

FOR LEASE



Property Highlights

- Rare opportunity to lease smaller warehouse/showroom space in Solon
- Available immediately
- Neighbors include Sherwin Williams, Liberty Mutual, Cleveland Clinic, and Nestle
- Owner-managed building
- Instant freeway access via Harper/ Cochran Rd. and SOM Center Rd. (Route 91) interchanges
- Easy access to I-271, I-480, and I-80 (Ohio Turnpike) via State Route 422

Available Space

- 7,480 SF available
- Clean warehouse/showroom space
- 2 drive-ins
- 18' clearance height

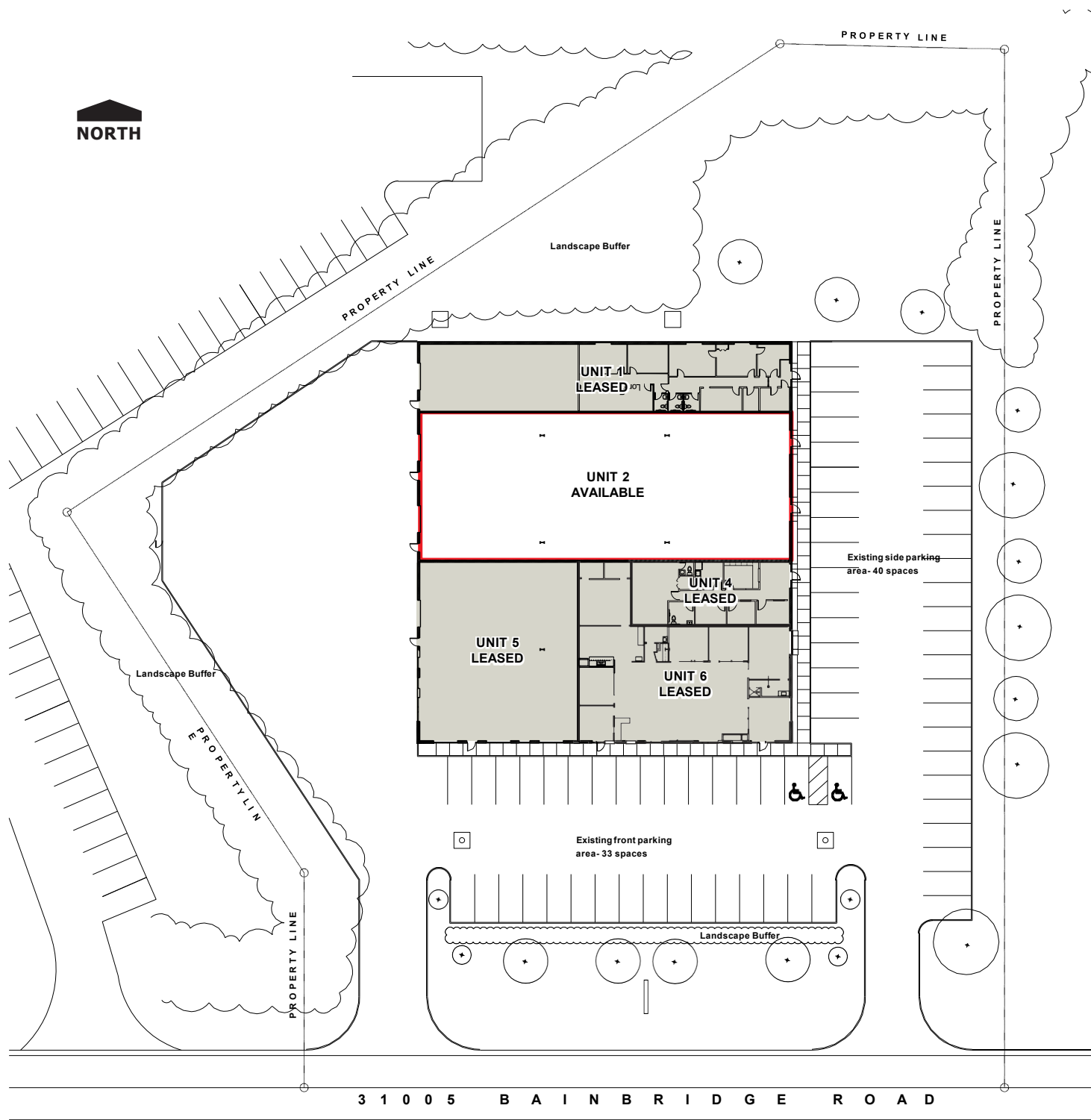
**31005 Bainbridge Rd.
Solon, OH**

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**LEASE RATE
\$5.00/SF NNN**

**OP EX:
≈ \$1.97/SF**

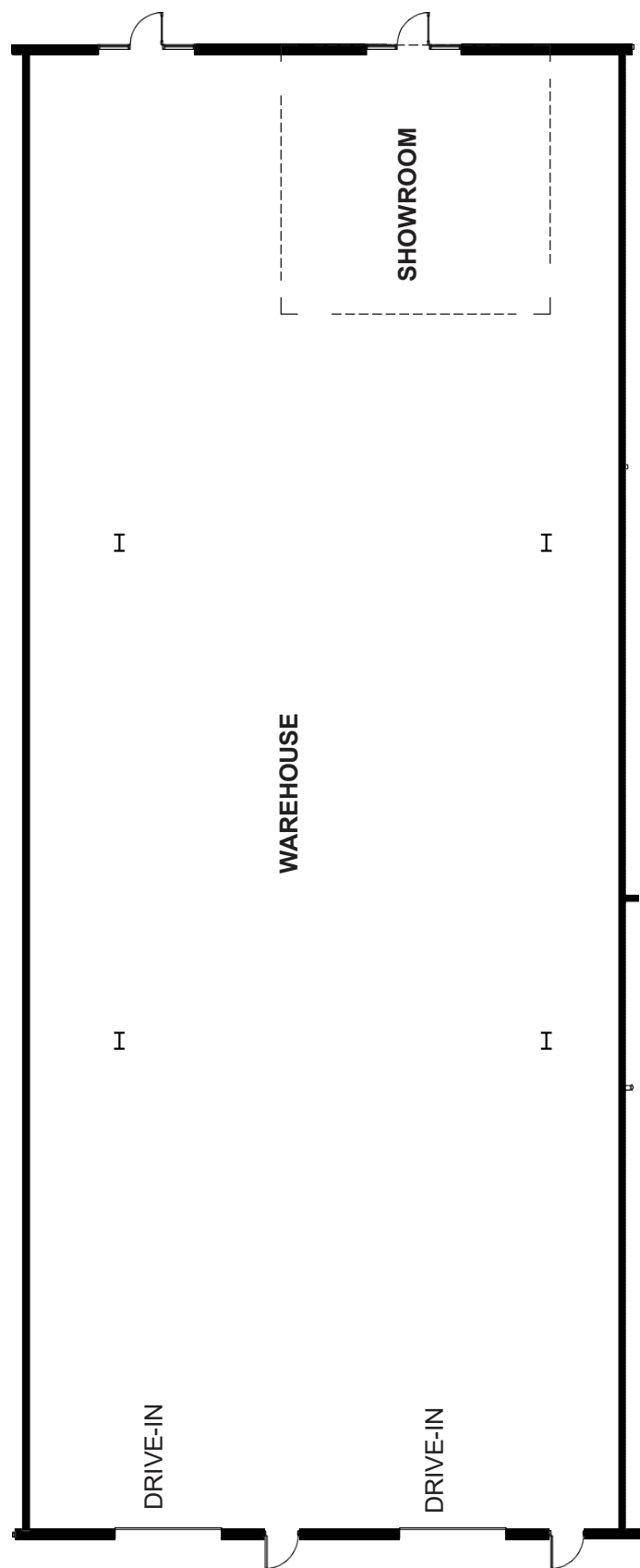
Site plan



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Floor plan



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Amenity Map



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Location Map



1 minute
to food and gas



5 minutes
to I-271



5 minutes
to I-480



22 minutes
to Cleveland Hopkins Airport



24 minutes
to downtown Cleveland

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