

FOR LEASE

**6661 Cochran Road**

Solon, Ohio 44139



**39,000 SF MULTI-TENANT  
INDUSTRIAL BUILDING**

3,960 SF AVAILABLE

Located in a Strong  
Industrial Sector of Solon



# PROPERTY FEATURES



**39,000 SF**

TOTAL BUILDING SIZE

**4.56 ACRES**

TOTAL SITE SIZE

**\$7.00/SF NNN**

LEASE RATE

**\$3.29/SF NNN**

NNN EXPENSES

## CURRENT AVAILABILITIES

### UNIT C-1

<b>3,960 SF</b> TOTAL SPACE AVAILABLE	<b>1,213 SF</b> EXISTING OFFICE SPACE	<b>2,742 SF</b> WAREHOUSE SPACE
<b>ONE (1) 8' X 10'</b> <b>ONE (1) 8' X 8'</b> DOCK	<b>NONE</b> DRIVE-IN DOOR	<b>100A/240V/3P</b> <b>100A/240V/1P</b> SERVICE PANELS

## HIGHLIGHTS

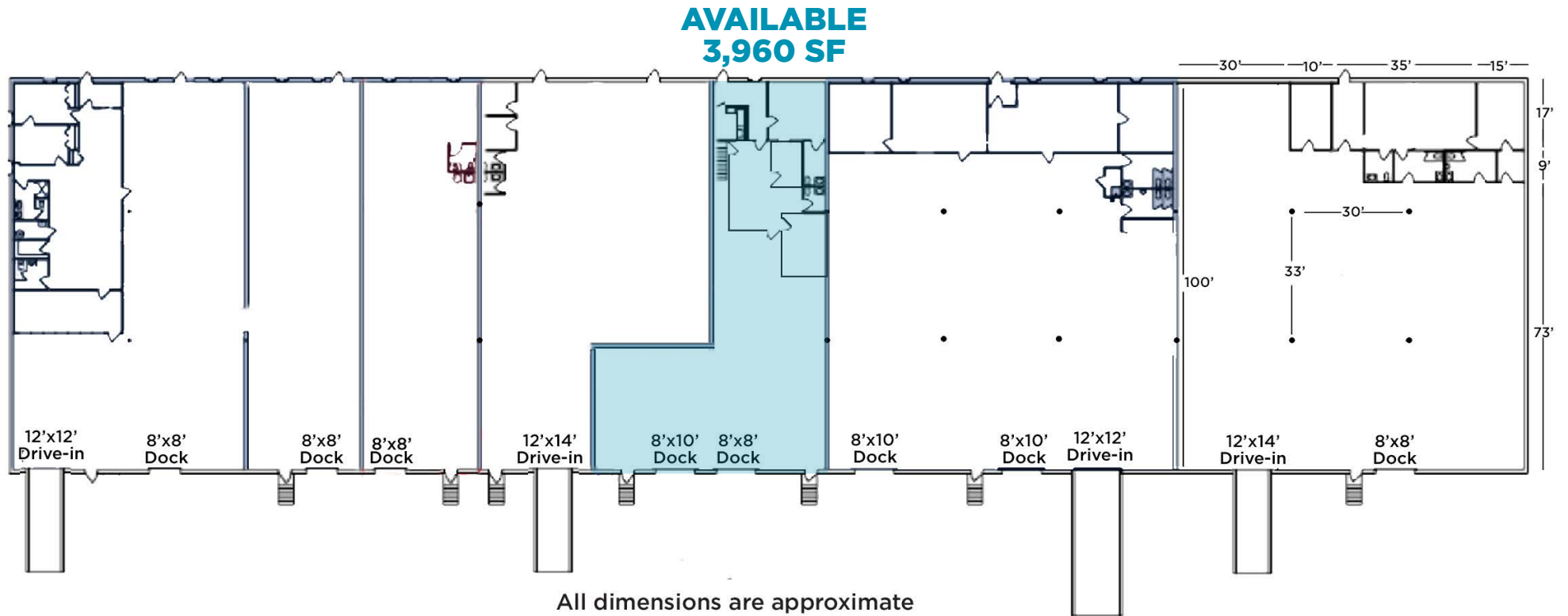
CONSTRUCTED	1979
CONSTRUCTION TYPE	Brick/Block
LIGHTING	LED
HEAT	Overhead Gas
SPRINKLERED	Wet System
BAY SIZE	30' x 100'
CLEAR HEIGHT	20'

## COMMENTS

- High-visibility flex space available for lease along Cochran Road
- Easy access to OH-422, I-271, and I-480
- Part of a business friendly community with access to a skilled workforce
- Proximity to multiple dining, service, and lodging amenities

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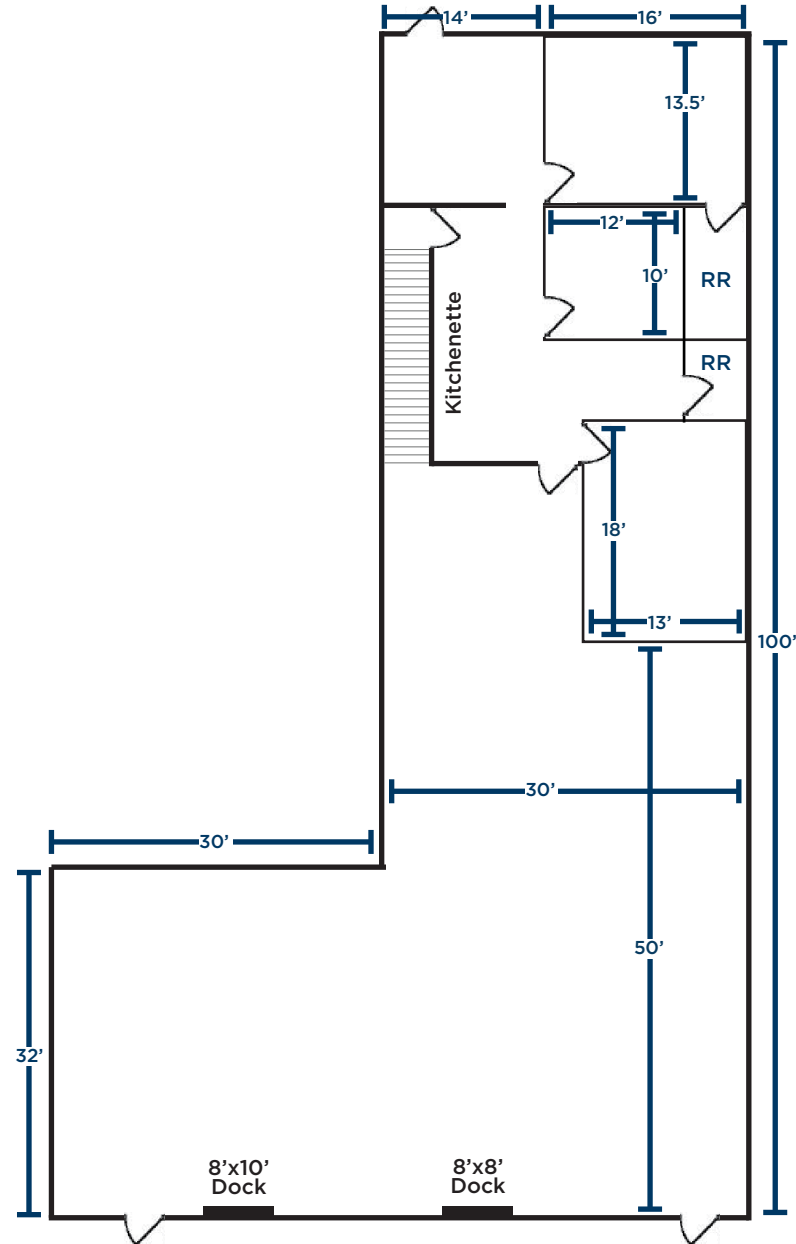
# PROPERTY SITE PLAN



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# PROPERTY FLOOR PLAN

**UNIT C-1  
AVAILABLE  
3,960 SF**



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# PROPERTY AERIAL MAP



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

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