

# Prime Solon Industrial Building

For Sale or Lease | 29601 Solon Road, Solon, Ohio 44139



CUSHMAN &  
WAKEFIELD

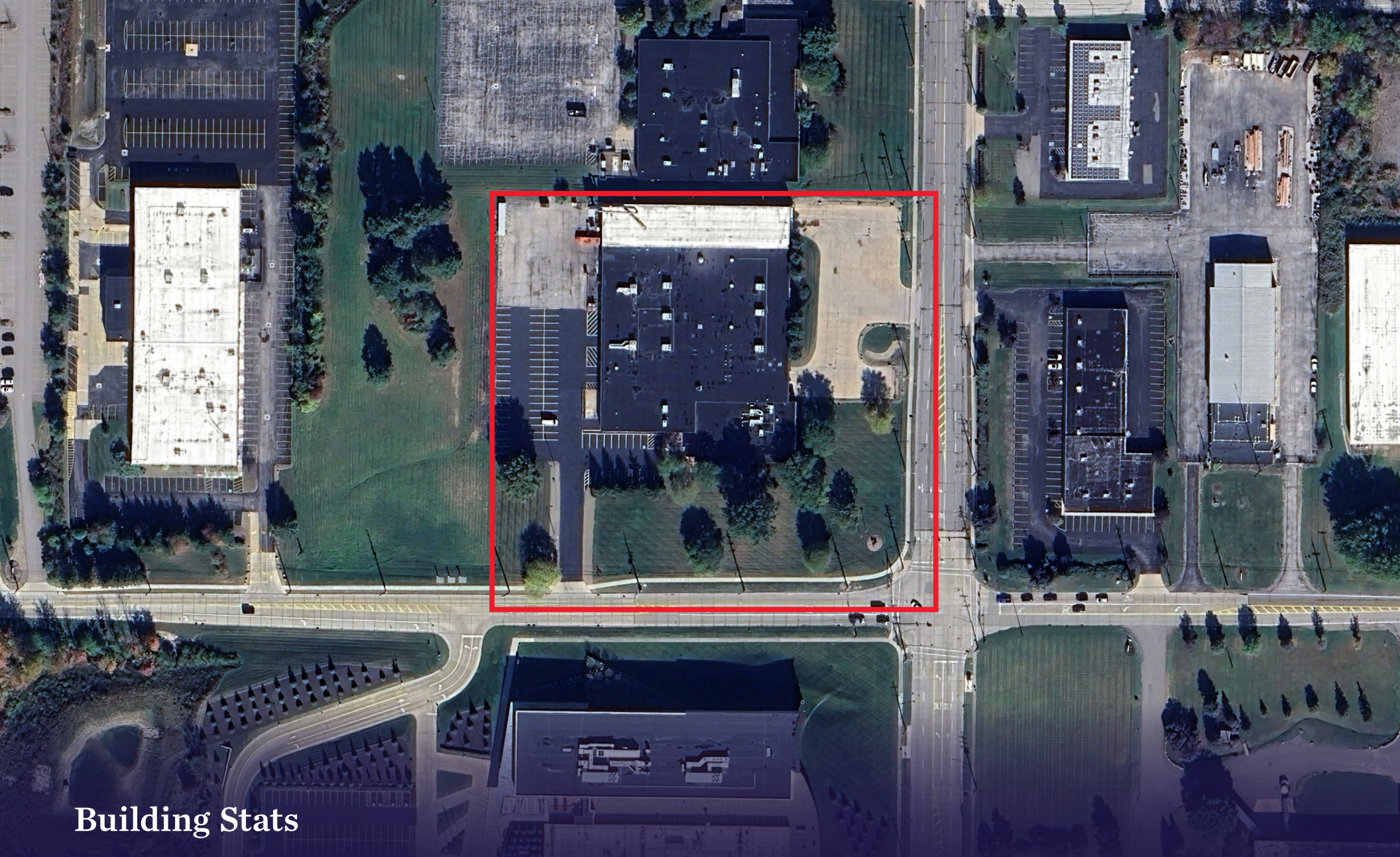
CRESCO  
Real Estate

# 29601 Solon Road

- Situated on the corner of Solon Road & Cochran Road, just minutes from I-271/480 and SR 422
- 100% climate & humidity controlled with an Eco-B thermostat along with Three (3) Big Ass Fans, and Exhaust Fans
- LEDs installed throughout the entire warehouse (2025) in most of the offices/conference rooms (2022)
- Portions of the office repainted, restrooms renovated (2024)
- Inergen CO2 fire suppression system in solvent storage room
- Solvent storage room equipped with diking and catch basin

<b>Building Size:</b>	70,068 SF
<b>Industrial SF:</b>	61,280 SF
<b>Office SF:</b>	8,788 SF
<b>Zoning:</b>	I-2 (Industrial Manufacturing)
<b>Clear Height:</b>	16'3"-20'
<b>Column Spacing:</b>	38' x 38'
<b>Docks:</b>	Two (2) Int.& Two (2) Ext.
<b>Drive-In Doors:</b>	Two (2) (10' x 12' & 10' x 14')
<b>Power:</b>	4000A/480V/3phase
<b>Sprinkler:</b>	Wet
<b>Lease Rate:</b>	\$6.75 SF NNN (Estimated NNN = \$1.60/SF)
<b>Sale Price:</b>	\$4,900,000 (\$69.93/SF)





## Building Stats

**Parcel #:** 953-07-003

**Year Built:** 1967

**Land Area:** 6.54 AC

**Parking Spaces:** 58 with Potential for More

**Construction Type:** Masonry

**Roof Type:** Rubber

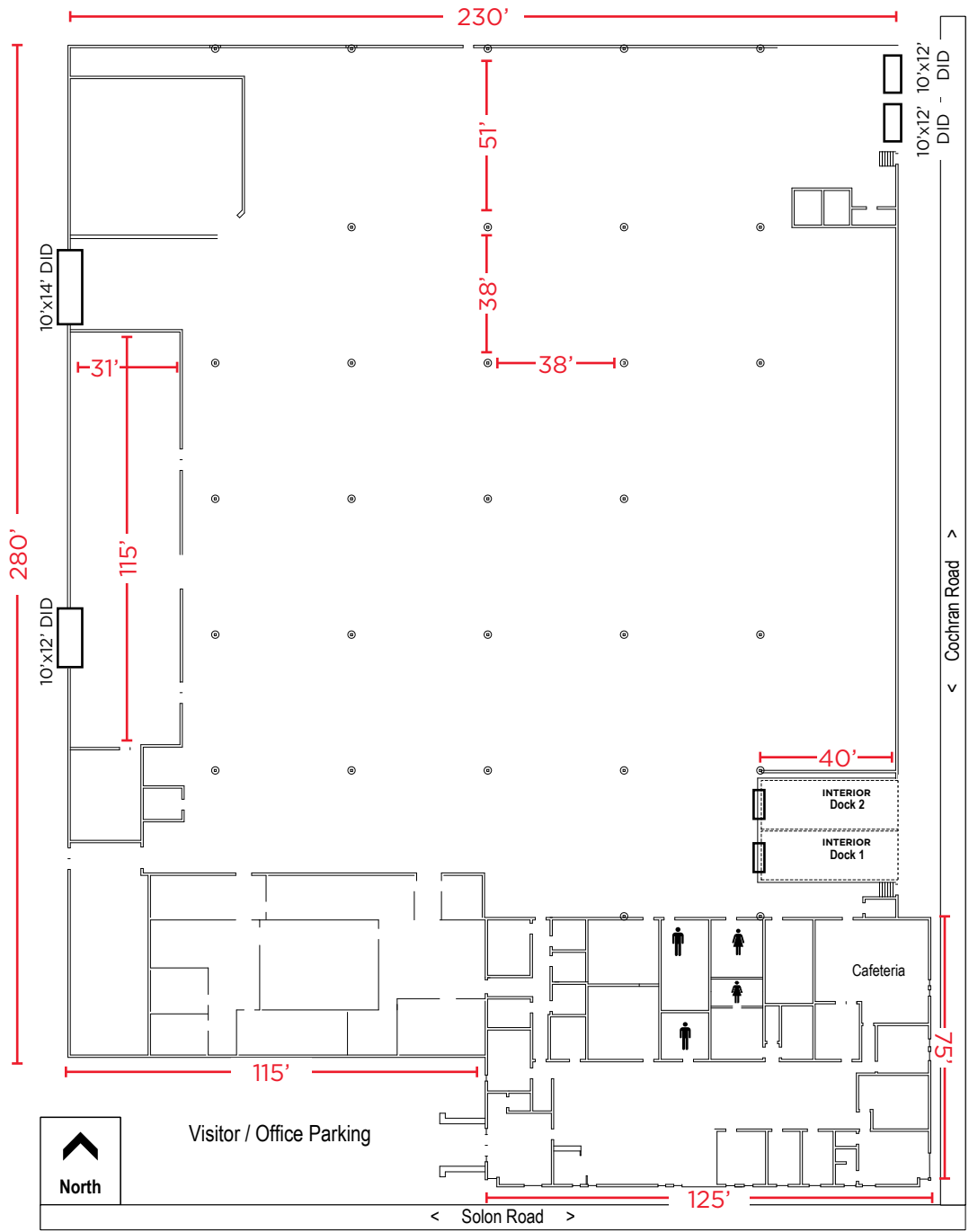
**Lighting:** LED

**A/C:** Rooftop 100% Climate & Humidity Controlled

**Heat:** Rooftop and Gas



# Floor Plan



111,888

Population  
(2025 | 5 Mile)

42.3

Median Age  
(2025 | 5 Mile)

47,833

Households  
(2025 | 5 Mile)

\$132,283

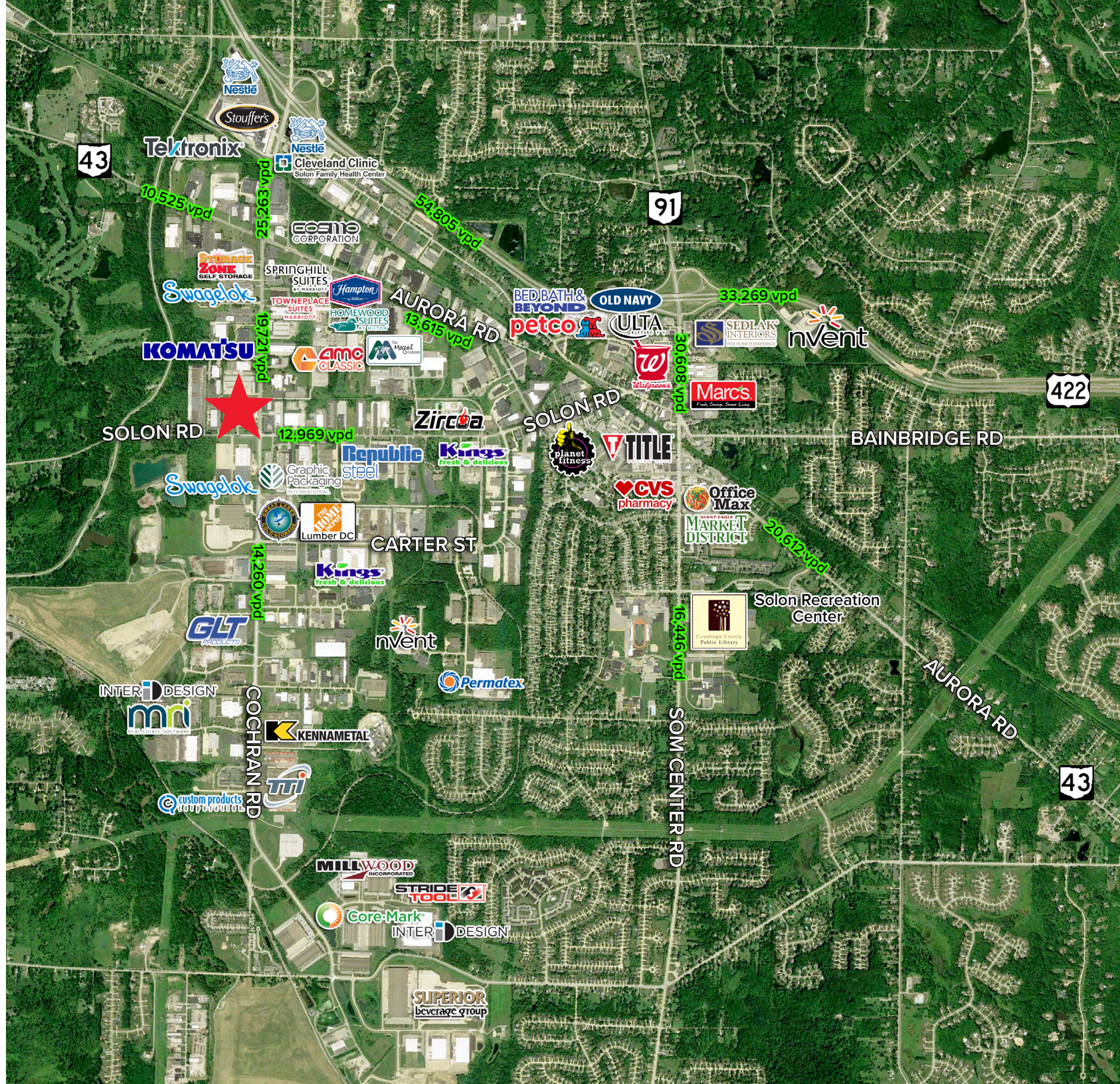
Household Income  
(2025 | 5 Mile)

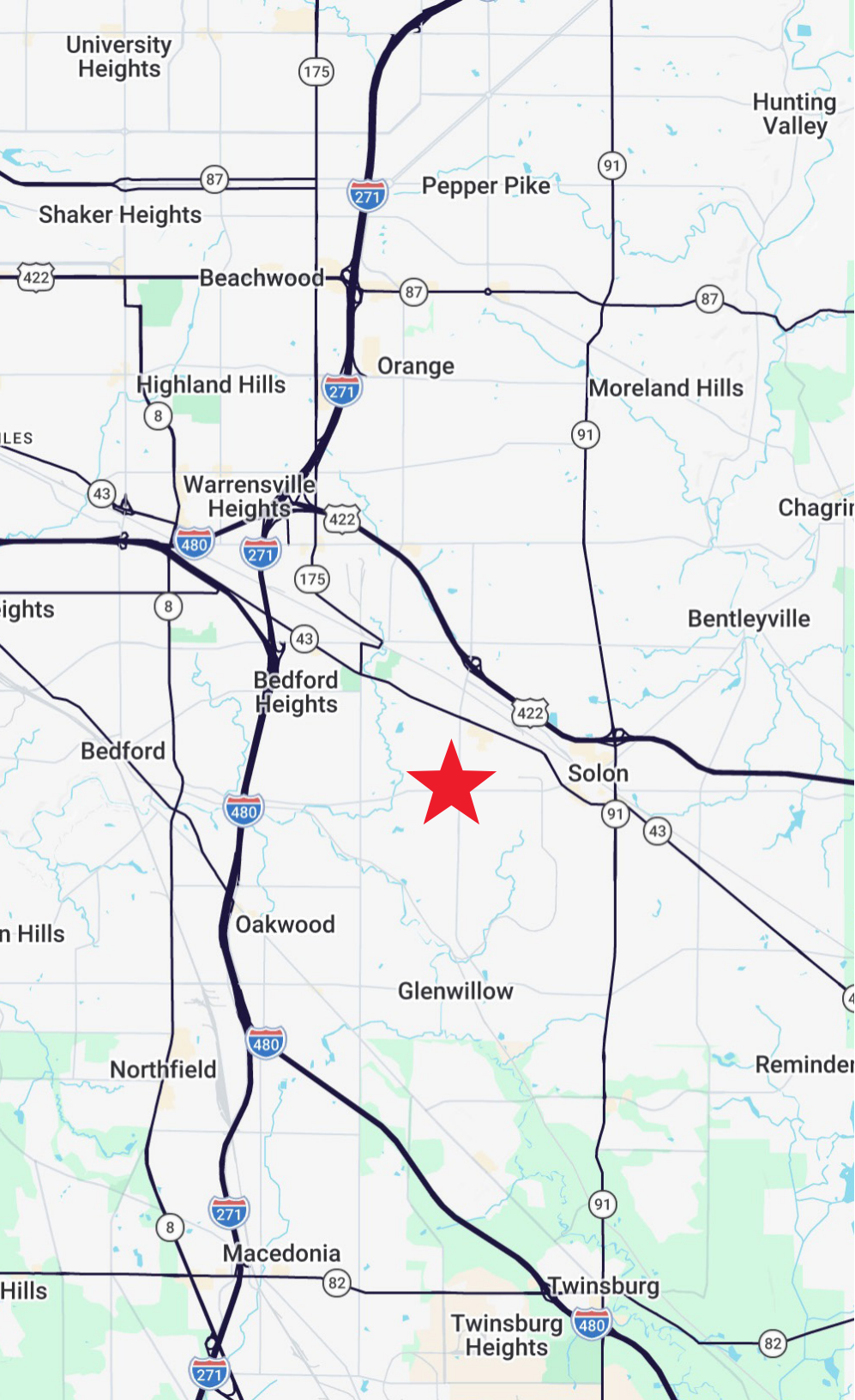
6,270

Total Businesses  
(2025 | 5 Mile)

86,588

Total Employees  
(2025 | 5 Mile)





# Solon, Ohio

---

Solon is a premier industrial and corporate suburb within the eastern Cleveland metro, known for its strong manufacturing base, skilled workforce, and business-friendly environment. The city functions as a true employment center rather than a bedroom community, with a diversified mix of advanced manufacturing, industrial services, and corporate users. Solon benefits from excellent regional access via US-422, proximity to major population and labor pools, and a long track record of attracting and retaining nationally recognized employers. High household incomes, above-average educational attainment, and municipal support for economic development contribute to stable long-term demand for industrial and flex space, making Solon a consistently attractive market for industrial investors seeking durability and tenant depth.

## Top Employers

---

**Swagelok Company** - Industrial fluid system products and global manufacturing leader; historically the largest employer.

**Nestlé Prepared Foods Company** - Major food processing facility with a significant workforce in production and R&D.

**nVent / ERICO International Corporation** - Electrical and fastening solutions manufacturing.

**MRI Software LLC** - Enterprise real estate and investment software provider (corporate / tech sector).

**Graphic Packaging** - Designs and manufactures packaging solutions for commercial products

**29601 SOLON ROAD  
SOLON, OHIO 44139**

**ELIOT KIJEWski, SIOR**

Principal  
ekijewski@crescorealestate.com  
+1 216 525 1487

**GEORGE J. POFOK, CCIM, SIOR**

Principal  
gpofok@crescorealestate.com  
+1 216 525 1469

**COLE SORENSON**

Senior Associate  
csorenson@crescorealestate.com  
+1 216 525 1470

**GEORGE POFOK, JR**

Associate  
gpofokjr@crescorealestate.com  
+1 216 525 1393



Cushman & Wakefield | CRESCO Real Estate  
6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131

[crescorealestate.com](http://crescorealestate.com)