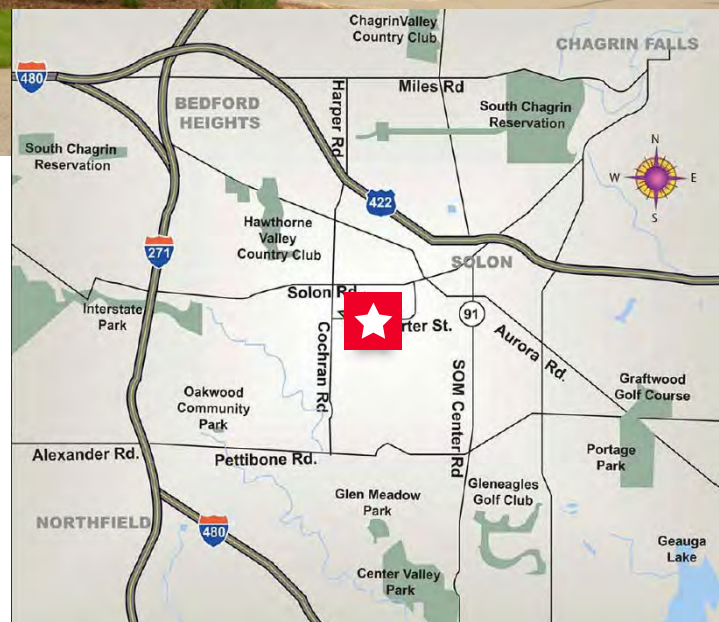


WAREHOUSE | DISTRIBUTION SPACE



Property Highlights

- 87,868 SF building situated on 5.43 acres
- Located at the intersection of Carter St. & Davis Industrial
- Minutes from I-422 in Solon's Commercial Industrial District
- Wet sprinkler system
- 18'6" clear ceiling height
- Truck parking available
- 33 parking spaces
- 34'x37' column spacing



Availability

UNIT	TOTAL SF	WHSE SF	OFFICE SF	DOCKS	DRIVE-INS
B	30,510	28,265	2,245	3	1

Matthew Beesley, SIOR

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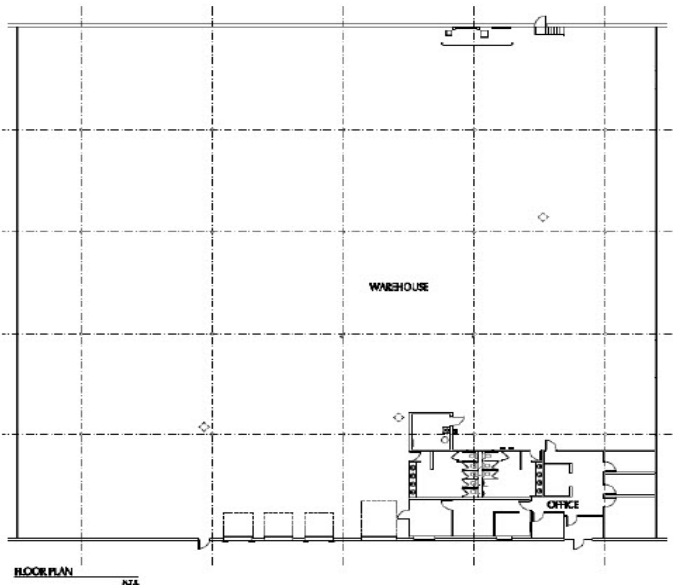
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Summary (33290)



30901 CARTER STREET 30901 Carter St., Ste B Solon, OH 44139

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Property Near:	Davis Industrial
Land Size (Acres)	5.43 Acres
Available SF:	30,510 SF
Building SF:	87,868 SF
Industrial SF:	28,265 SF
RSF:	87,868 SF
Office SF:	2,245 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Secondary Use:	Warehouse
Floors:	1
Multi-Tenant:	Multi-Tenant
Year Built:	1974
# Buildings:	1
ConstructionType:	Brick/Block
Roof Type:	Built up
Floor Type:	Concrete
Sprinkler:	100% Wet
Ceiling Ht:	18' 6" (Min) 18' 6" (Max)
Bay Size:	34' (Width) 37' (Depth)
Column Spacing:	34x37

Utilities

Gas:	City
Water:	City
Sewer:	City
Power:	277/480 v 1200 a 3 p
Power Supplier:	Illuminating Company

Site

Land SF:	236,531 SF
Parcel Number:	953-29-007
Zoning:	I1-Industrial

Crane

# Cranes:	0
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General Listing/Transaction Information

Asking Rate:	\$3.75 NNN
Min Avail SF:	30,510 SF
Max Contig SF:	30,581 SF
Transaction Type:	Lease
Vacancy Type:	Sublease

Parking

# Spaces:	33
Parking Ratio:	1.14/1000
Parking Comments:	Truck parking available

Loading & Doors

# GL/DID:	1
GL/DID Dim. (H x W)	12x10
#DH/Truck-level Doors:	3
Total Doors:	4

Contacts

Listing Broker(s)	Matthew Beesley, SIOR CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com
	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 rgarber@crescorealestate.com

Comments

Property Comments: Property is exceptionally well located at the intersection of Carter Street and Davis Industrial; Located in the heart of Solon's Commercial Industrial District; Less than 5 minutes from I-422; Warehouse is heated by overhead gas units, entire building is sprinklered. Brick and block construction and concrete paving with asphalt surface.