

FOR LEASE

# CARTER-COCHRAN BUILDINGS

6551-6573 Cochran Road, Solon, Ohio 44139



## OFFICE & WAREHOUSE

5,400 - 6,560 SF AVAILABLE

WELL MAINTAINED  
APPEALING LANDSCAPE  
NEW ROOF & WINDOWS

# PROPERTY FEATURES



**BUILDING A**  
**6551-6571**

**56,400 SF**

TOTAL BUILDING SIZE

**BUILDING B**  
**6573**

**56,400 SF**

TOTAL BUILDING SIZE

**\$6.50/SF NNN**

WAREHOUSE LEASE RATE

**\$14.00/SF NNN**

OFFICE LEASE RATE

## COMMENTS

- Office/warehouse space available
- Well maintained property with appealing landscape, new windows and new roof
- Ready for immediate occupancy in the heart of the Solon industrial area
- Highly visible location just minutes from U.S. 422, I-480, I-271 with easy access (less than 30 minutes) to Cleveland Hopkins International Airport and both downtown Cleveland and Akron
- Situated in the middle of Solon's industrial community, the property is easily accessed from Twinsburg and Hudson to the south and Chagrin Falls, Pepper Pike, Orange and Beachwood to the north
- Minutes to shopping, hotels and restaurants

# UNIT 6571 - SUITE 1 PHOTOS



# PROPERTY 6573 FEATURES



## PROPERTY SPECIFICATIONS

### BUILDING B

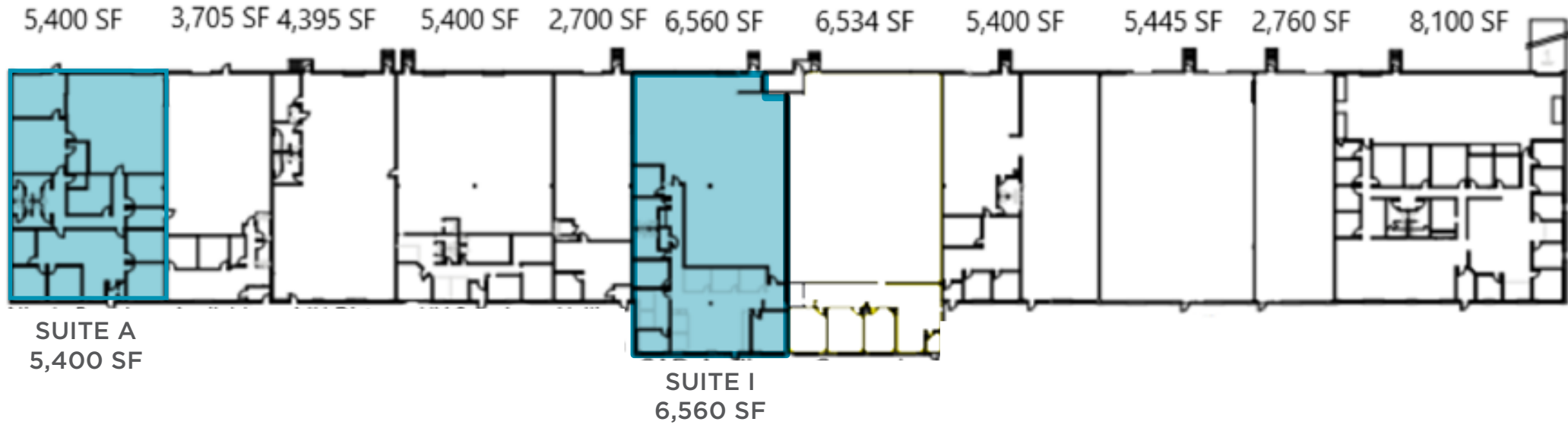
|                       |                                    |
|-----------------------|------------------------------------|
| YEAR BUILT            | 1989                               |
| AVAILABLE             | 5,400 - 6,560 SF                   |
| HVAC                  | 24/7 tenant control                |
| PARKING               | Abundant                           |
| BUILDING HOURS/ACCESS | Tenant will have 24/7 access       |
| TENANT SIGNAGE        | Building signage and monument sign |

### CURRENT AVAILABILITY

| SUITE | TOTAL SF | OFFICE SF | WHSE SF  | DOCKS   | DRIVE-IN DOORS | CLEAR HEIGHT |
|-------|----------|-----------|----------|---------|----------------|--------------|
| A     | 5,400 SF | 3,400 SF  | 2,000 SF | One (1) | One (1)        | 16'          |
| I     | 6,560 SF | 2,326 SF  | 4,234 SF | One (1) | -0-            | 16'          |

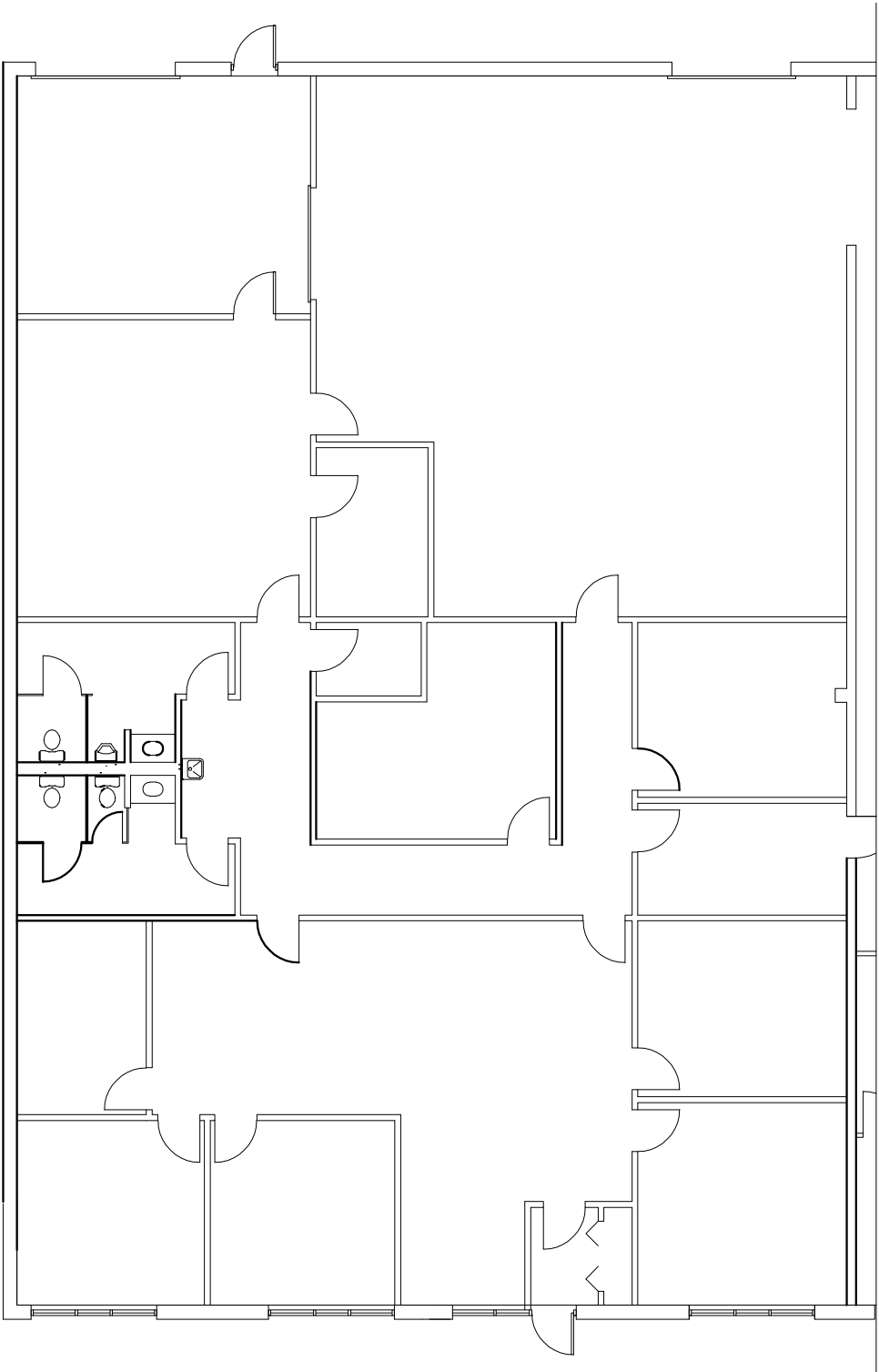
# PROPERTY 6573 FLOOR PLAN

 Available Units



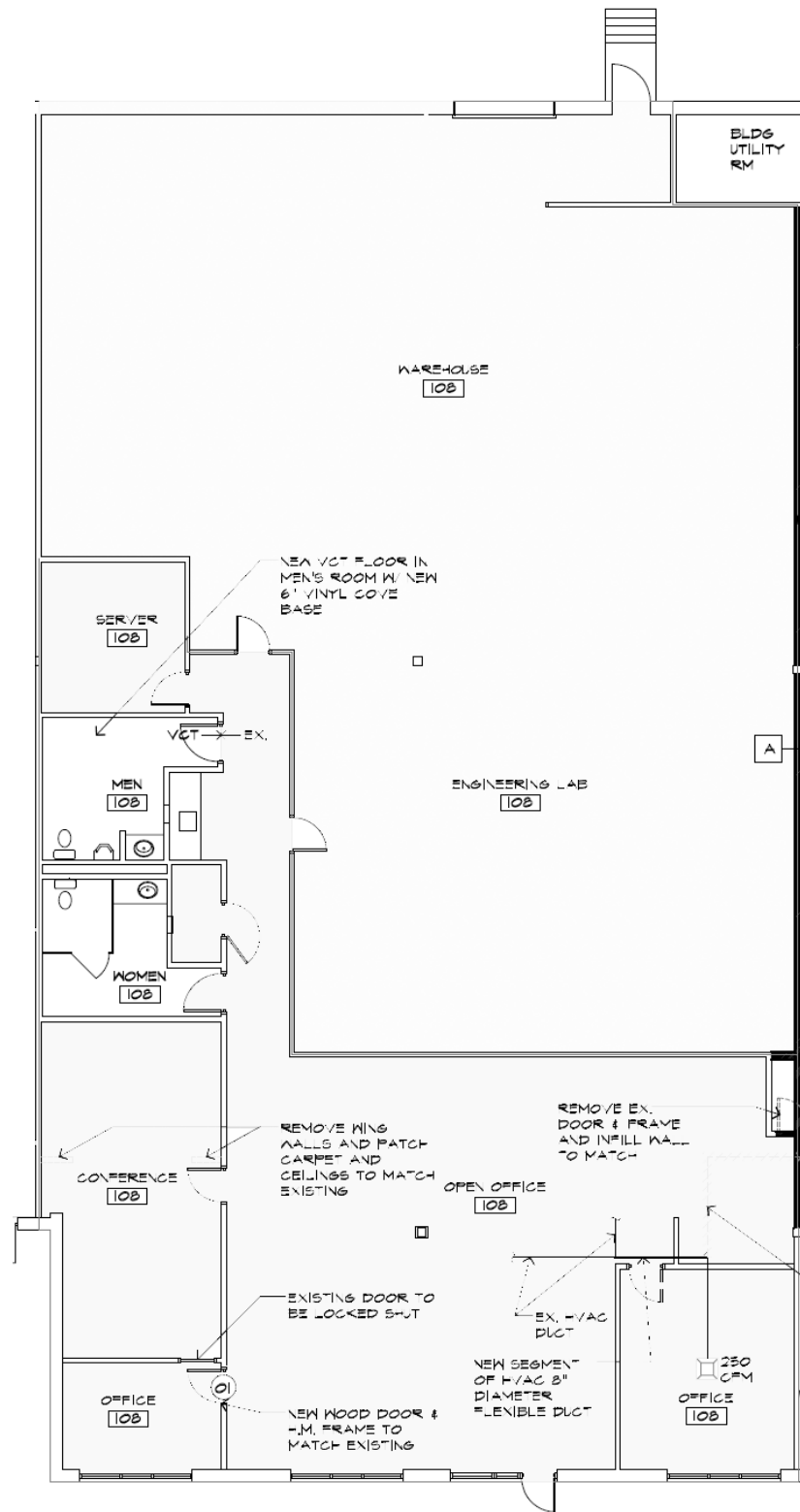
PROPERTY 6573  
FLOOR PLAN

SUITE A  
5,400 SF

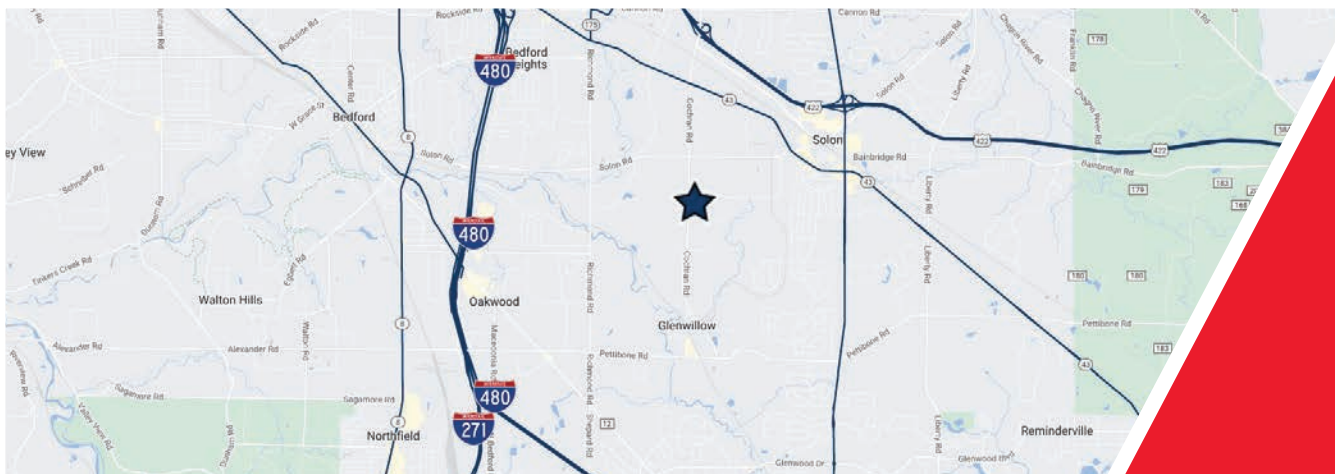


# PROPERTY 6573 FLOOR PLAN

SUITE I  
6,560 SF



# PROPERTY AERIAL MAP



Close access to  
I-480 and I-271



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