

81,062 Freestanding Warehouse Opportunity

For Lease | 30700 Aurora Road, Solon, OH 44139





HIGHLIGHTS

- Unique opportunity to lease an extremely well maintained 81,062 SF freestanding warehouse in one of Northeast Ohio's premier industrial corridors
- Managed by strong local ownership (Chelm Properties) committed to investing into the building and its tenants
- Potential to add grade level drive in door(s) or expand parking if required
- Well maintained parking lot and truck court to accommodate employee parking needs and truck/trailer traffic
- Prime location with immediate access to SR 422, I-480 and I-271
- Join the thriving and business friendly city of Solon with major businesses such as Swagelok, Nestle, MFS Supply, Wrap Tite, Graphic Packaging International Inc. and more

AVAILABILITY

Full Building Available: 81,062 SF
(Divisible)

LEASE RATE

\$5.50/SF NNN
NNN \$1.91/SF/Year



Building Stats

Total Building Size: 81,062 SF

Office Space: 613 SF

Construction Type: Brick/Block/Metal

Zoning: Industrial
Manufacturing

Sprinkler: 100% Wet

Power: 3 Phase / 480V /
400A

Column Spacing: 55' x 40'

Clear Height: 24'

Land Size: 5.84 AC

Parking: Ample

A/C: Office

Year Built: 1994

Roof Type: Metal

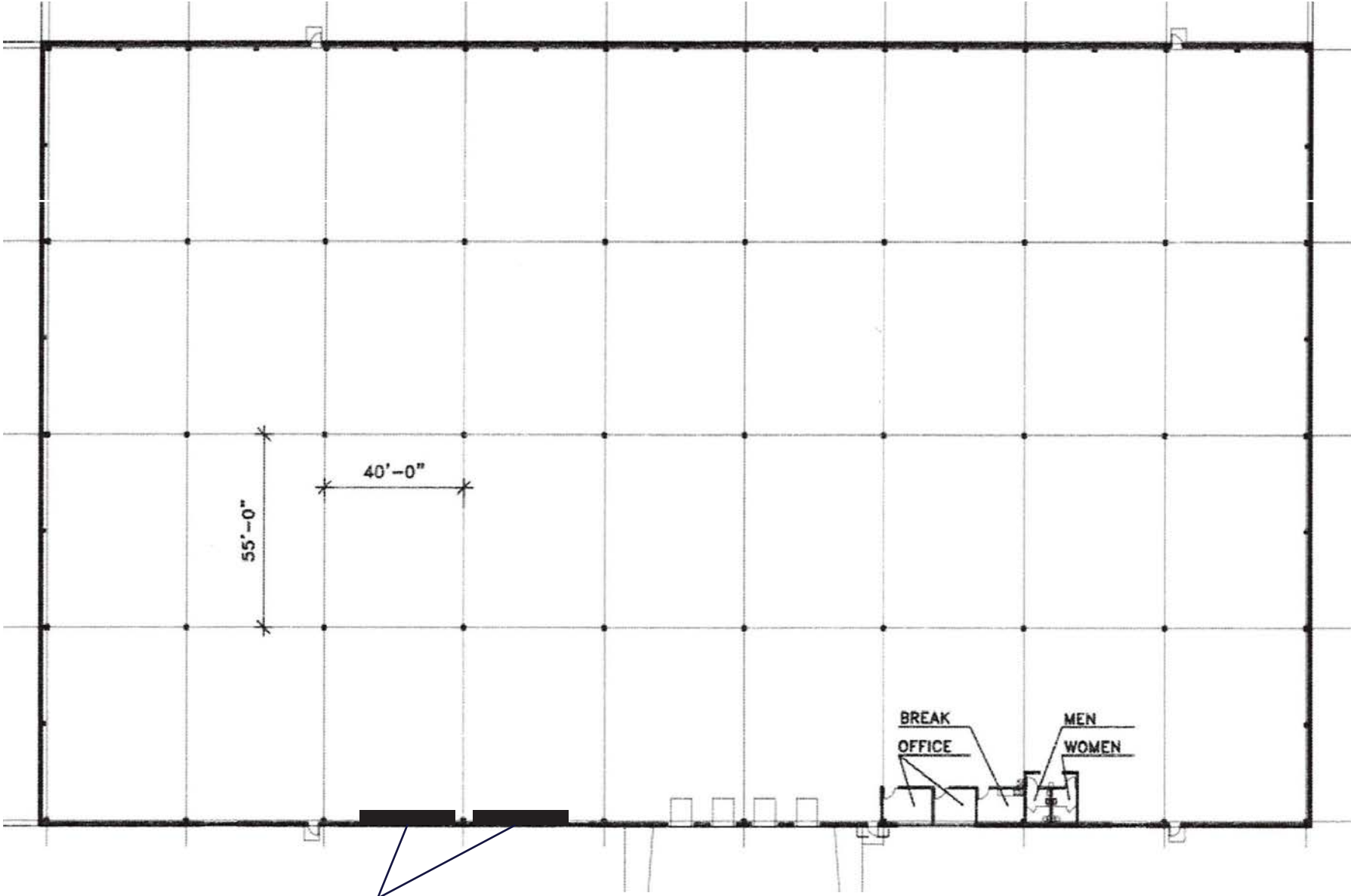
Drive In Doors: To Suit

Docks: Four (4): Two (2) 8'x8' &
Two (2) 8'x10' with in-ground
levelers

Lighting: LED with motion sensors

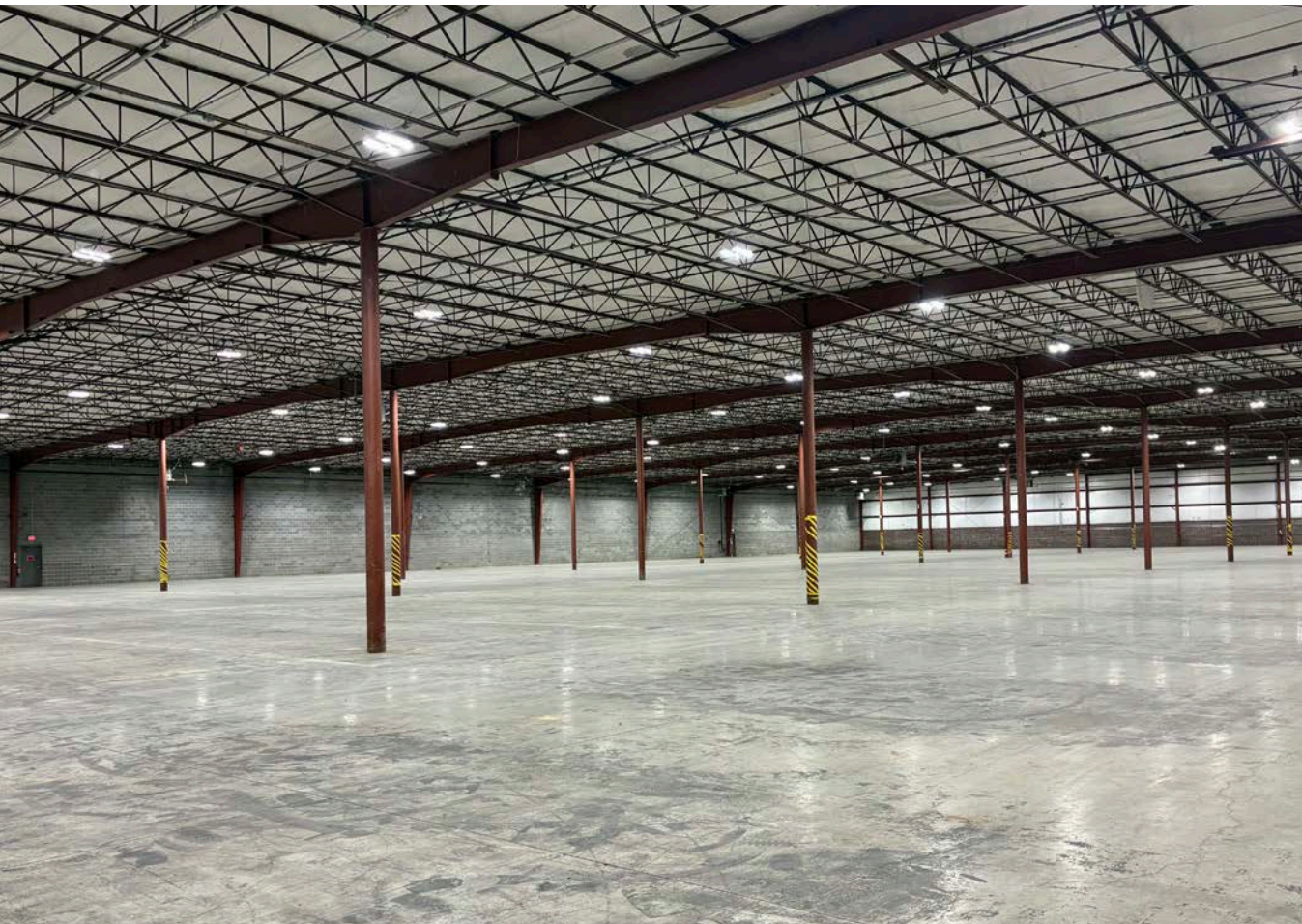
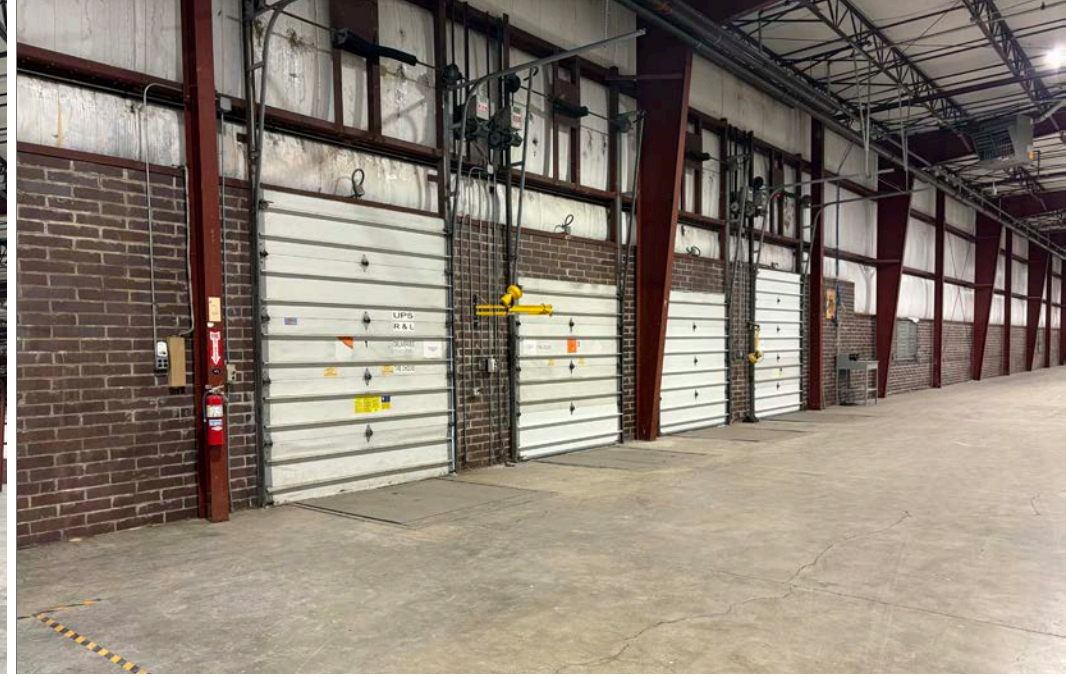
Heat: Overhead Gas

Floor Plan | 81,062 SF



Potential Drive-In Door(s)

Interior Photos



Exterior Photos



Building Access





106,562
 Population
 (2026 | 5 Mile)

42.6
 Median Age
 (2026 | 5 Mile)

45,755
 Households
 (2026 | 5 Mile)

\$137,998
 Household Income
 (2026 | 5 Mile)

6,640
 Total Businesses
 (2026 | 5 Mile)

91,214
 Total Employees
 (2026 | 5 Mile)

81,062 Freestanding Warehouse Opportunity

30700 Aurora Road, Solon, OH 44139

FRED W. CHRISTIE

Executive Vice President

& Partner Emeritus

fchristie@crescorealestate.com

+1 216 525 1468

ALEX VALLETTO

Associate

+1 216 525 1485

avalletto@crescorealestate.com

Cushman & Wakefield | CRESCO

6100 Rockside Woods Blvd, Suite 200

Cleveland, OH 44131

crescorealestate.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.