

FOR LEASE

6864 Cochran Road

Solon, Ohio 44139



**FREESTANDING INDUSTRIAL FLEX
BUILDING AVAILABLE**

9,298 SF

PROPERTY FEATURES

9,298 SF

AVAILABLE SPACE

5,238 SF

OFFICE SPACE

4,060 SF

INDUSTRIAL SPACE

9,298 SF

TOTAL BUILDING SIZE

\$9.25/SF NNN

LEASE RATE

11/1/2026

AVAILABLE DATE

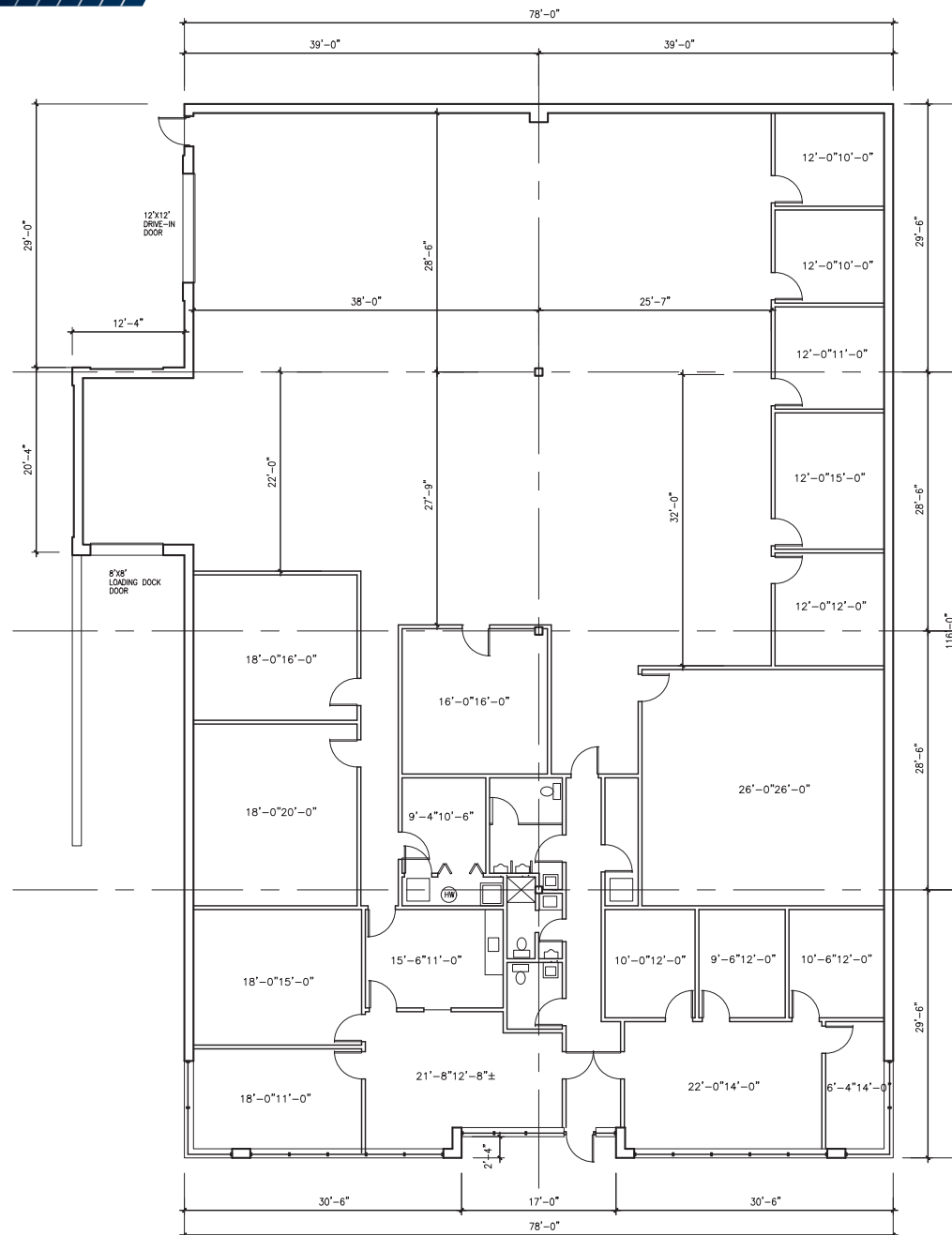
COMMENTS

- Office space can be reduced to accommodate additional warehouse/manufacturing needs
- Freestanding masonry building
- Signage on Cochran Road

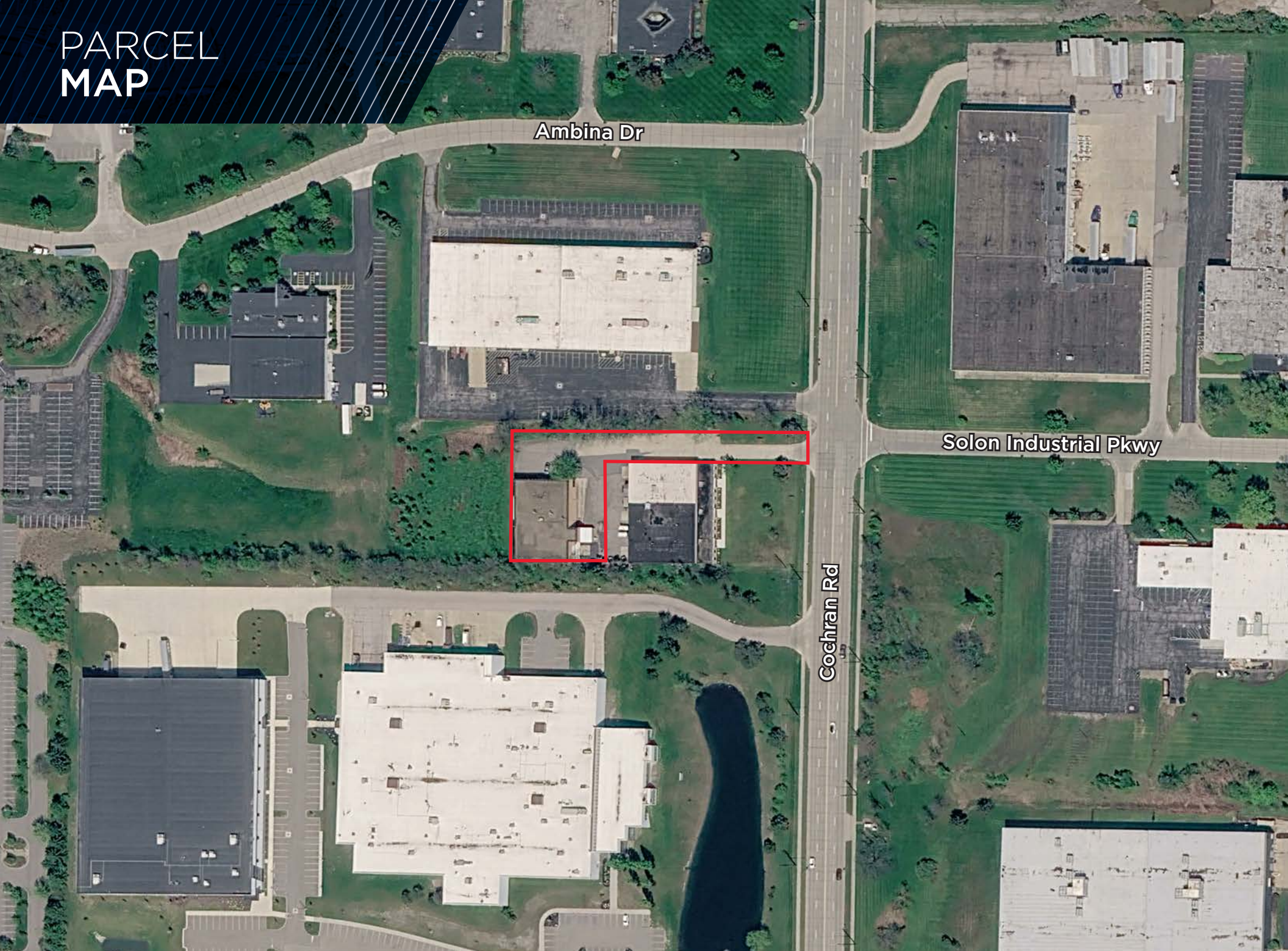
UNIT SPECIFICATIONS

CONSTRUCTED:	1989
REFURBISHED:	1995
CONSTRUCTION:	Masonry
ROOF:	Built-up on Metal Deck
CEILING HEIGHT:	16'6"
DRIVE-IN DOORS:	One (1) - 12'x12'
DOCKS:	One (1) - 8'x8'
SPRINKLER:	No
LIGHTING:	LED (To be installed)
HEAT:	Gas / Reznor
AIR-CONDITIONING:	HVAC - Office

PROPERTY FLOOR PLAN



PARCEL MAP

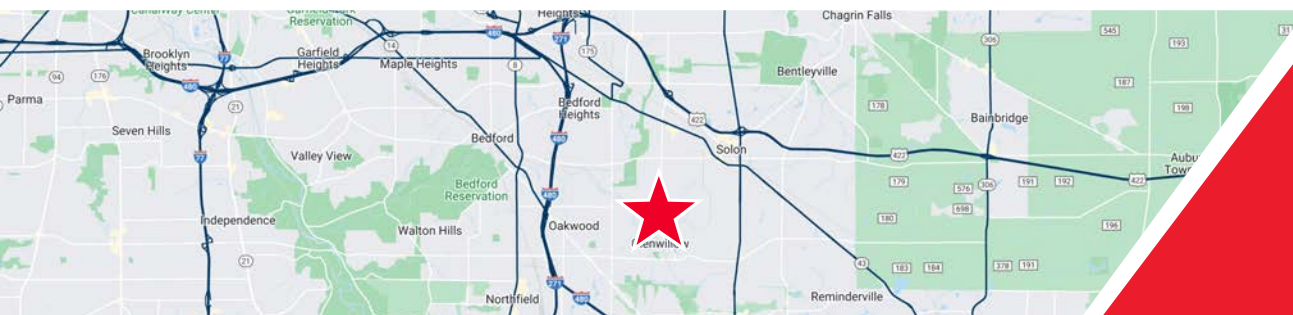
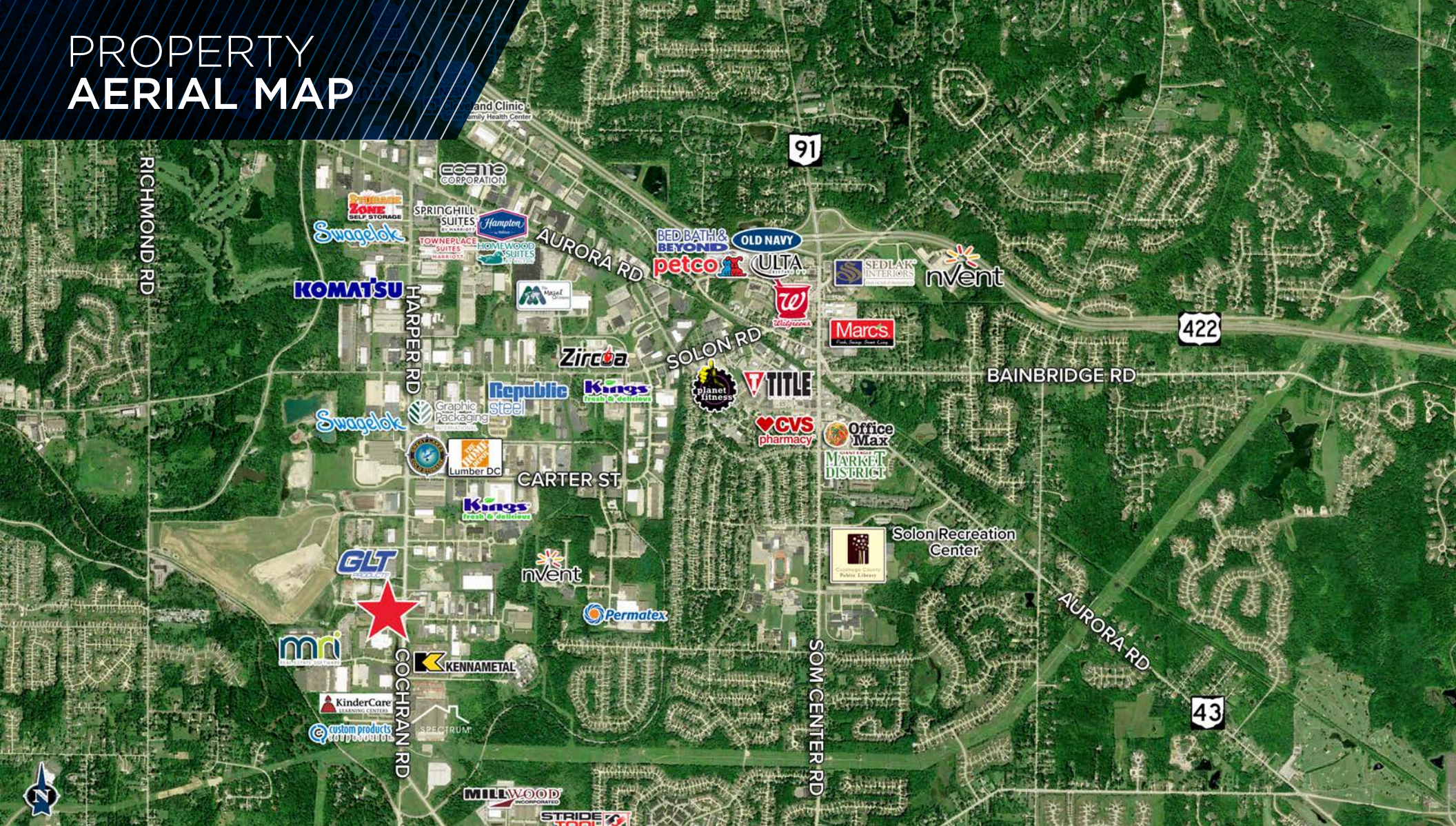


Ambina Dr

Solon Industrial Pkwy

Cochran Rd

PROPERTY AERIAL MAP



Easy access
to I-480 and I-422

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