

FOR LEASE

**28900 FOUNTAIN PARKWAY**

Solon, Ohio 44139



**108,700 SF MULTI-TENANT HIGH  
IMAGE INDUSTRIAL BUILDING**

**32,907 SF AVAILABLE**

Located in a strong  
Industrial Sector of  
Solon

**P** | **PLYMOUTH REIT**



# PROPERTY FEATURES



**108,700 SF**

TOTAL BUILDING SIZE

**6.41 ACRES**

TOTAL SITE SIZE

**\$7.50/SF**

NNN LEASE RATE

**\$2.45/SF**

NNN ESTIMATES

## HIGHLIGHTS

CONSTRUCTED	1998
CONSTRUCTION TYPE	Tilt-Up Concrete
LIGHTING	LED & T-5
HEAT	Rooftop & Overhead Gas Unit
AIR-CONDITIONING	Office & Partial Warehouse
COLUMN SPACING	40' x 40' with 48' staging area
SPRINKLERED	ESFR

## CURRENT AVAILABILITIES

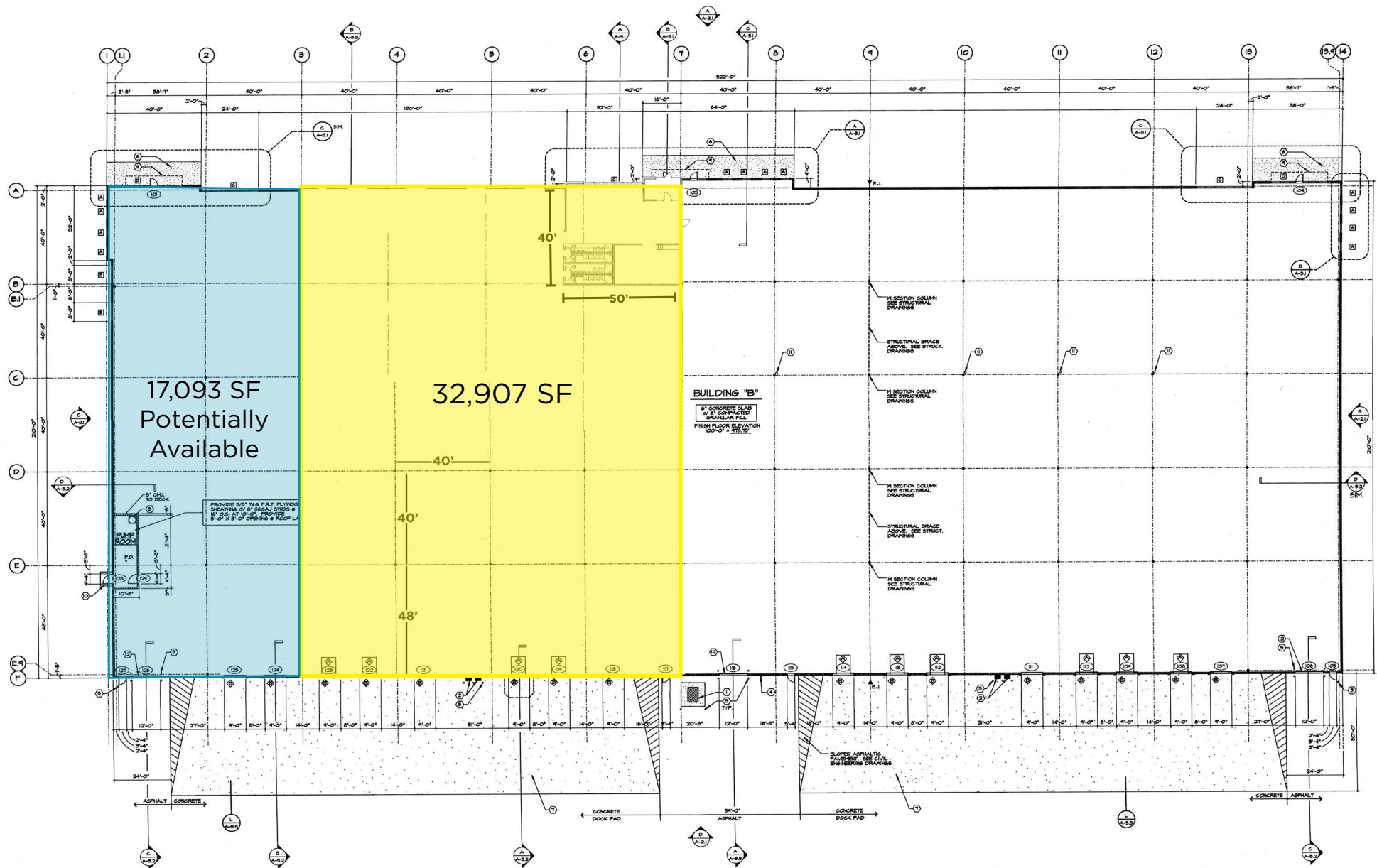
### UNIT A2

<b>32,907 SF</b> TOTAL SPACE AVAILABLE	<b>2,000 SF</b> EXISTING OFFICE SPACE	<b>30,907 SF</b> EXISTING INDUSTRIAL SPACE
<b>SIX (6)</b> <b>9' X 10'</b> DOCKS (4) w. LEVELERS	<b>400A/480V/3P</b> POWER	<b>24'</b> CLEAR

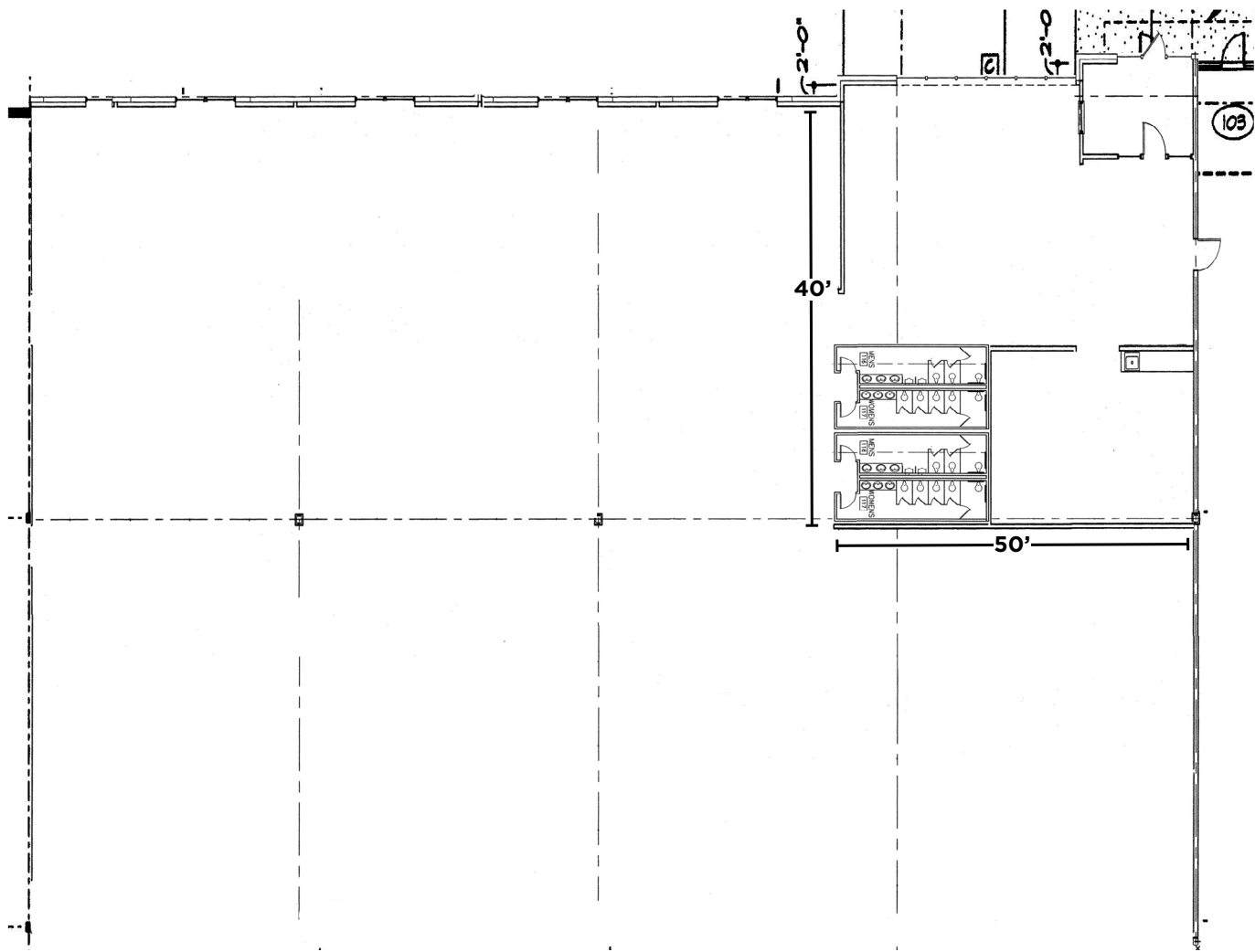
## COMMENTS

- Six (6) 9' x 10' docks four (4) with levelers
- Clean warehouse space available with 400A/480V/3-Phase power and R&D space
- Excellent access to a skilled workforce in Solon
- Proximity to Route 422 and multiple service and dining amenities
- Adjacent 17,093 SF unit potentially available

# PROPERTY FLOOR PLAN

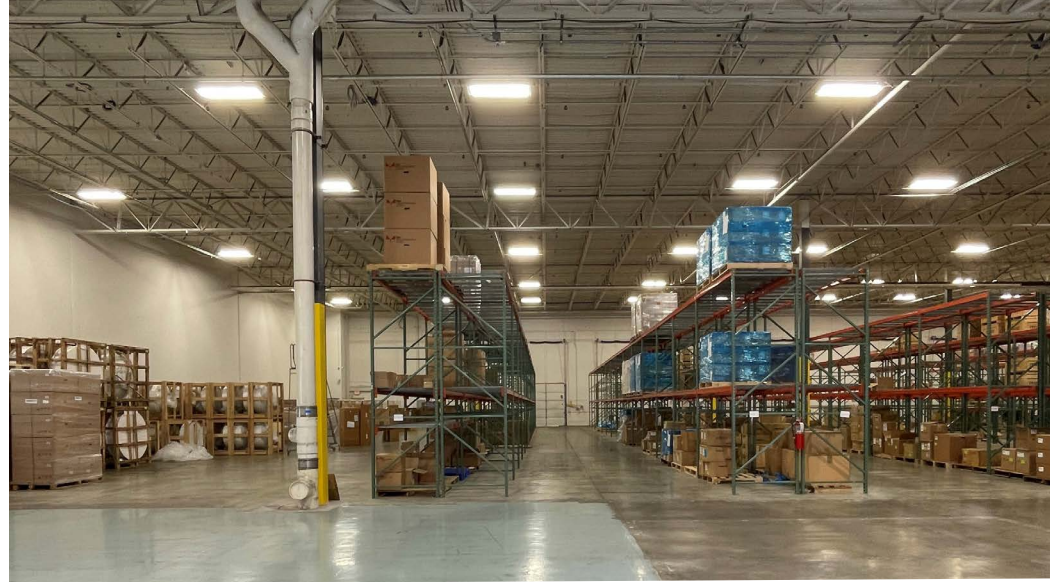


# OFFICE FLOOR PLAN

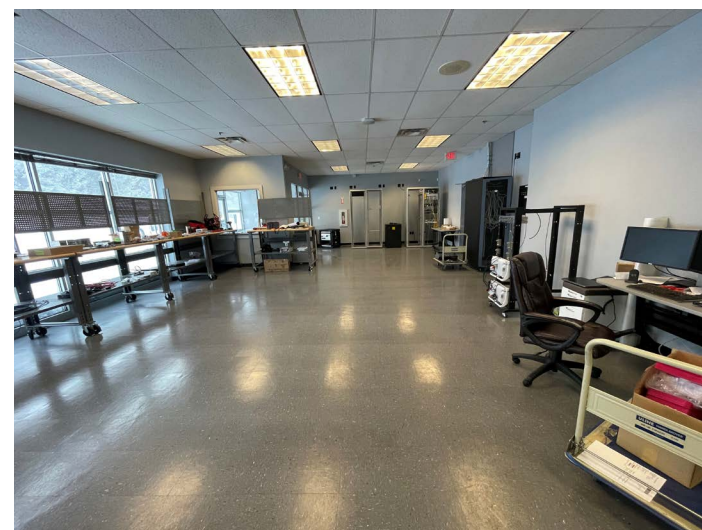
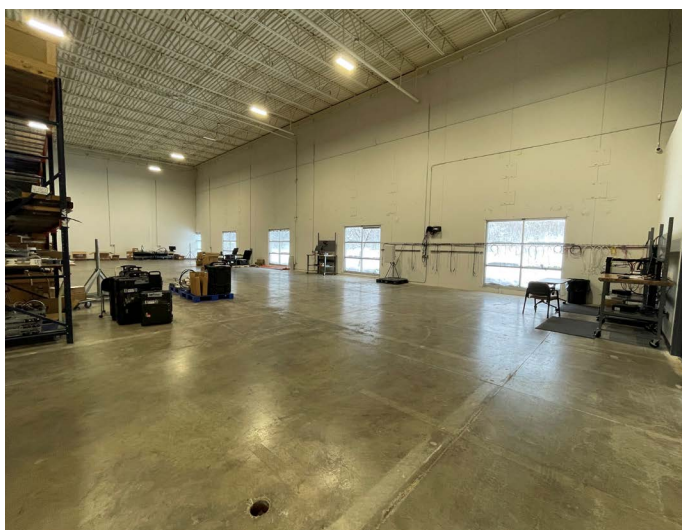




# PROPERTY PHOTOS

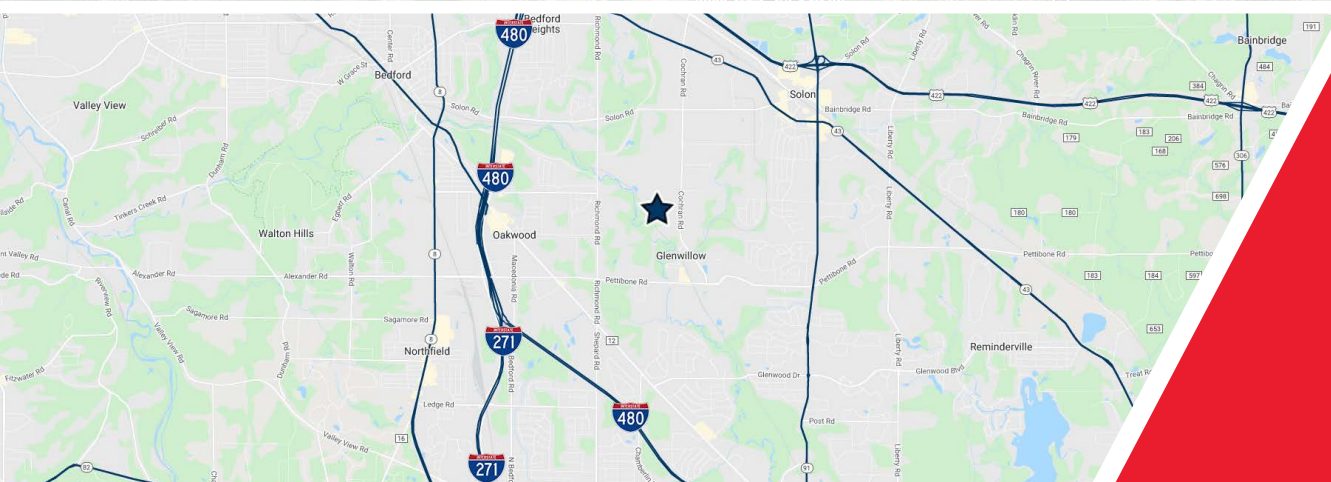
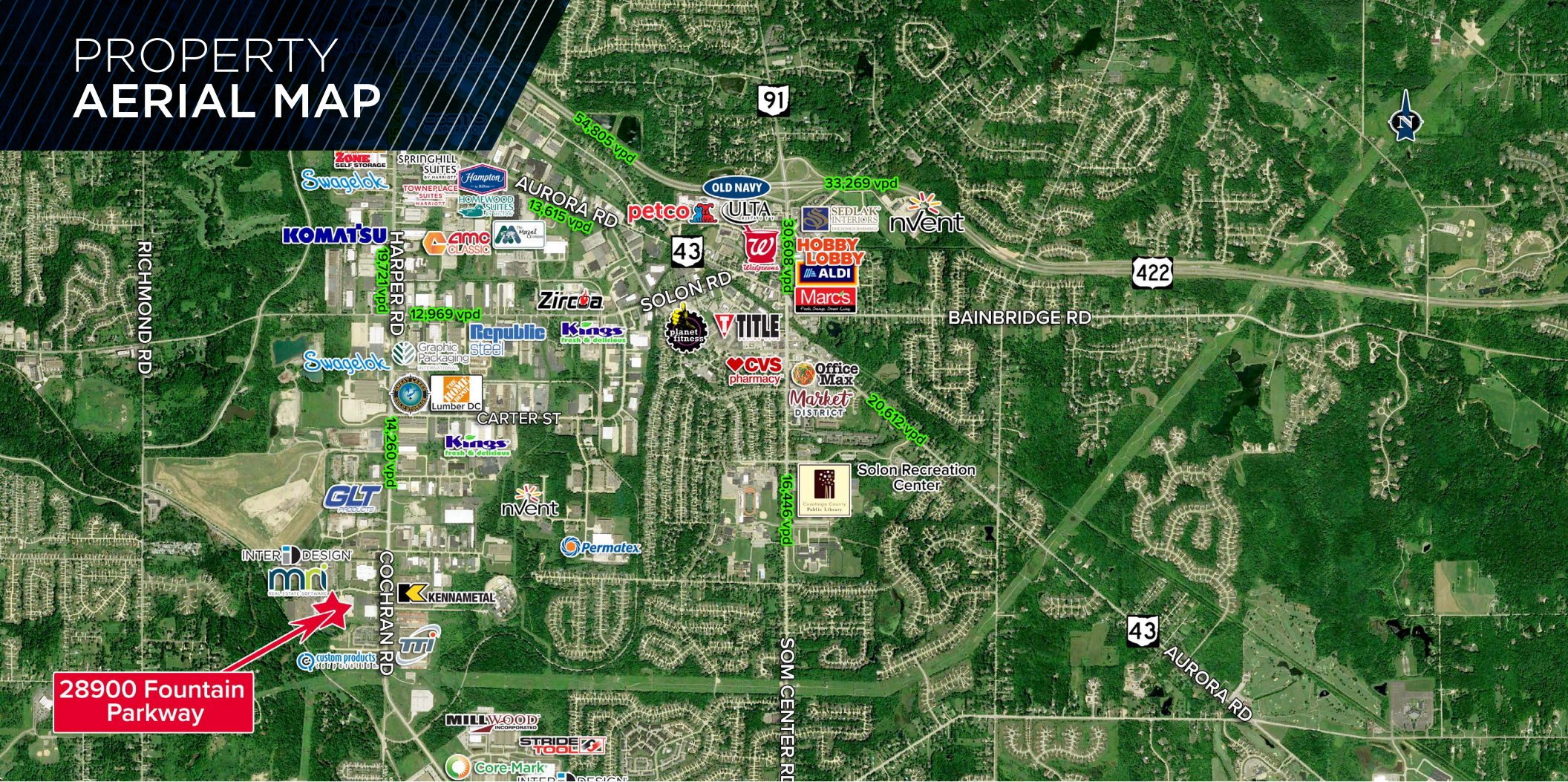


## OFFICE & WAREHOUSE





# PROPERTY AERIAL MAP



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





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