

FOR LEASE: PROPOSED FACILITY FOR SALE: 11.65 ACRES OF LAND



**INDUSTRIAL PRODUCTION/OFFICE SPEC BUILDING ON 11.65 ACRES
6801 COCHRAN ROAD • SOLON, OHIO**



PROPERTY DETAILS:

- Proposed 166,400 square foot building for lease
- 36-foot clear ceiling height
- ESFR sprinkler system
- 23 truck docks; 3 drive-in doors
- LED lighting
- Floor plans to suit
- Abundant parking (4/1,000)
- Less than 2 miles from Rte. 422 in the heart of Solon's industrial area
- Brand new building construction on 11.65 acres
- Please contact us for spec facility lease rates
- Land Sale Price: \$2,621,250 (\$225,000/acre)

Terry Coyne, SIOR, CCIM • Vice Chairman • 216.453.3001 • tcoyne@ngkf.com
Kristy Hull, SIOR, CCIM • Managing Director • 216.453.3055 • khull@ngkf.com
Licensed Real Estate Salespersons

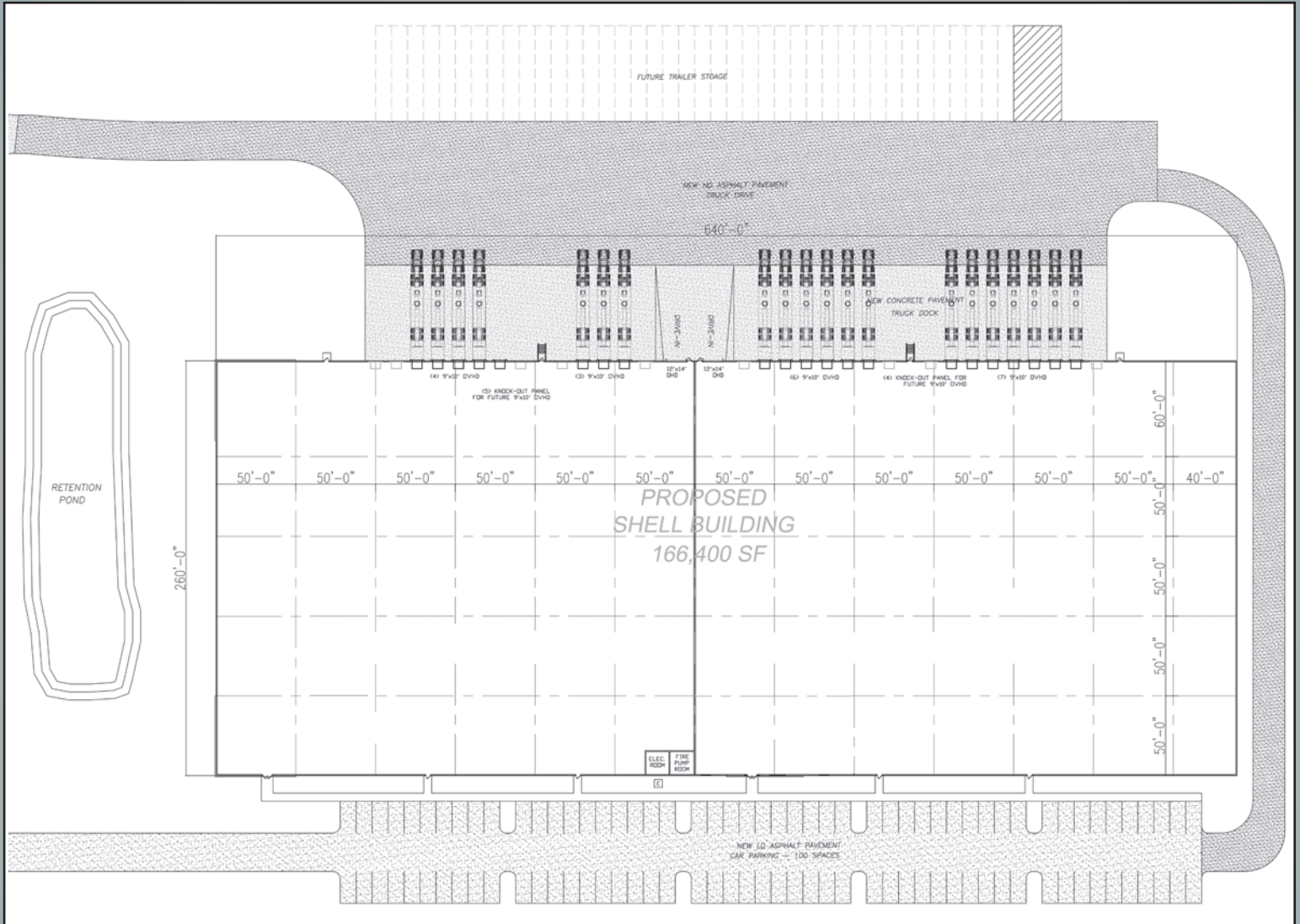
1350 Euclid Ave., Suite 300 • Cleveland, OH 44115

ngkf.com/cleveland

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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ARCHITECTURAL SITE PLAN



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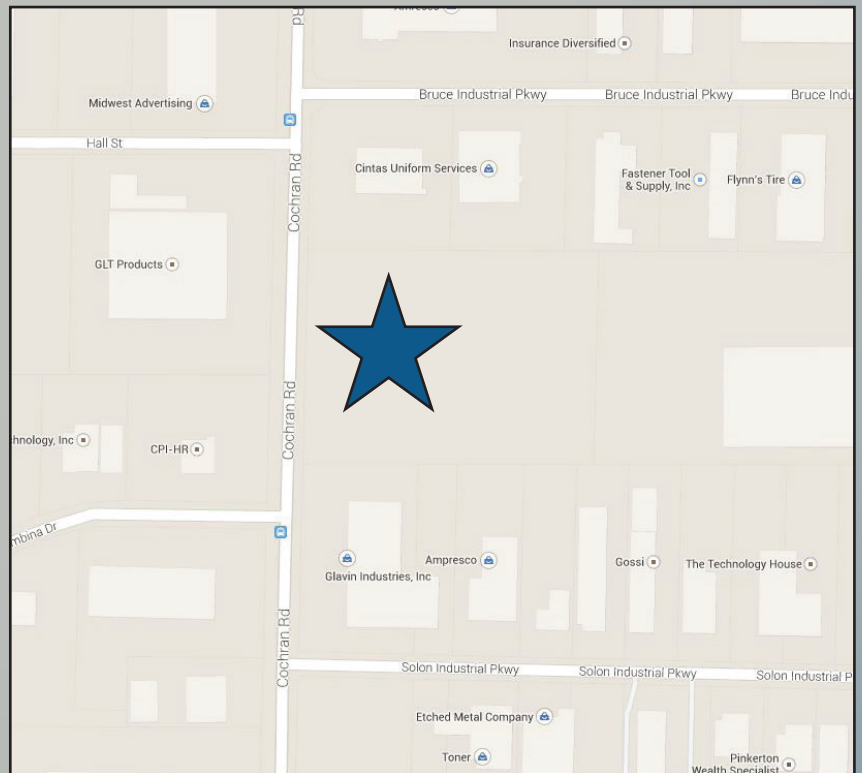
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ZOOMED-OUT AREA MAP



ZOOMED-IN AREA MAP



**LOCATED IN
THE HEART
OF THE SOLON
INDUSTRIAL
SUBMARKET**



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AERIAL (PARCEL OUTLINED)



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