

31225 BAINBRIDGE ROAD

Solon, Ohio 44139

Flex Complex / For Lease



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BUILDING SF

48,000 SF

AVAILABLE SF

14,987 SF

Divisible to 7,000 SF

Asking Rate: \$14.00 PSF NNN

LOT SIZE

5.39 acres

COMMENTS

- High image flex building with highway visibility (I-271 and I-480)
- Excellent condition
- Close to two (2) highway interchanges, hotels, restaurants, shopping and residential

PROPERTY SPECIFICATIONS

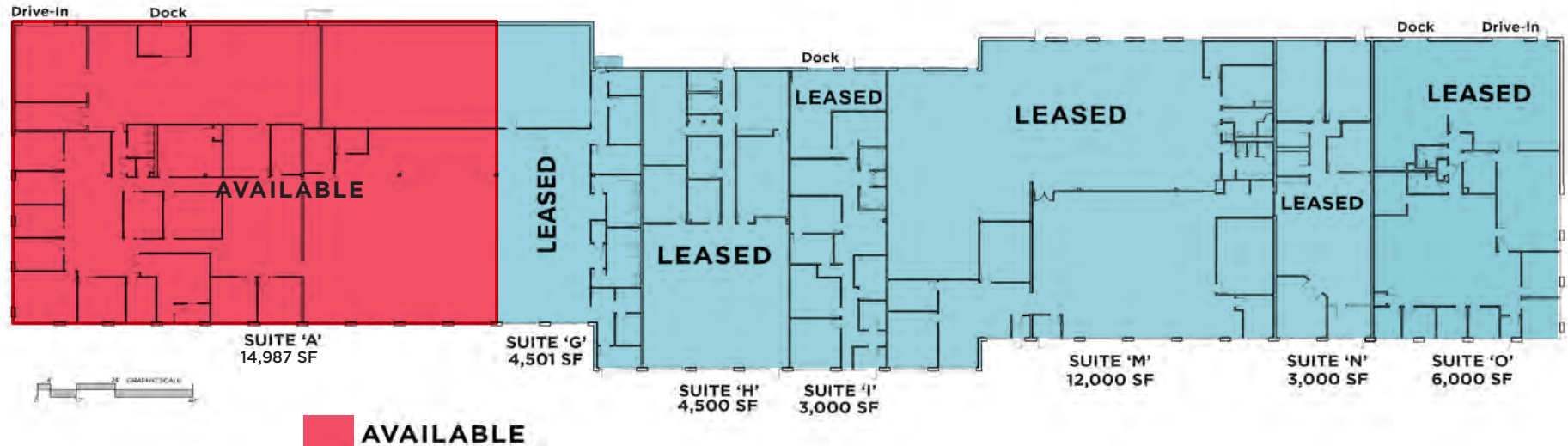
YEAR BUILT	1990
CONSTRUCTION	Brick/stone/glass
CEILING HEIGHT	16' 9" - 17'
DOCKS	Four (4)
DRIVE-IN DOORS	Three (3)
LIGHTING	Fluorescent
AIR-CONDITIONING	100%



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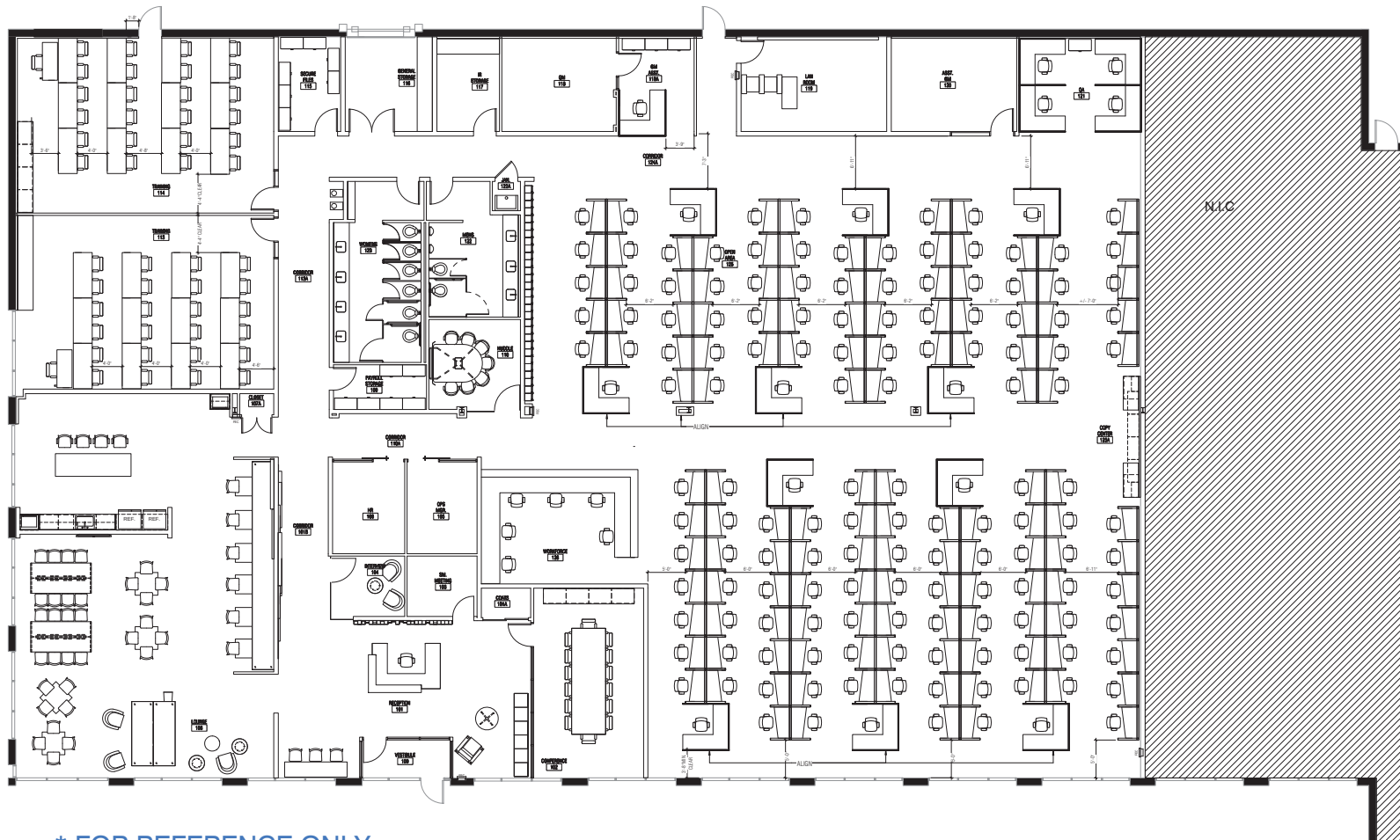
UNIT #	SPACE SF	OFFICE SF	WAREHOUSE SF	DOCKS	DRIVE-IN DOORS
A-AVAILABLE	14,987 SF	14,100 SF	887 SF	ONE (1); 8' X 8'	ONE (1); 10' X 12'
G-LEASED	4,501 SF	2,000 SF	2,501 SF	ONE (1)	-0-
H-LEASED	4,500 SF	4,110 SF	390 SF	-0-	-0-
I-LEASED	3,000 SF	2,370 SF	630 SF	ONE (1); 8' X 8'	-0-
M-LEASED	12,000 SF	5,000 SF	7,000 SF	ONE (1)	ONE (1)
N-LEASED	3,000 SF	2,610 SF	390 SF	-0-	-0-
O-LEASED	6,000 SF	4,878 SF	1,122 SF	ONE (1); 8' X 8'	ONE (1); 10' X 12'

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FLOOR PLAN UNIT A



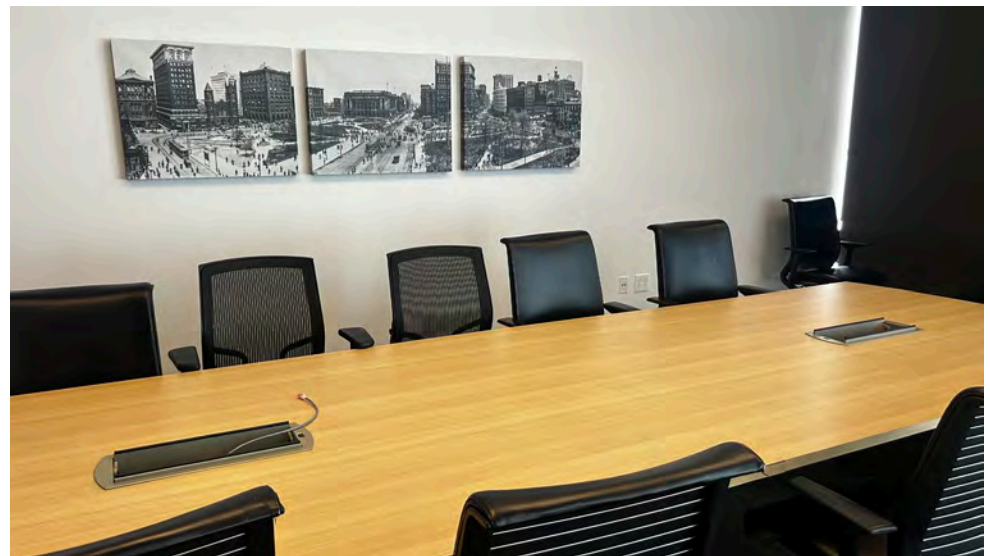
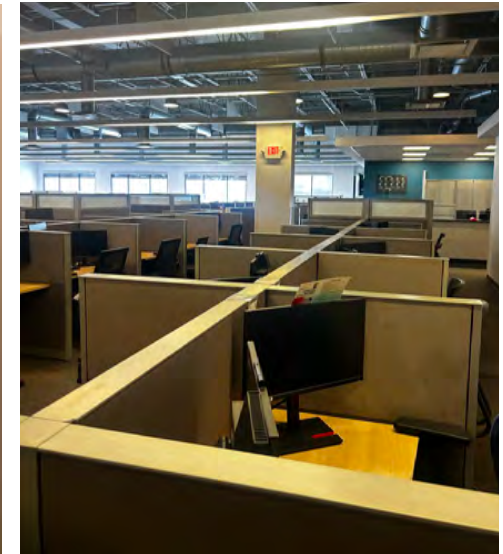
* FOR REFERENCE ONLY

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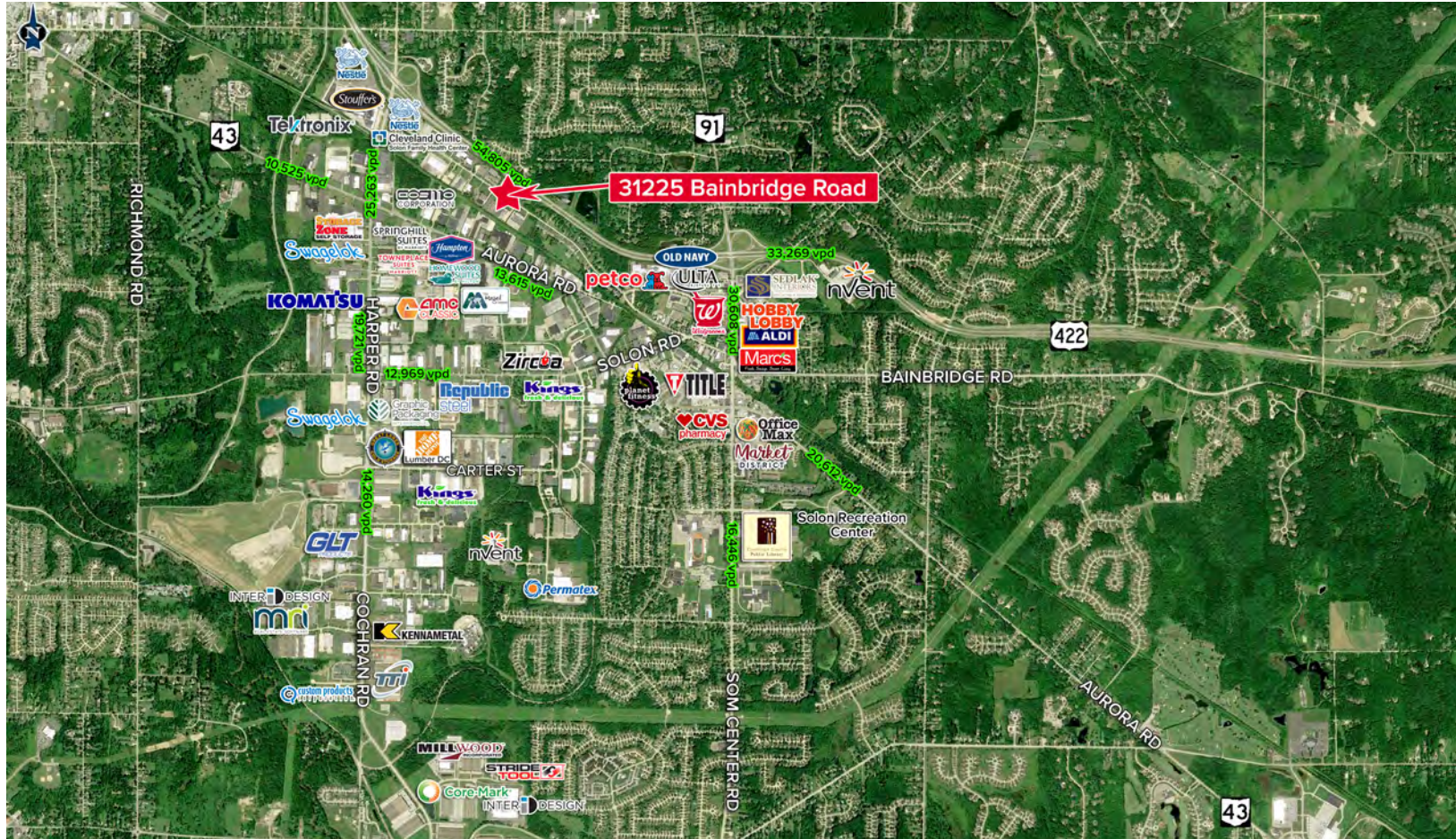
PHOTOS - UNIT A



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