

FOR LEASE

6850 Cochran Road

Solon, Ohio 44139



INDUSTRIAL BUILDING SUITE AVAILABLE

10,000 SF
AVAILABLE

PROPERTY FEATURES



10,000 SF

AVAILABLE SPACE

1,925 SF

OFFICE SPACE

8,075 SF

INDUSTRIAL SPACE

15,820 SF

TOTAL BUILDING SIZE

\$6.95/SF NNN

LEASE RATE

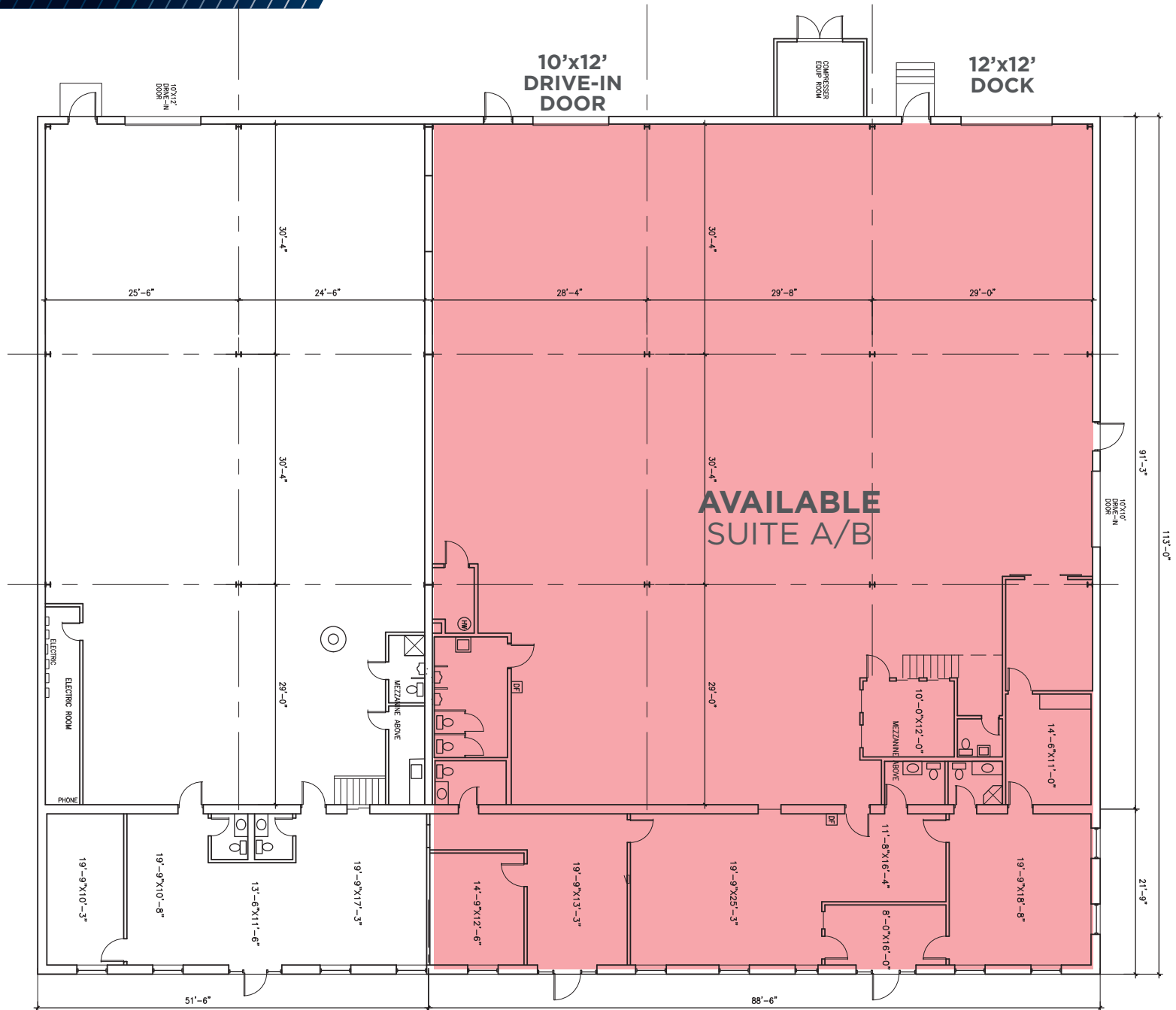
UNIT A/B SPECIFICATIONS

CONSTRUCTED:	1969
REFURBISHED:	2024
CONSTRUCTION:	Masonry
ROOF:	Built-up on Metal Deck
CEILING HEIGHT:	16'6"
DRIVE-IN DOORS:	Two (2) - 10'x10' & 10'x12'
DOCKS:	One (1) - 12'x12'
SPRINKLER:	No
LIGHTING:	LED (To be installed)
HEAT:	Overhead Gas Units
AIR-CONDITIONING:	HVAC - Office

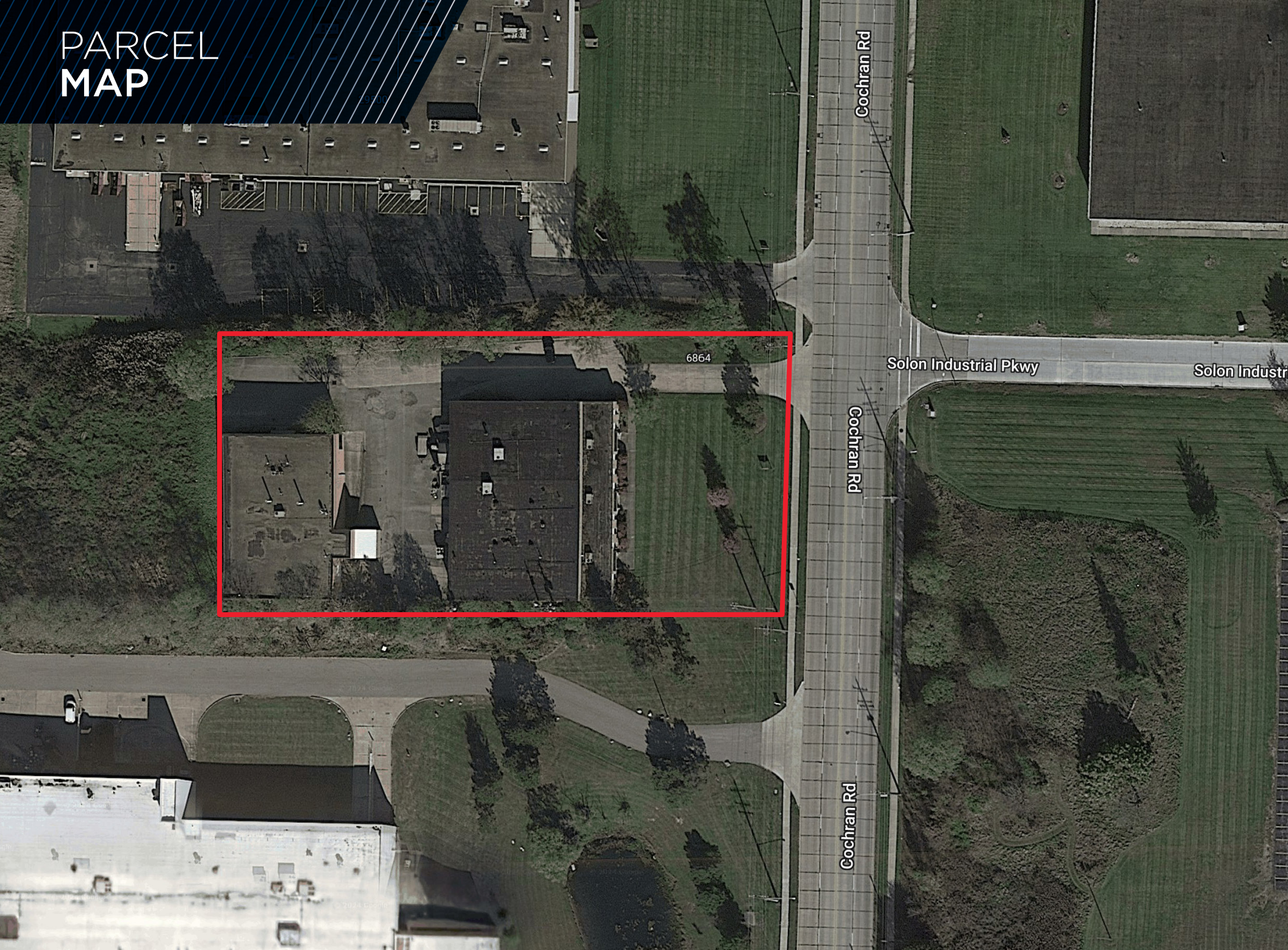
COMMENTS

- Natural light through new office & warehouse windows
- Excellent street visibility and signage
- Exterior renovations - 2024

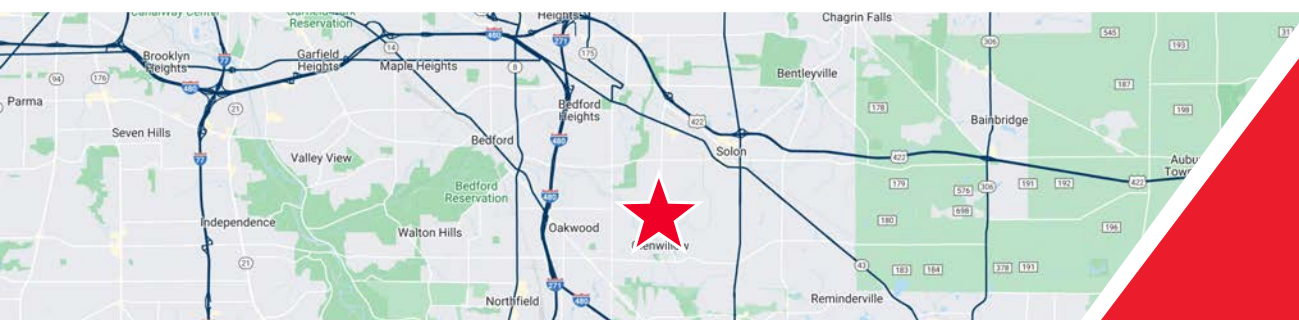
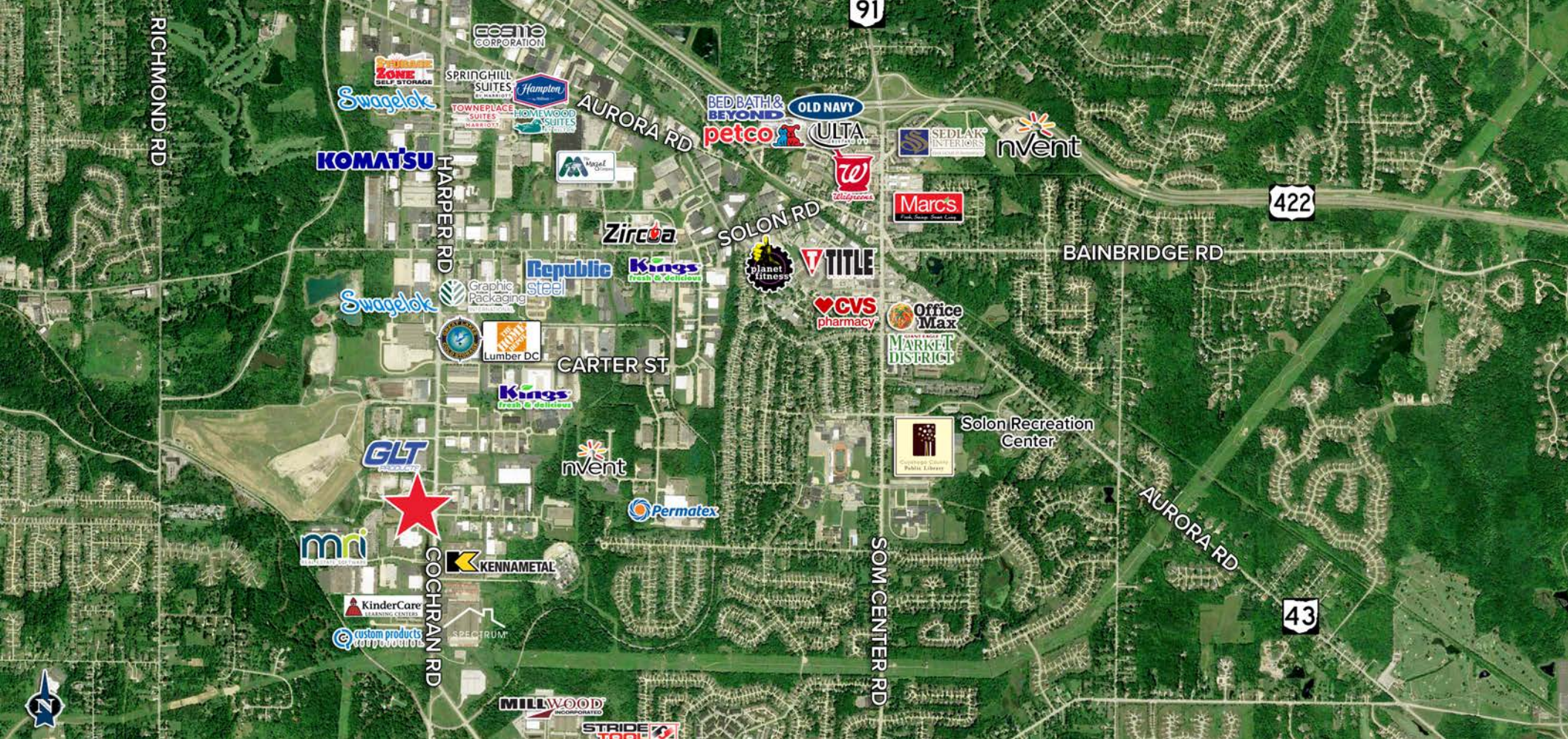
PROPERTY FLOOR PLAN



PARCEL MAP



PROPERTY AERIAL MAP



Easy access
to I-480 and 422



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