



**FOR LEASE – Class A, Multi-Tenant Distribution Center**

## 7905 Cochran Road Glenwillow, OH

7905 Cochran Road is a 143,524-square-foot multi-tenant distribution center in the business-friendly village of Glenwillow, Ohio. Located in a foreign trade zone near several major interstates, this Class A industrial facility has high ceilings (28-foot clear) and is meticulously maintained. Currently, a 20,000-plus-square-foot suite is available for a triple-net lease, and includes four (4) docks, one (1) drive-in door, heavy power, highly-efficient lighting, ESFR sprinklers, concrete truck courts, wide bay spacing and ample parking.

### Highlights

- Available Space:** 20,328 SF
- Lease Rate:** \$5.50/SF NNN
- Ceiling Height:** 28' Clear
- Sprinkler System:** ESFR
- Loading:** 4 Exterior Docks  
1 Drive-in Door
- Lighting:** High-efficiency T-5
- Car Parking:** Ample
- Truck Courts:** Concrete Truck Courts
- Electrical:** 200 amp, 277/480 volt
- Dimensions:** 80' x 250'



*Terry* **COYNE**

For further information, please contact our licensed real estate salespersons:

**Terry Coyne, SIOR, CCIM**  
Vice Chairman

**Office** 216.453.3001 **Email** tcoyne@ngkf.com

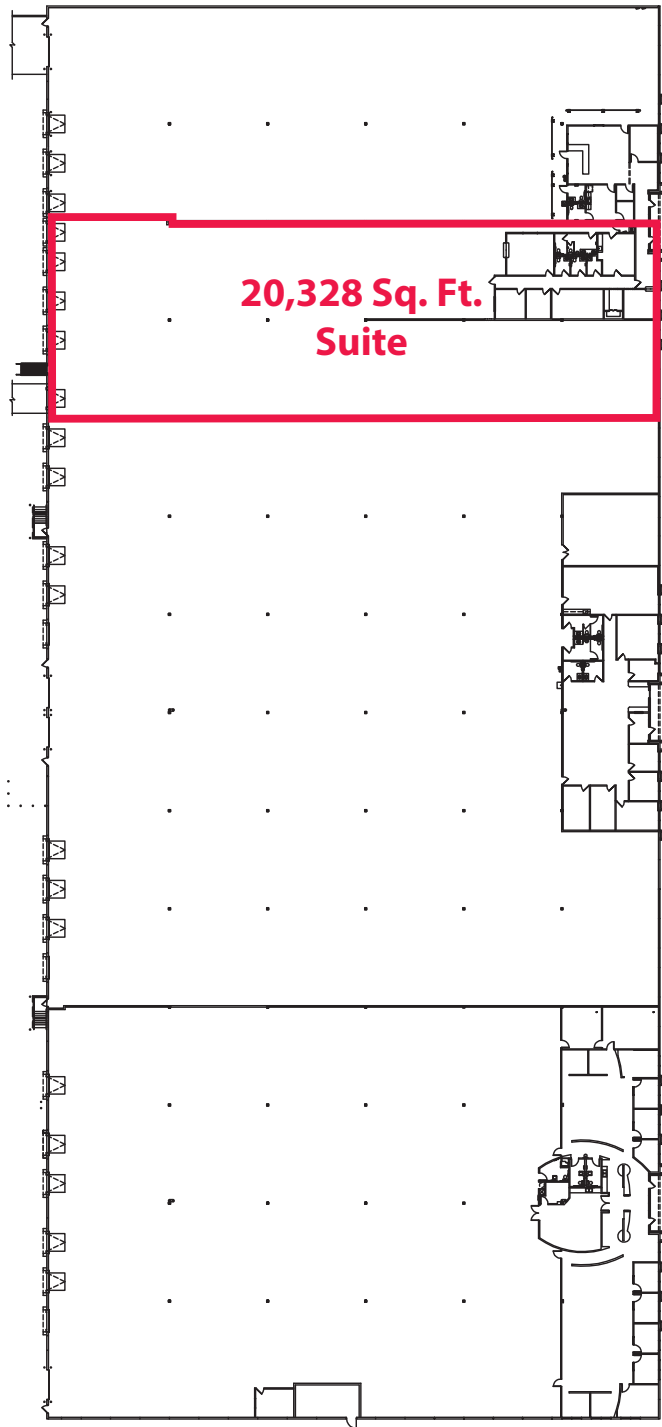
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7905 Cochran Road  
Glenwillow, OH

## Site Plan



## 2020 Operating Expense Estimates

<b>CAM:</b>	\$0.89/SF (includes management fee)
<b>Taxes:</b>	\$1.22/SF
<b>Insurance:</b>	\$0.21/SF
<b>Total:</b>	\$2.32/SF

## Owner Contact:

Ryan Brittain  
Marketing/Leasing Manager  
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[www.firstindustrial.com](http://www.firstindustrial.com)

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