

## **6565 Davis Industrial Pkwy., Suite AA**

**SUBLEASE | TURN-KEY OFFICE/R&D/PHARMA SPACE**

**6565 Davis Ind. Pkwy., Suite AA**  
**FOR SUBLEASE**  
**TURN-KEY OFFICE/R&D/PHARMA SPACE**

**±11,812 SF**

AVAILABLE SPACE

**\$10.50/SF NNN**

LEASE RATE

**TOTAL SIZE: ±11,812 SF**

**- Warehouse: ±3,100 SF**



- Air-Conditioned warehouse
- 19' Clear
- Isolated Secured Pharma Storage

**- Office: ±7,000 SF**



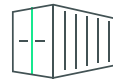
- 8 Total Offices Rooms with 3 Executive Offices
- 2 large open floor plans for bullpens
- 1 Kitchenette/Break Room
- 1 Secured Locker Room
- 1 Conference Room
- Turn-key Plug 'n Play with Furniture Available

**- Clean Room Space: ±1,000 SF**



- Class 7 (Prep): ±500 SF
- Class 5 (Sterile): ±500 SF
- Bio Freezer: 630 Cubic SF

**- Secured Pharmacy Storage:**



- Dry: 462 SF  
Clear: 9'
- Dry Isolated (w/stacking): 525 SF  
Clear: 19'

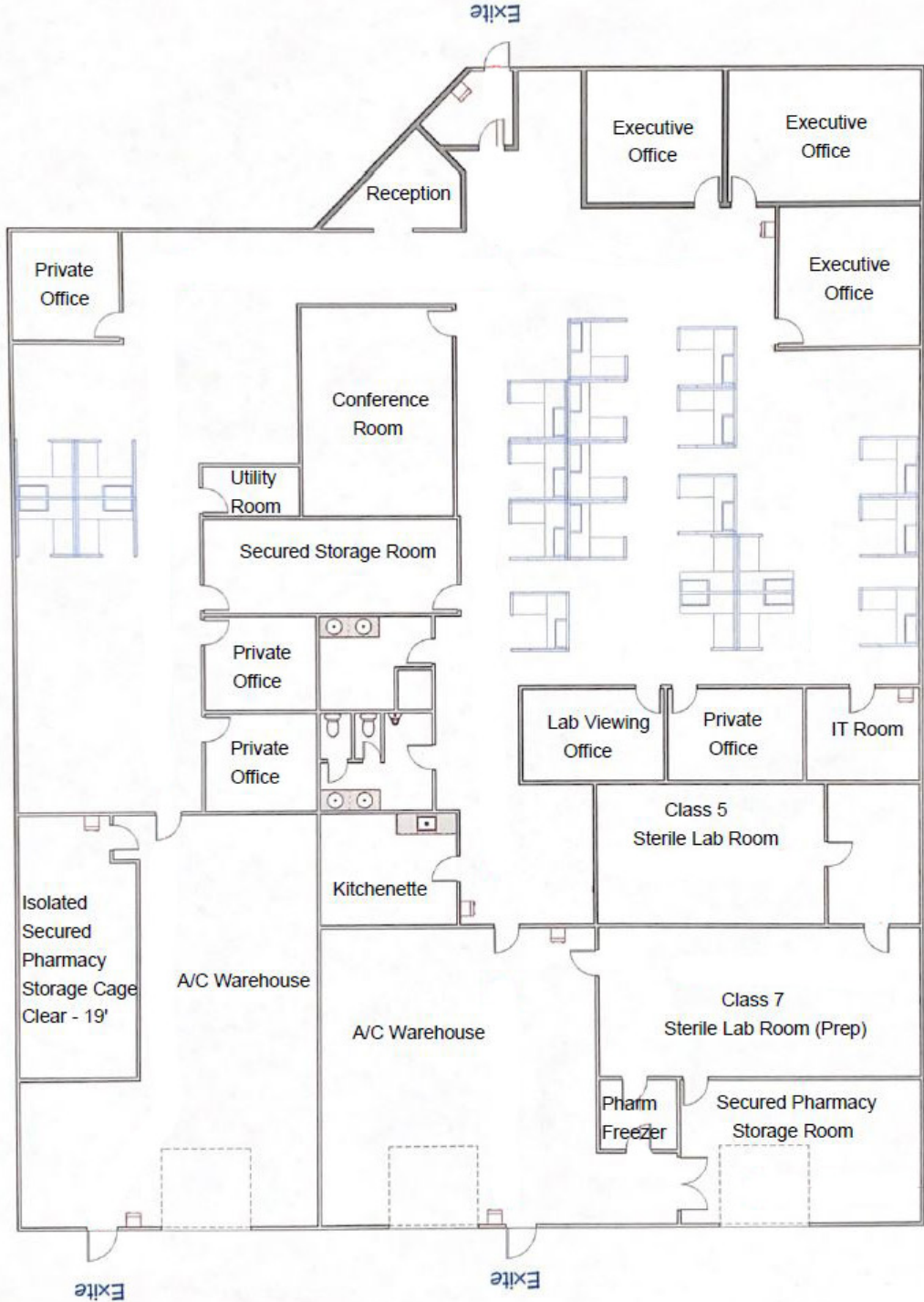
Loading - 2 Loading Docks with leveler - 8' x 8'

Power - 480V/200A/3P

Lease Rate - \$10.50/SF NNN

Sublease Expiration: 1/31/2029

# Floor Plan





# Area Demographics - 5 Mile Radius



## SOLON RETAIL TRADE AREA

### TRADE AREA INFO

Bainbridge Road & OH-91  
(3 Miles)

- Population:
- Daytime Population:
- Total Households:
- Median HH Income:
- Total Businesses:
- Total Employees:

### MAJOR OFFICE BUILDINGS

537,349 Total SF

1. Nestle - 141,208 SF
2. Swagelok Global HQ - 130,000 SF
3. Industrial Commercial Prop. - 102,500 SF
4. Fountain Parkway III - 100,000 SF
5. Arbor Court II - 63,641 SF

### HOTELS

5 Hotels/426 Rooms

1. Springhill Suites - 120
2. Hampton Inn - 103
3. TownePlace Suites - 97
4. Homewood Suites - 96
5. Solon Motel - 20

### MAJOR EMPLOYERS

1. Swagelok - 3,800
2. TTI Floor Care - 2,900
3. Nestle - 2,500
4. Kennametal - 400
5. Venture Lighting - 300

**\$131,367**

Avg. Household  
Income

**74,862**

Employees

**101,510**

Population

**41,994**

Households

**\$339,795**

Avg. Household  
Value

**44.4**

Median Age

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