

FOR LEASE

6565 Davis Industrial Parkway

Solon, Ohio 44139



5,606 - 7,659 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

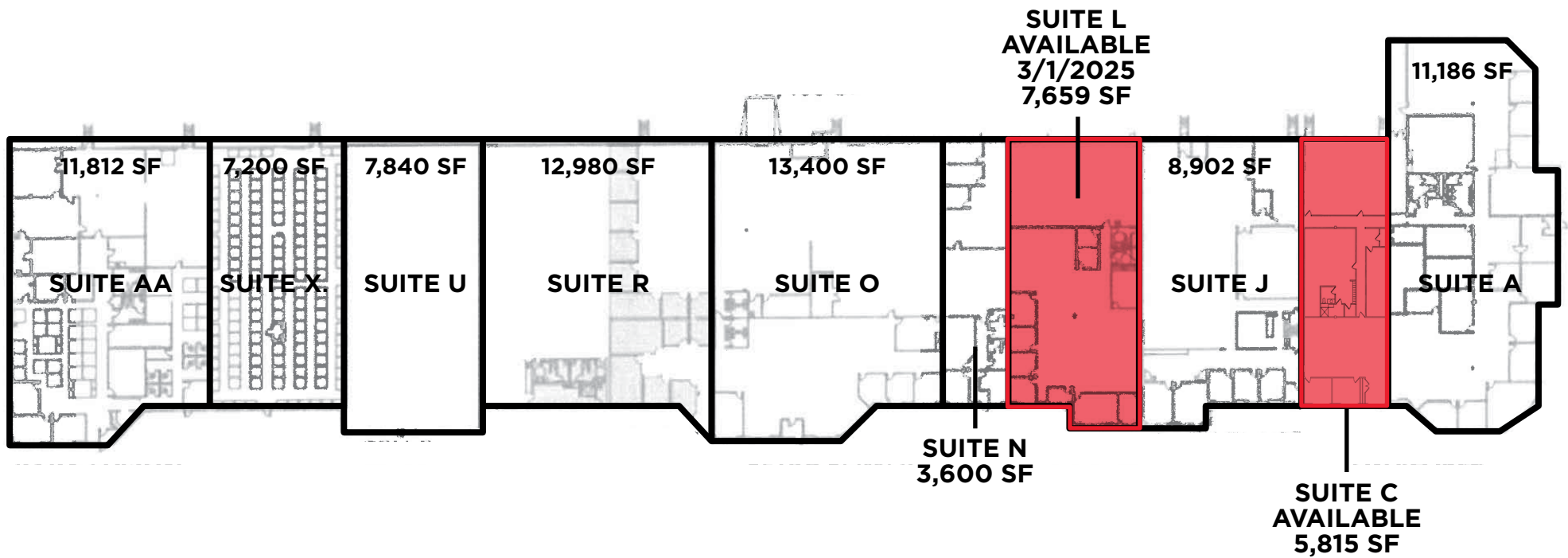
COMMENTS

- 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

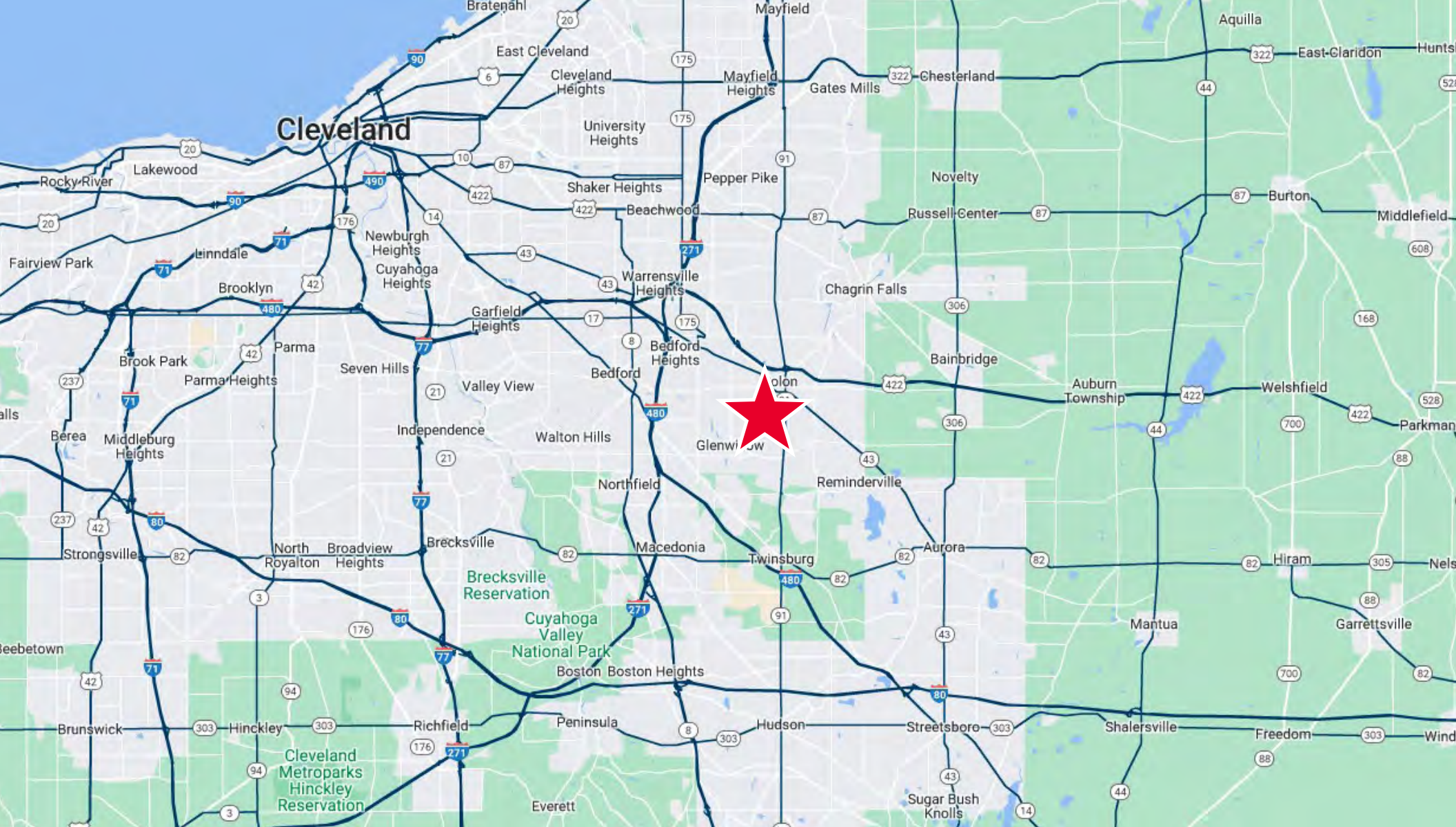
CURRENT AVAILABILITY

SUITE	TOTAL SF	OFFICE SF	WHSE SF	DOCKS	DRIVE-IN
C	5,815 SF	4,406 SF	1,200 SF	One (1)	-0-
L	7,659 SF	5,252 SF	2,407 SF	One (1)	-0-

SITE PLAN



AVAILABLE



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

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