Fully Occupied 15,441 SF Flex Industrial

For Sale | 5970 Cochran Road, Solon, Ohio 44139



CUSHMAN & WAKEFIELD | CRESCO Real Estate

Confidential Offering Memorandum - Teaser

5970 Cochran Road, Solon, Ohio 44139

Executive Summary

Cushman & Wakefield | CRESCO Real Estate is pleased to present this Offering Memorandum for Bentley Park Solon, an eight-unit, single-story brick flex building on Cochran Road, just off US-422 in a high-traffic and highly visibile location with excellent access and nearby amenities.

Solon is one of the strongest suburban labor and income markets in Northeast Ohio. The property has 110,236 residents with a 5-mile radius and a median household income of $135,180, 94% above the state average, and 63.1% of adults hold a bachelor's degree or higher. The median age is 44.5, and the homeownership rate is 84.8%. Major employers include L'Oréal, Nestlé and Swagelok, and the industrial base keeps growing. Swagelok plans to hire 1,200 people this year, with more in 2027, and most of that hiring will happen at its campus at Solon and Cochran roads, a 21 percent jump in employment. The company also opened a new 200,000-square-foot distribution center on F.A. Lennon Drive last year, at a cost of nearly $50 million.



Year Built	Roof Age	Land Area
1997	2026	1.63 AC

# of Tenants	Vehicles Per Day	Drive-In Doors	Clear Height
5 (fully occupied)	13,677	5	12'



5970 Cochran Road

- Direct access to Route 422, which carries about 56,000 vehicles per day, and a short drive to I-271 and I-480. Access to Rt. 422 with 56,022 vpd, minutes from I-271 and I-480
- Bays work as flex, office, or storage, including vehicle, RV, and boat storage. Marketed as flex/office/storage for small contractors and small businesses
- Diversified tenant mix demonstrating wide variety of uses for the property, strong history of tenancy since property was constructed. Listed tenants include Pence Brothers and Moore Services. Hattie Larlham runs its Excel Solon program at 5970 Cochran Road

Quick Stats

Address	5970 Cochran Road (29500 Aurora Road)
City / State	Solon, Ohio
County	Cuyahoga
Parcel	951-20-009
Year Built	1997
Building Type	Multi-tenant flex; 12' clear height, Five (5) drive-in doors
Building Size	15,441 SF | 8 units (1,851 - 2,407 SF)
Occupancy	100% Leased | 5 tenants
Access	US-422 (56,022 VPD); minutes to I-271 & I-480


BOB'S
Discount Furniture







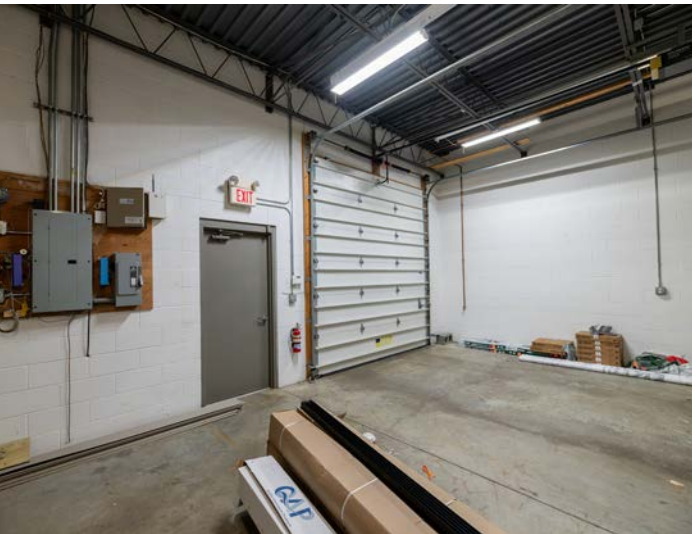












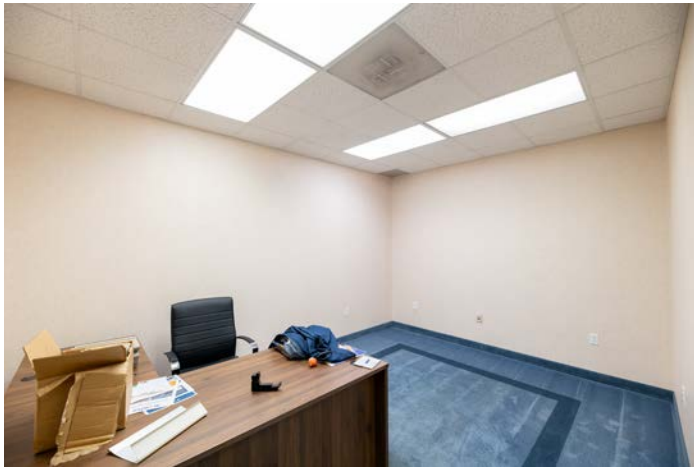




OFFICE SPACES
















MOORE SERVICES
MultimaNic
UNIPRESS
B&C
Fulton
White




EXIT





WAREHOUSE SPACES













LOCATION OVERVIEW | INDUSTRIAL

SOLON, OHIO

One of Northeast Ohio's most established industrial addresses.

Solon sits in the southeast corner of Cuyahoga County, about 15 miles from downtown Cleveland. The city adopted comprehensive zoning early and built a large industrial base while keeping it apart from its neighborhoods. More than 900 businesses operate here today, from global headquarters to manufacturers and distributors.

900+	2.0%	24,070	#1
Businesses located in the city	Municipal income tax, unchanged since 1989	Residents (City of Solon estimate)	School district ranking in the state

WHY INDUSTRIAL USERS CHOOSE SOLON

Highway access. US-422 runs through the city and ties into I-271 and I-480 a few minutes west.

Land planned for industry. Industrial zoning covers about 15% of the city. Most of it sits in dedicated corridors along Cochran Road, Aurora Road, Bainbridge Road, Solon Industrial Parkway and Davis Industrial Parkway.

Active incentives. In 2024 the city's Job Creation Grant program awarded nine grants totaling more than $2.5 million. The GRIP program helps owners reinvest in older commercial buildings.

Low-cost, stable government. The city carries no bonded debt, and its property tax millage is low by regional standards.

MAJOR EMPLOYERS

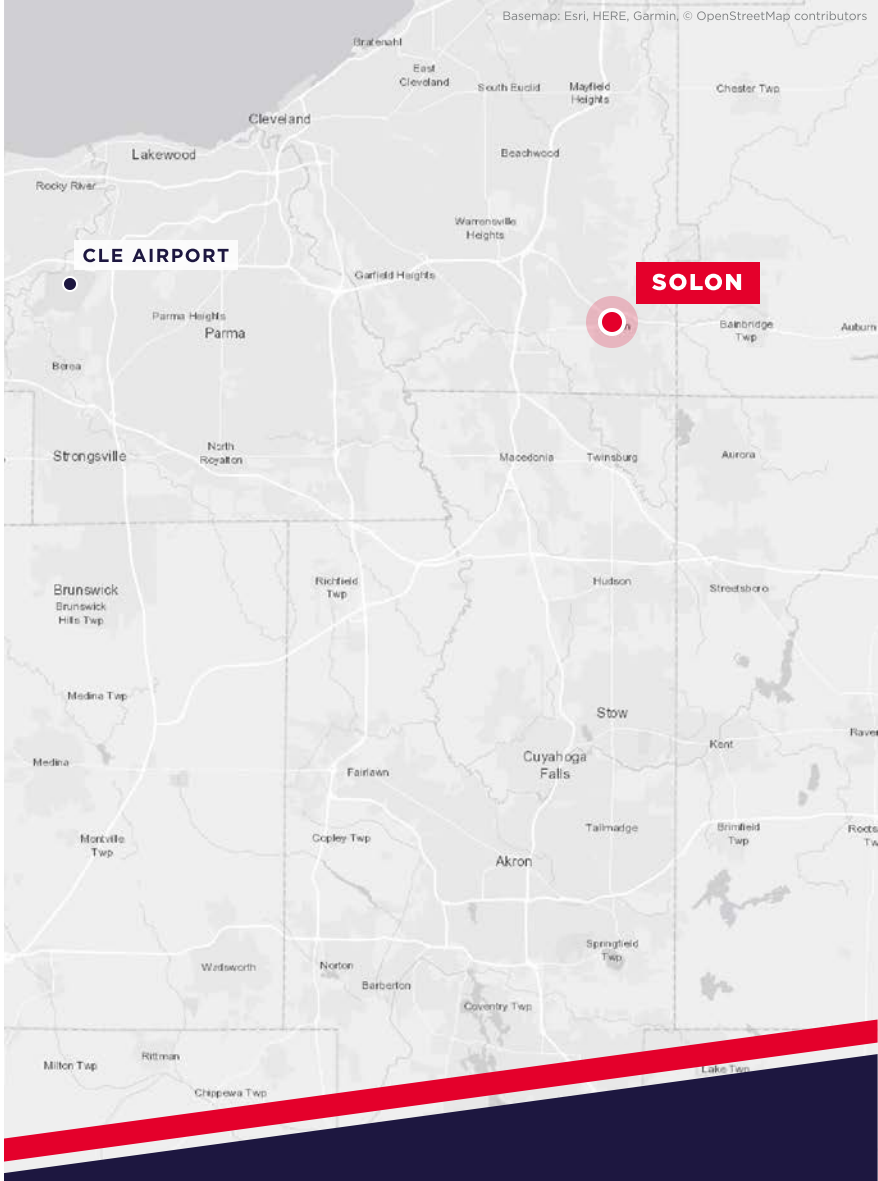
Swagelok
Global headquarters and innovation center; new distribution center in the city

The Robbins Company
Tunnel boring machine maker, headquartered in Solon

Cleveland Clinic
Among the city's three largest employers

RECENT PUBLIC INVESTMENT

The city spent $18.7 million on roads and infrastructure in 2024, including the Aurora Road reconstruction.



DRIVE DISTANCES FROM SOLON

I-271	**3 mi**	Cleveland Hopkins (CLE)	**25 mi**
Downtown Cleveland	**20 mi**	Pittsburgh	**125 mi**
Downtown Akron	**25 mi**	Columbus	**140 mi**

Approximate distances.

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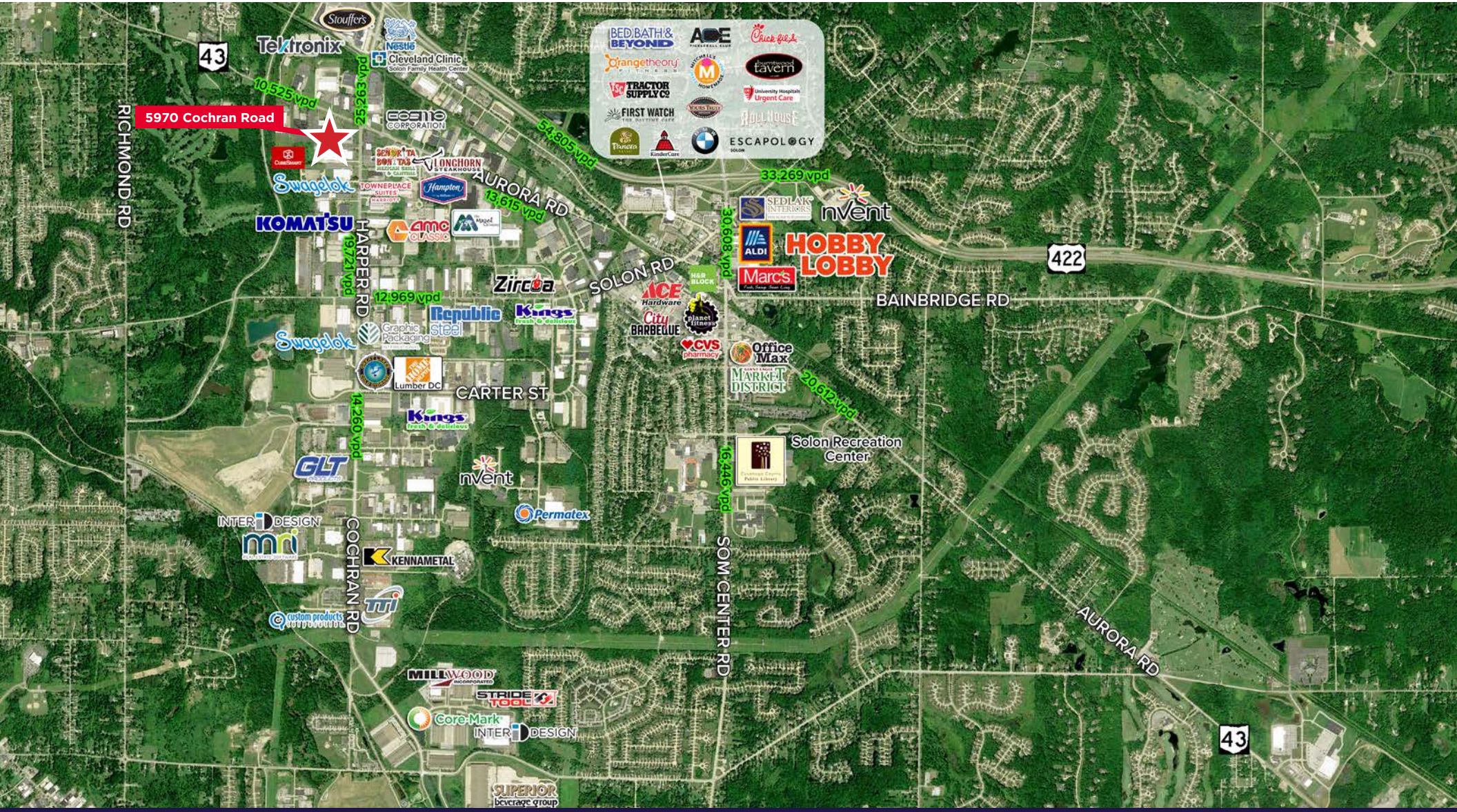
SOLON, OHIO (CLEVELAND MSA)



110,236	42.3	47,703	$95,471	7,199	97,935
Population (2026 | 5 Mile)	Median Age (2026 | 5 Mile)	Households (2026 | 5 Mile)	Household Income (2026 | 5 Mile)	Total Businesses (2026 | 5 Mile)	Total Employees (2026 | 5 Mile)

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