

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



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

32,907 SF

TOTAL SPACE
AVAILABLE

2,000 SF

EXISTING
OFFICE SPACE

30,907 SF

EXISTING
INDUSTRIAL
SPACE

SIX (6)

9' X 10'

DOCKS

(4) w. LEVELERS

400A/480V/3P

POWER

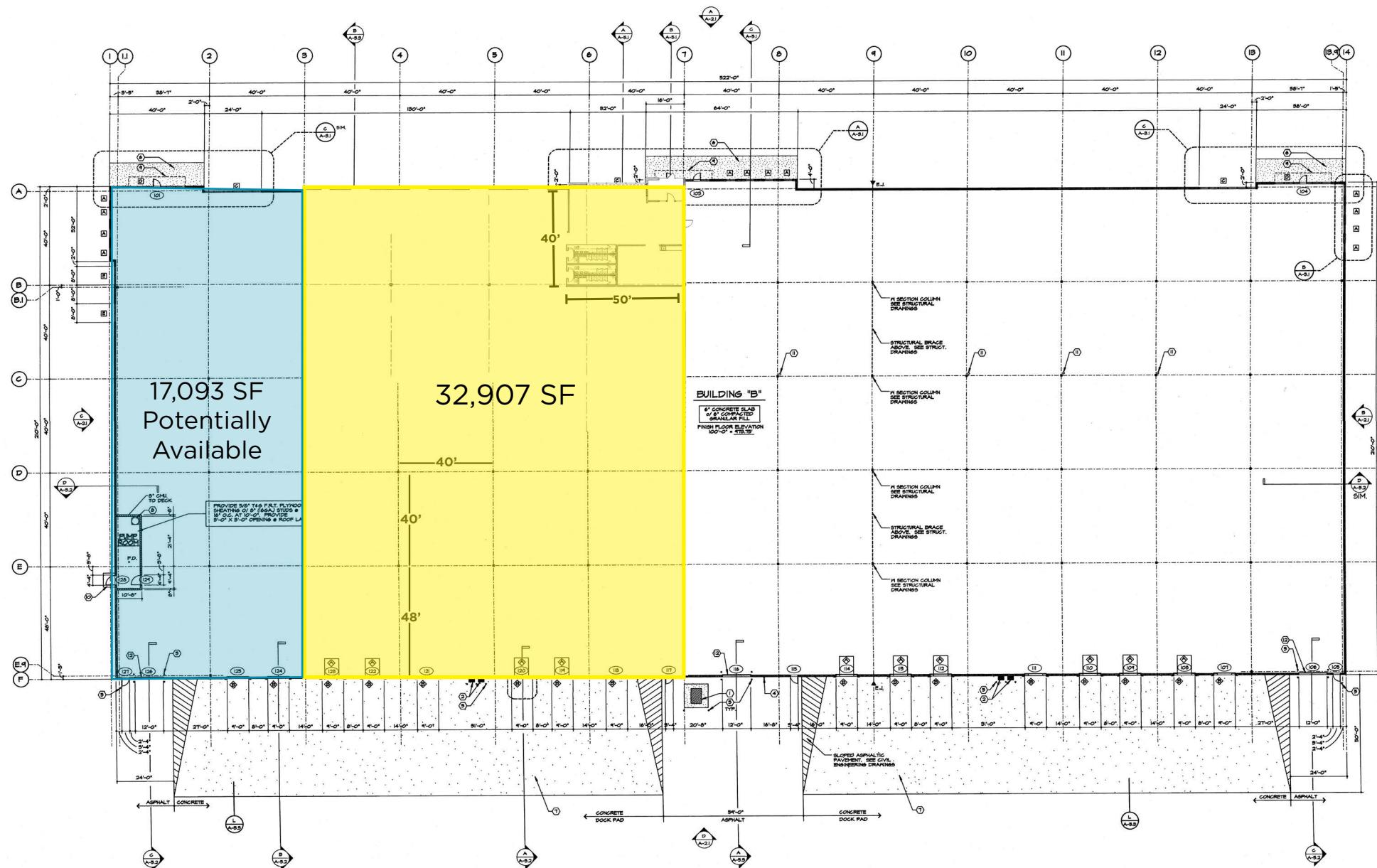
24'

CLEAR

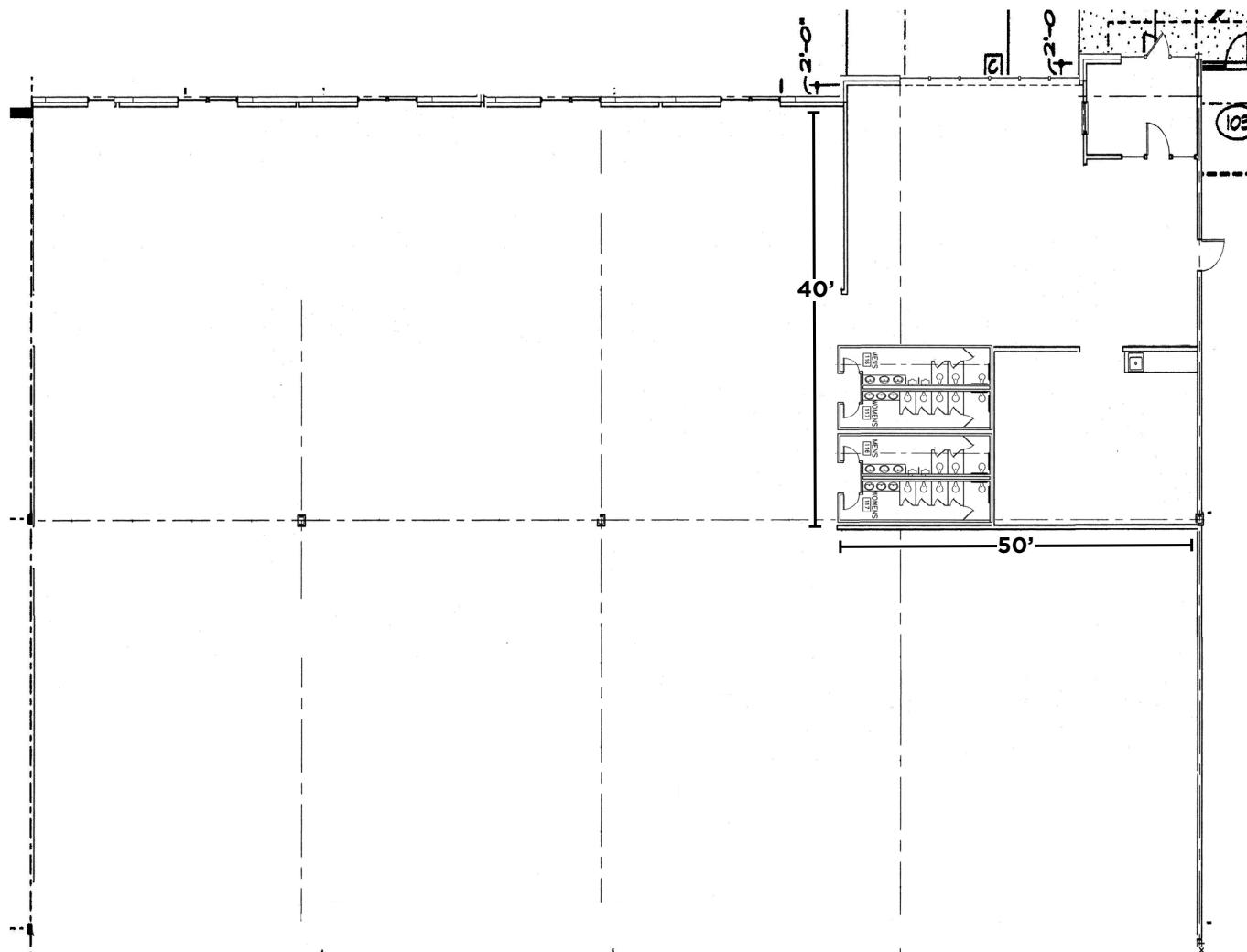
COMMENTS

- 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

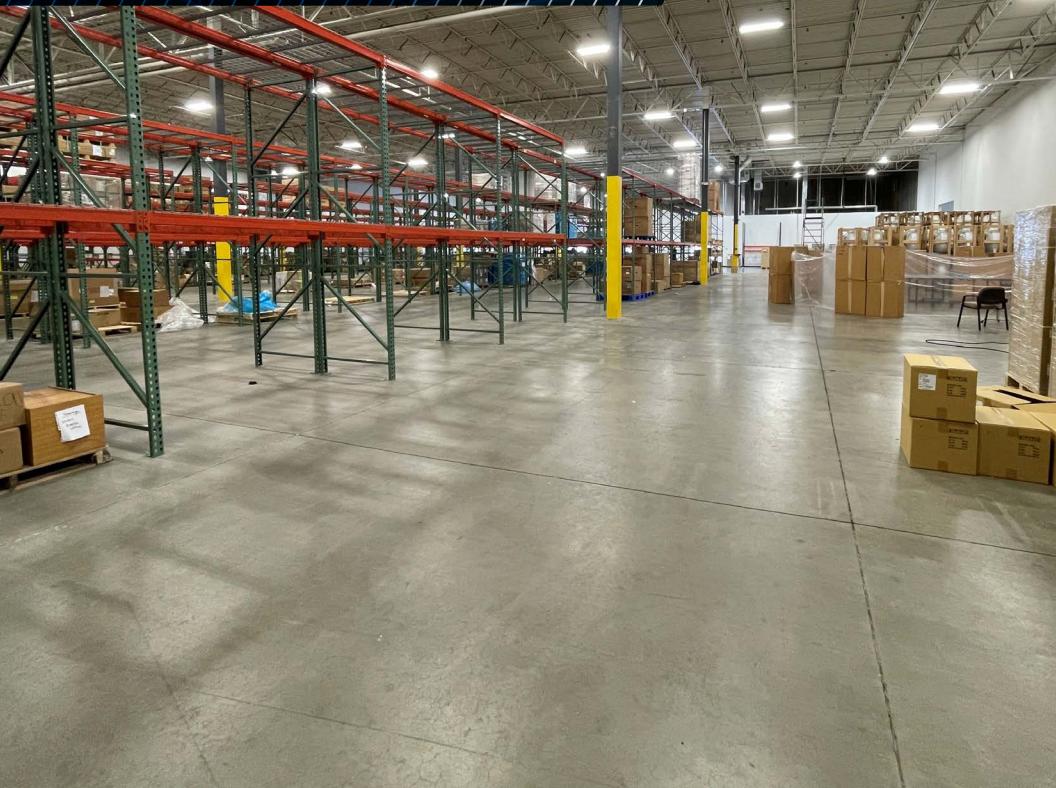
PROPERTY FLOOR PLAN



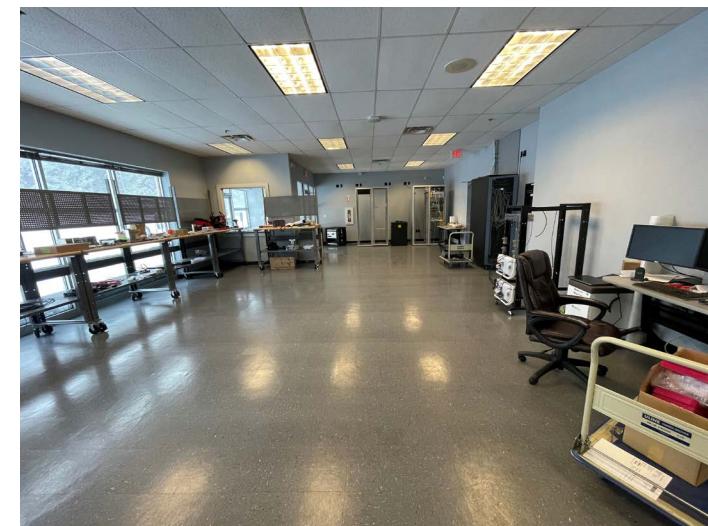
OFFICE FLOOR PLAN



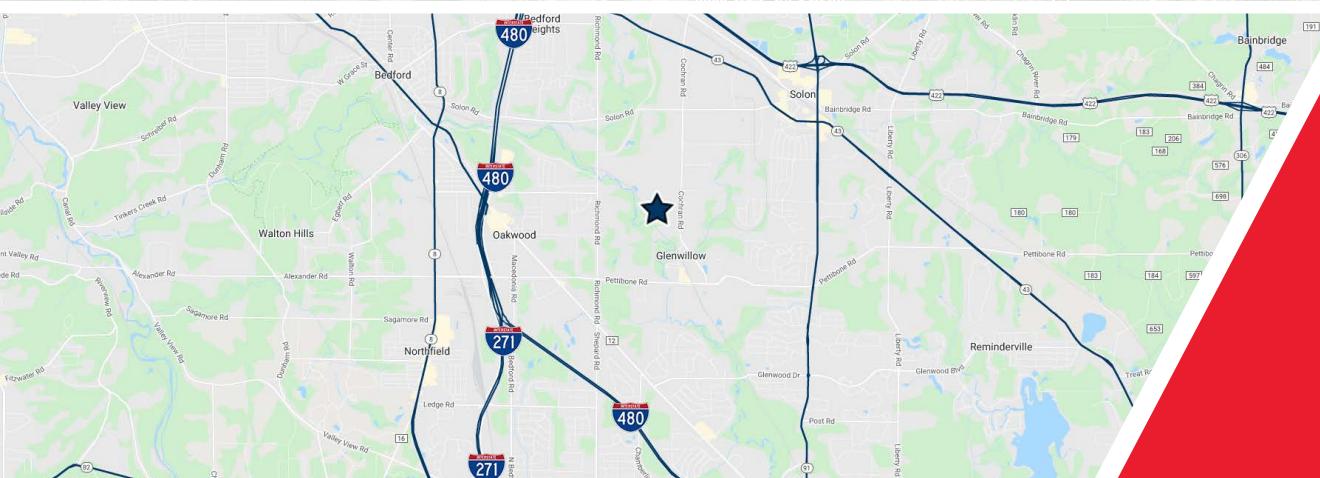
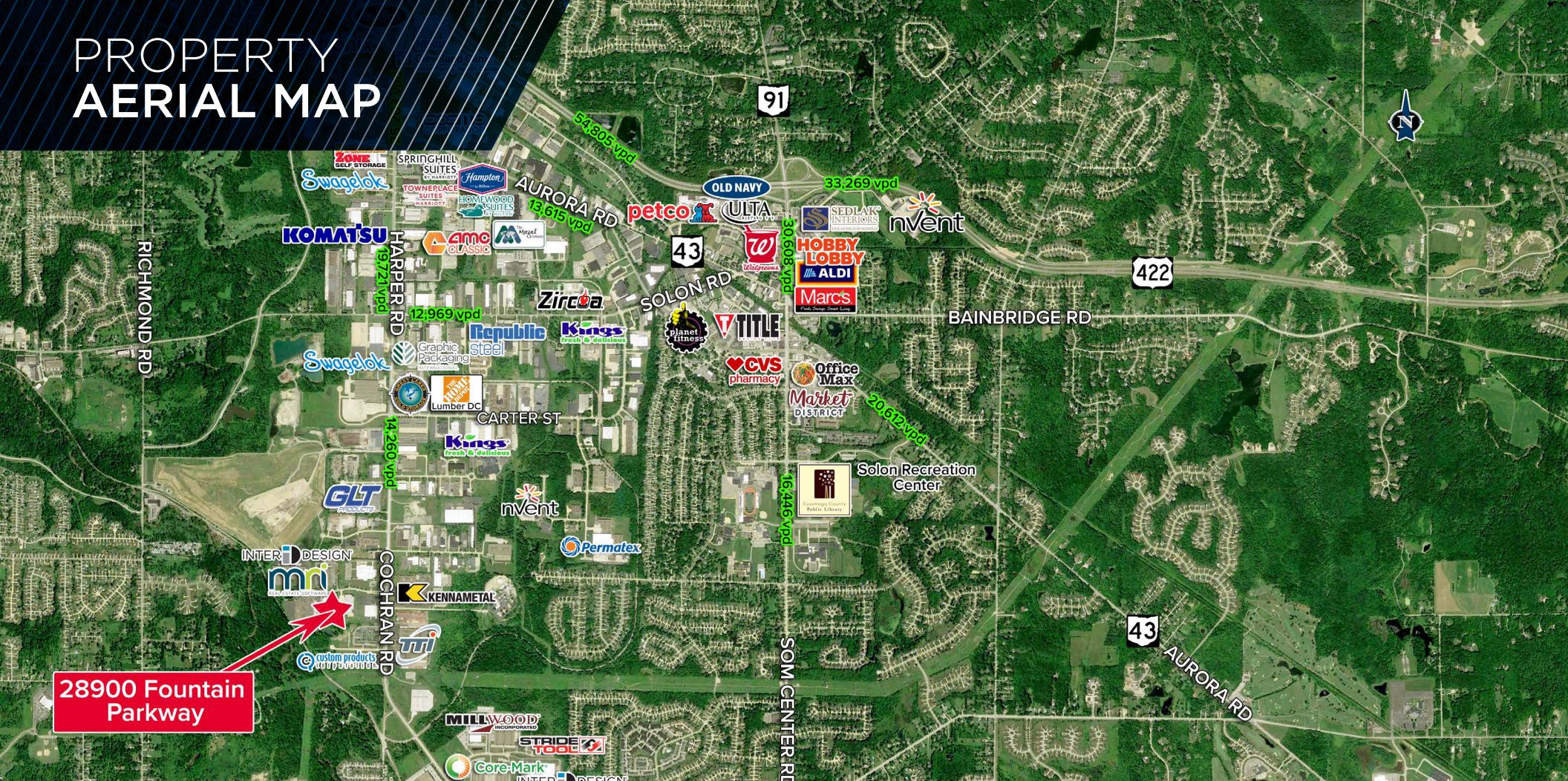
PROPERTY PHOTOS



OFFICE &
WAREHOUSE



PROPERTY AERIAL MAP



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

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