




For Lease

29325 Fountain Parkway, Solon, OH

 JLL SEE A BRIGHTER WAY


29325 Fountain Parkway / Solon

Property Summary

 **72,000 SF**
Total building size

 **63,750 SF**
Warehouse space

 **8,250 SF Office Space**
5,250 SF First Floor
3,000 SF Second Floor

 **\$8.50/ SF NNN**
Lease Rate



Demographics

Total Population

1-miles	3-miles	5-miles
1,190	40,729	113,262

Daytime Population

1-miles	3-miles	5-miles
9,649	52,005	129,244

Number of Households

1-miles	3-miles	5-miles
386	17,018	48,146

Average Household Income

1-miles	3-miles	5-miles
\$147,943	\$132,475	\$132,942

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Property Highlights

- Class A Industrial Building built in 2024
- Building is in pristine condition & available for immediate occupancy
- Fully climate-controlled building (warehouse + office)
- Racking already in place (can easily be removed, if desired)
- Ideal for distribution or light manufacturing
- Shorter-term lease preferred (3 years, but open to negotiation)



Detailed Property Specs

Year Built	2024
Construction	Pre-cast insulated concrete
Clear Height	28' - 30'
Docks	Four (4) docks w/ seals, lights and levelers (9'x10')
Drive-In Doors	Two (2) w/ automatic openers (12'x14')
Roof	0.060mil TPO w/ R-30 Insultaion
Floor	7" concrete
HVAC	100% warehouse & office
Sprinkler	ESFR
Column Spacing	50' x 50'
Parking	55 spaces
Lighting	Motion sensed LED
Power	480v, 800 amp, 3 Phase (backup generator on site)
Office	2 stories w/ private offices, conference rooms, separate restrooms, open areas & kitchenette
Warehouse	Lunch room, separate restrooms, multiple clean rooms
Zoning	Industrial Manufacturing (I-2)



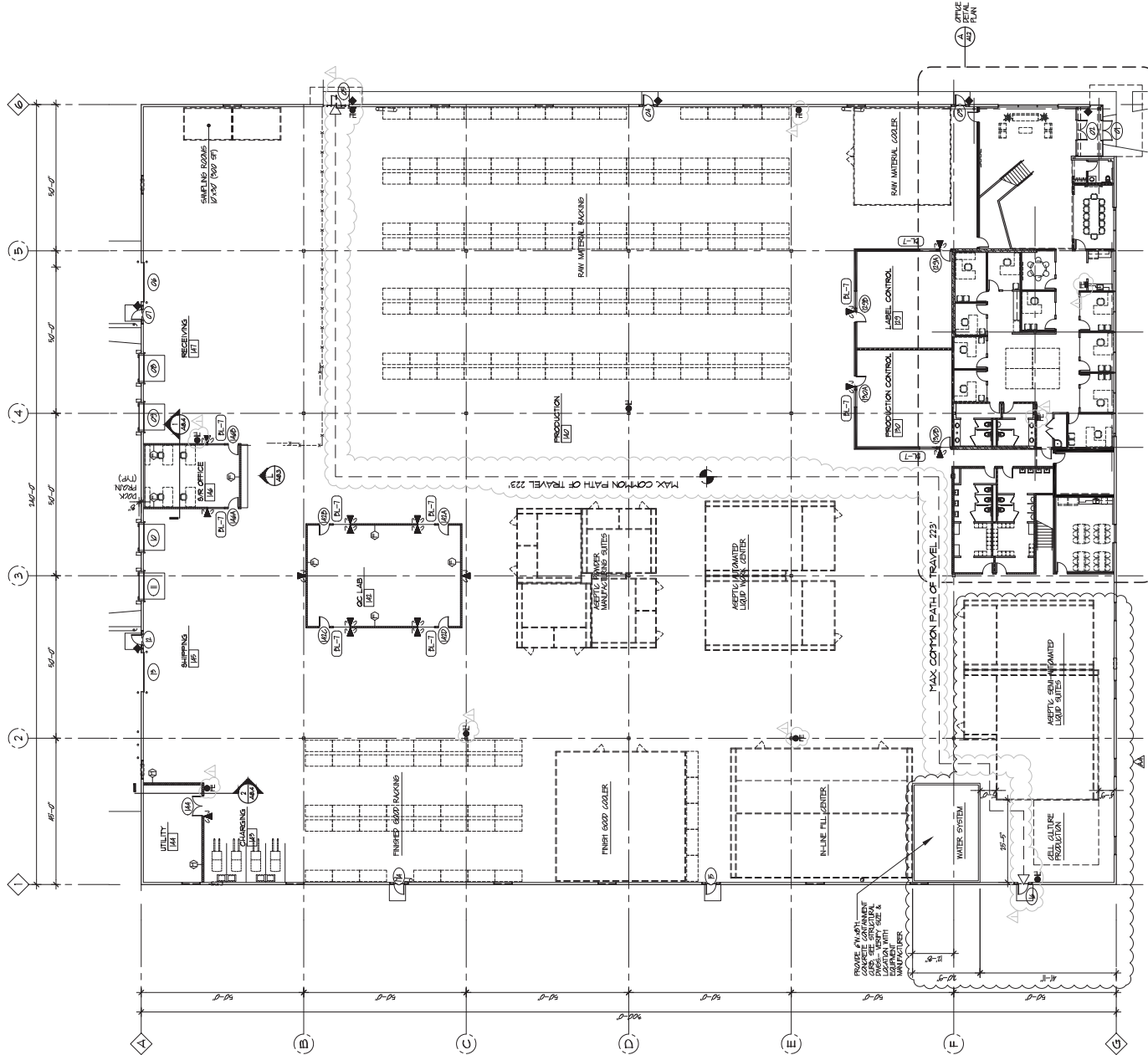
Property Photos



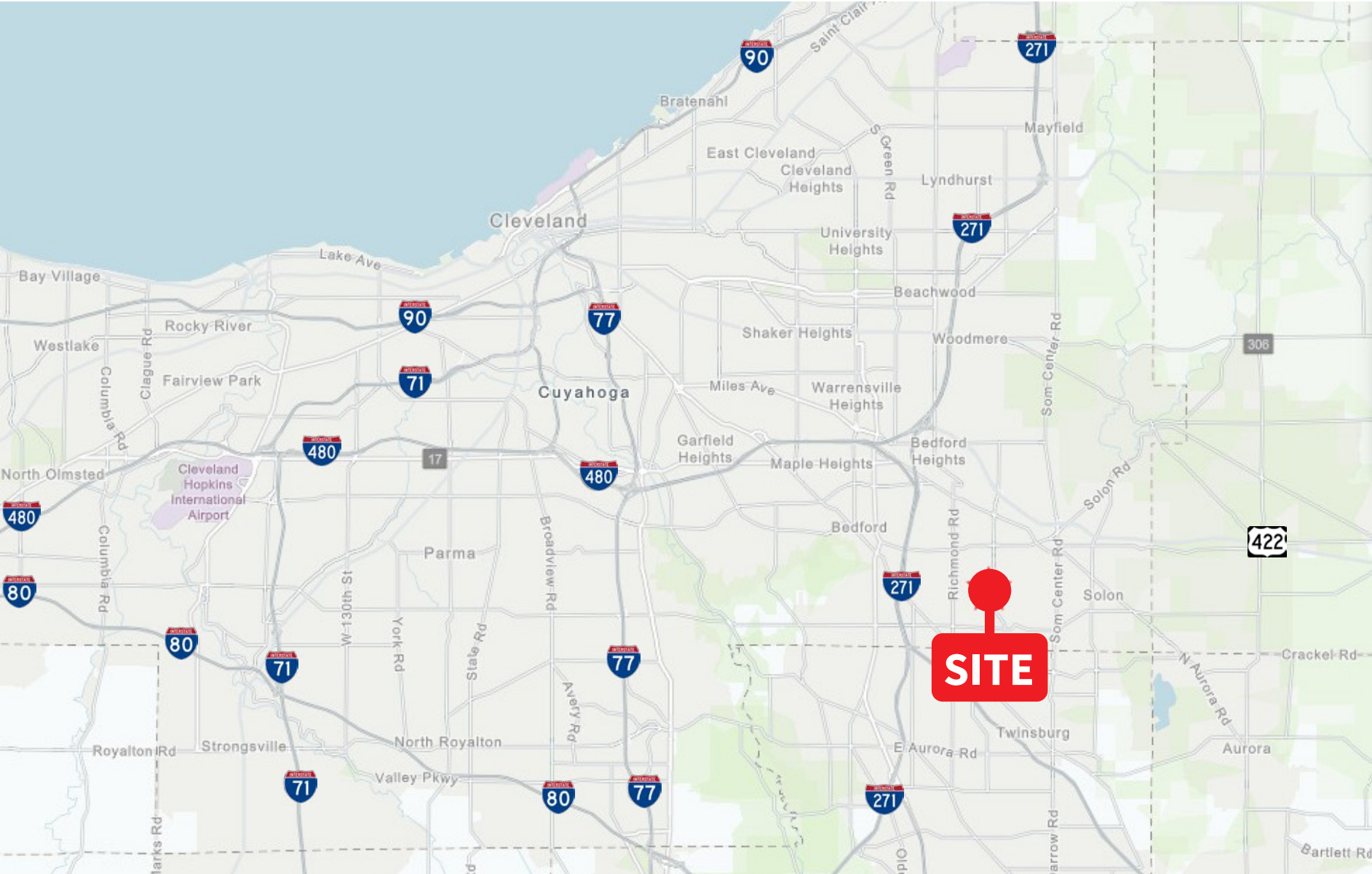
Property Photos



Floor Plan



Location



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