

FOR LEASE OR SALE
SOLON ROAD POWER PARK
24350-24500 Solon Road
Bedford Heights, Ohio 44146



[VIEW PROPERTY VIDEO](#)

10,000 SF - 142,950 SF WAREHOUSE SPACE AVAILABLE

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

PROPERTY FEATURES



PROPERTY SPECIFICATIONS

BUILDING SIZE:	142,950 SF; Suites starting at 10,000 SF
LAND SIZE:	6.28 AC
ZONING:	Light Manufacturing/Assembly
ROOF:	Flat
LIGHTING:	LED
SPRINKLER:	Yes
HEAT:	New Reznor units
CEILING HEIGHT:	12'-22'
COLUMN SPACING:	72' Clear Span
DRIVE-IN DOORS:	To Suit
DOCKS:	Four (4) - Interior, additional positions can be added
POWER:	Heavy Power (35 MW++) w/ buss duct distribution throughout

DATA CENTER SPECIFICATIONS

TOTAL CAPACITY:	100 GB
AVAILABILITY:	Guaranteed 100% capacity
SERVICE LEVEL:	Spectrum guarantees 100% capacity at all times
DARK FIBER:	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 MW++)
- 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
- **Lease Rate: \$3.75/SF to \$4.95/SF NNN**
- **Sale Price: \$5,718,000 (\$40/SF)**

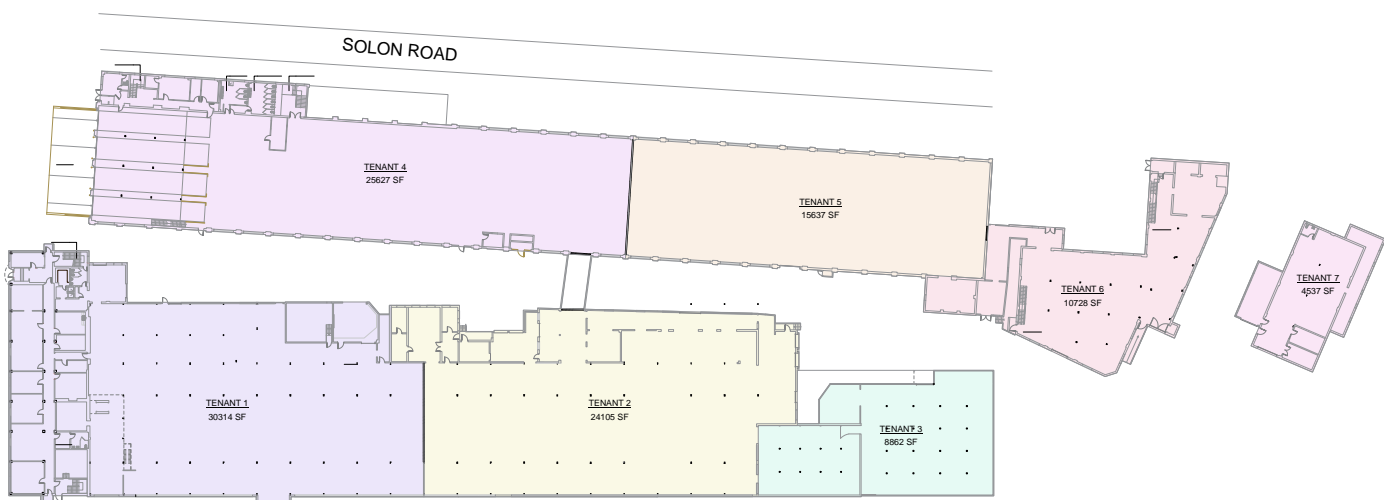
PARCEL MAP



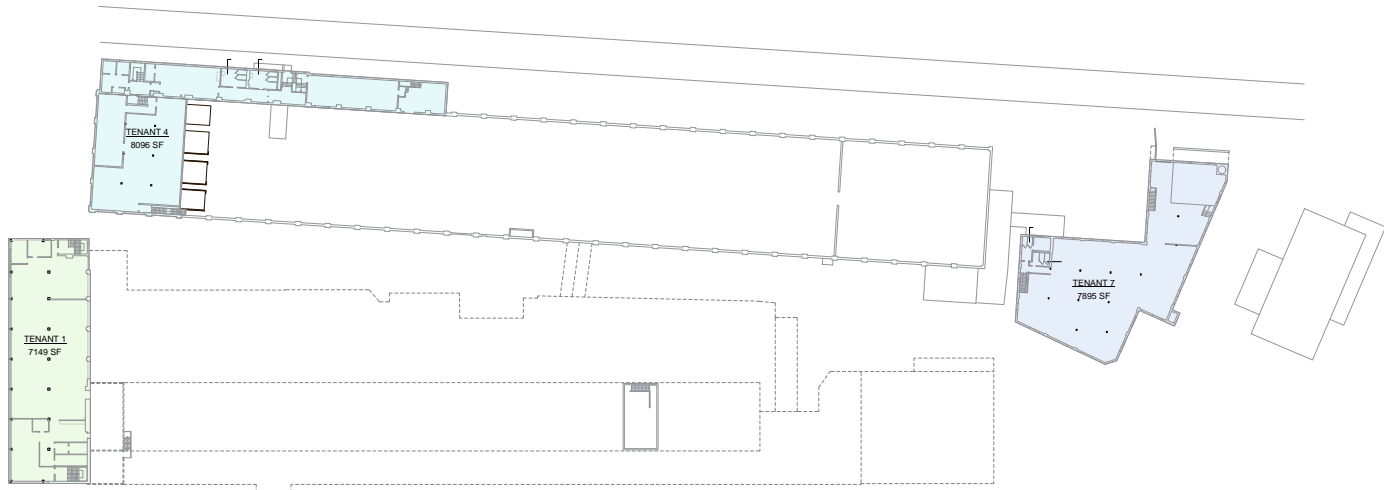
WAREHOUSE PHOTOS



TENANT LAYOUT



FIRST FLOOR: 119,810 SF



SECOND FLOOR: 23,140 SF

TOTAL SF: 142,950

AREA PLAN
1" = 30'-0"



Project
Solon Road Industrial
24500 Solon Rd
Bedford Hts
Prepared For:
Owner



Loomis Companies
830 E. 222nd Street
Euclid, OH 44123
216.938.6671

Keyed Plan

No.	Description	Date
TD	AREA PLAN	6/4/2018
TD	AREA PLAN	2/4/2019
AC	AREA PLAN	2/4/2019

Project No. L50428

Sheet Title

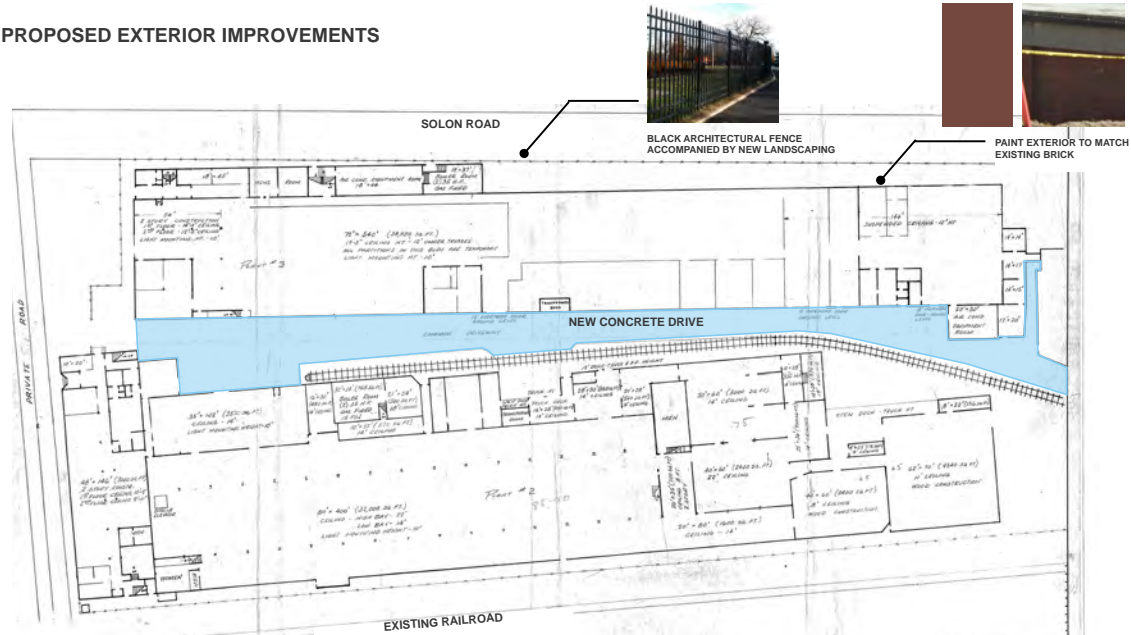
AREA PLAN

Sheet Number

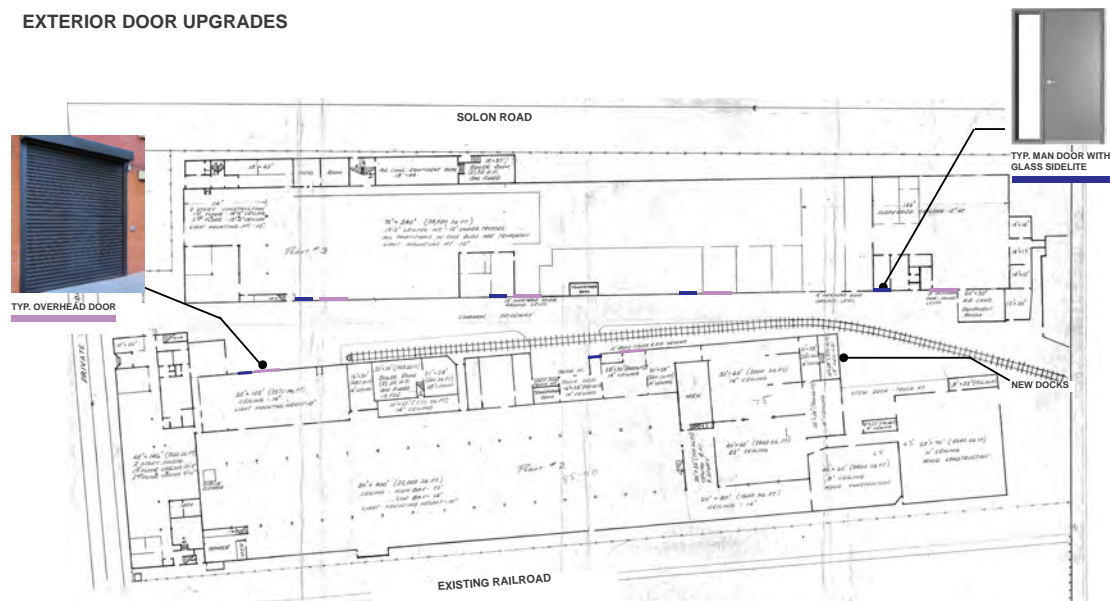
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PROPOSED IMPROVEMENTS

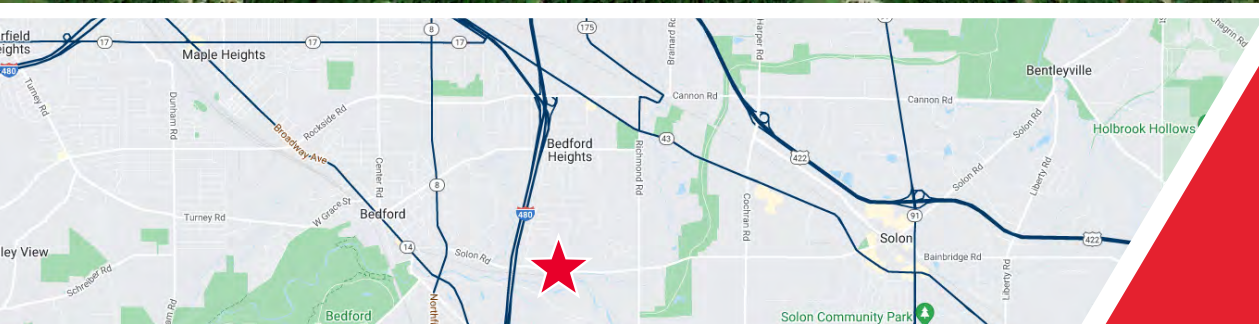
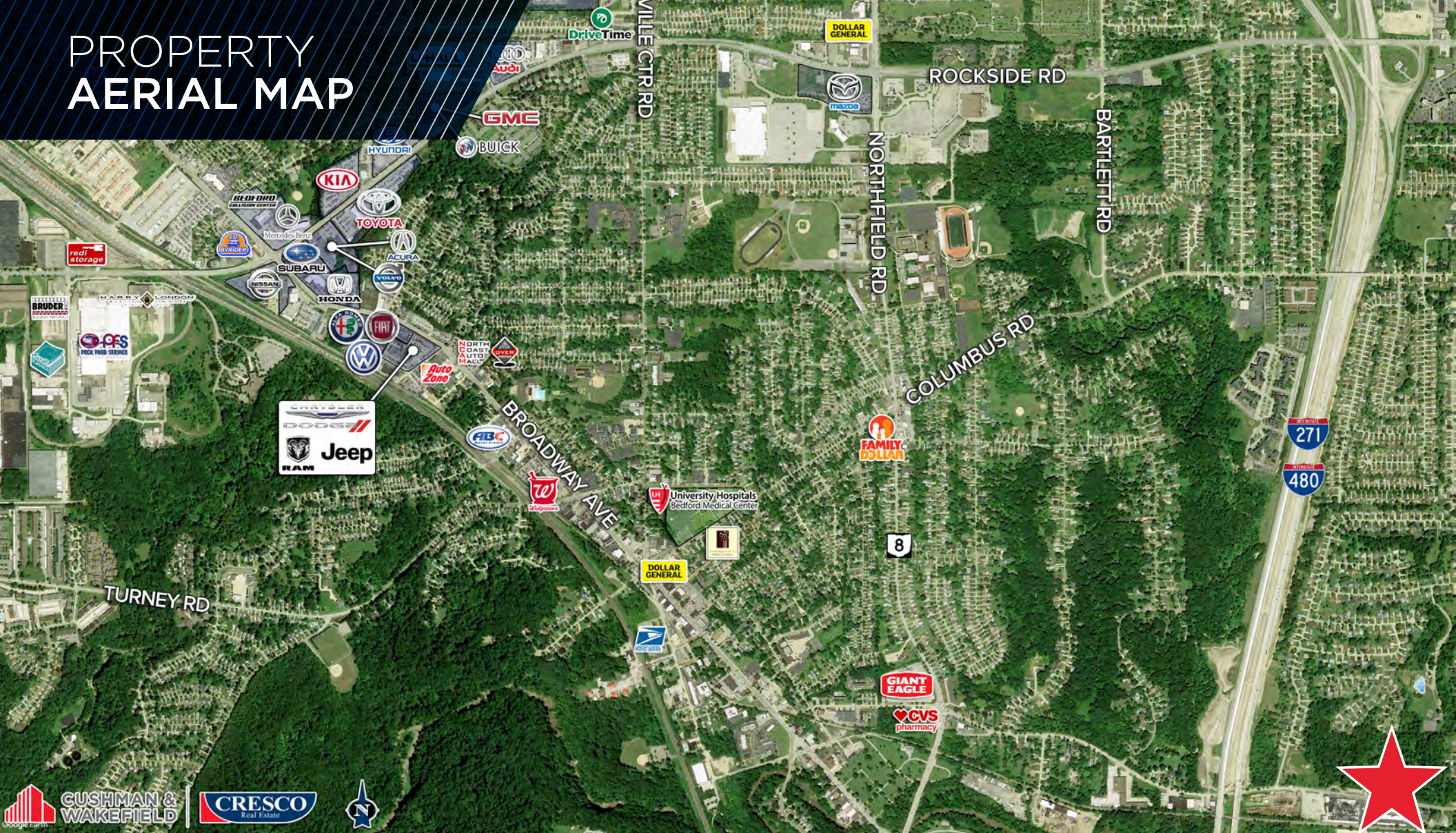
PROPOSED EXTERIOR IMPROVEMENTS



EXTERIOR DOOR UPGRADES



PROPERTY AERIAL MAP



Easy access to
I-480 & I-271

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