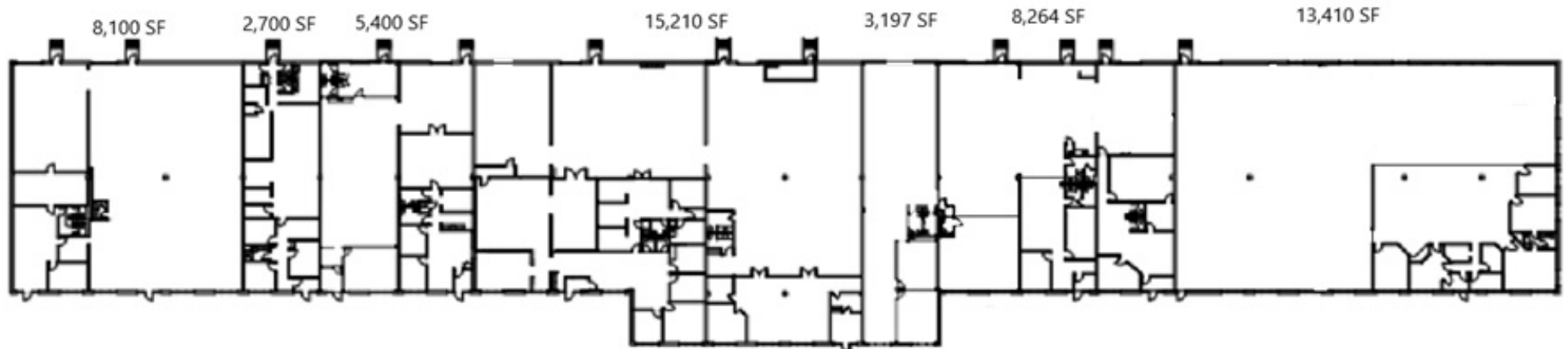
SUITE	TOTAL SF	OFFICE SF	WHSE SF	DOCKS	CLEAR HEIGHT
C	3,705 SF	1,205 SF	2,500 SF	One (1)	16'
I	6,560 SF	2,326 SF	4,234 SF	One (1)	16'
O	5,445 SF	200 SF	5,245 SF	Two (2)	16'

PROPERTY 6573 FLOOR PLAN

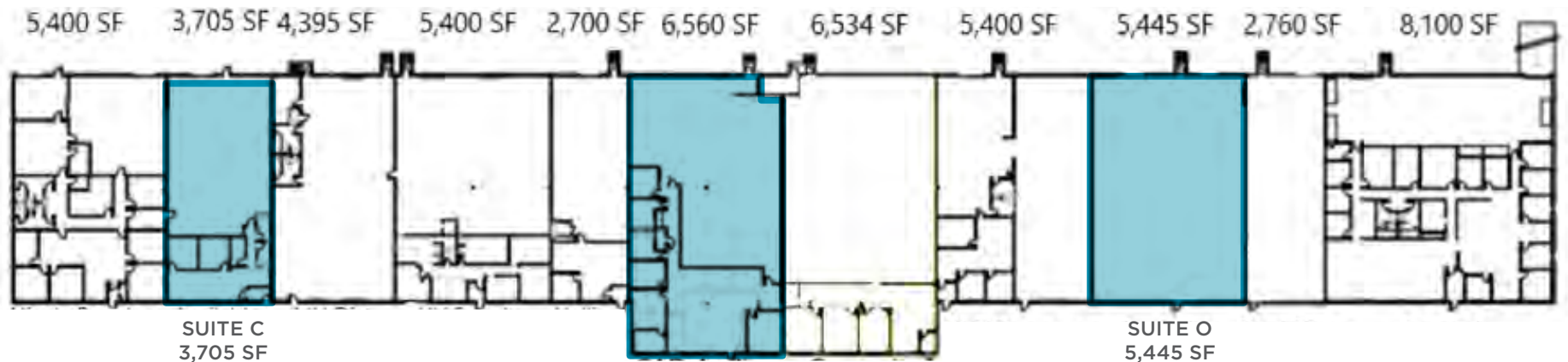


PROPERTY SITE PLAN

FULLY LEASED 6551 - 6571 Cochran Road



6573 Cochran Road

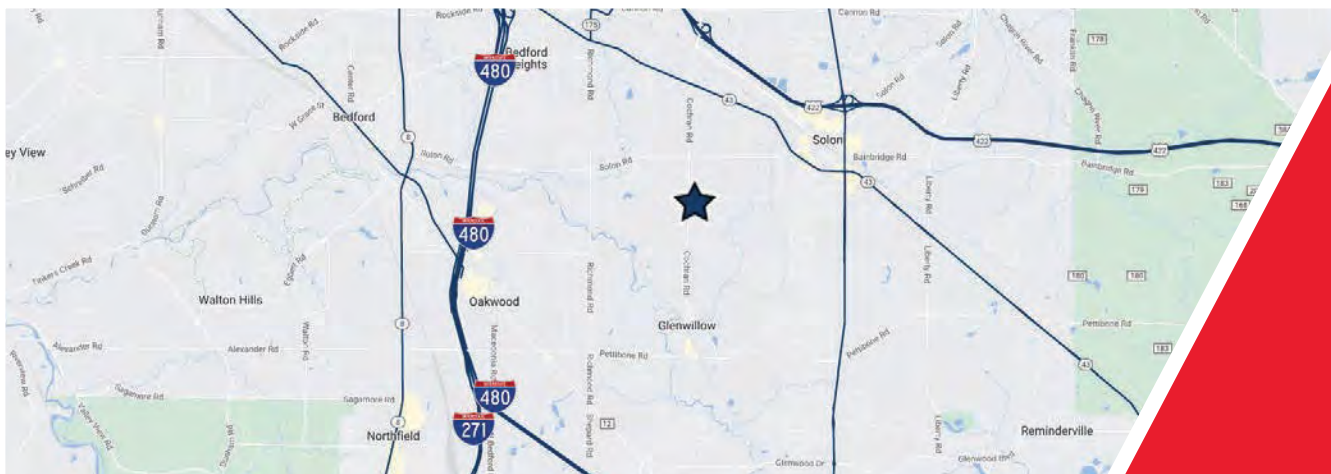


Available Units

SUITE C PHOTOS



PROPERTY AERIAL MAP



Close access to
I-480 and I-271

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