

AVAILABLE FOR LEASE

293,584 SF WAREHOUSE SPACE

ERICO DRIVE, SOLON, OHIO

Conceptual Rendering

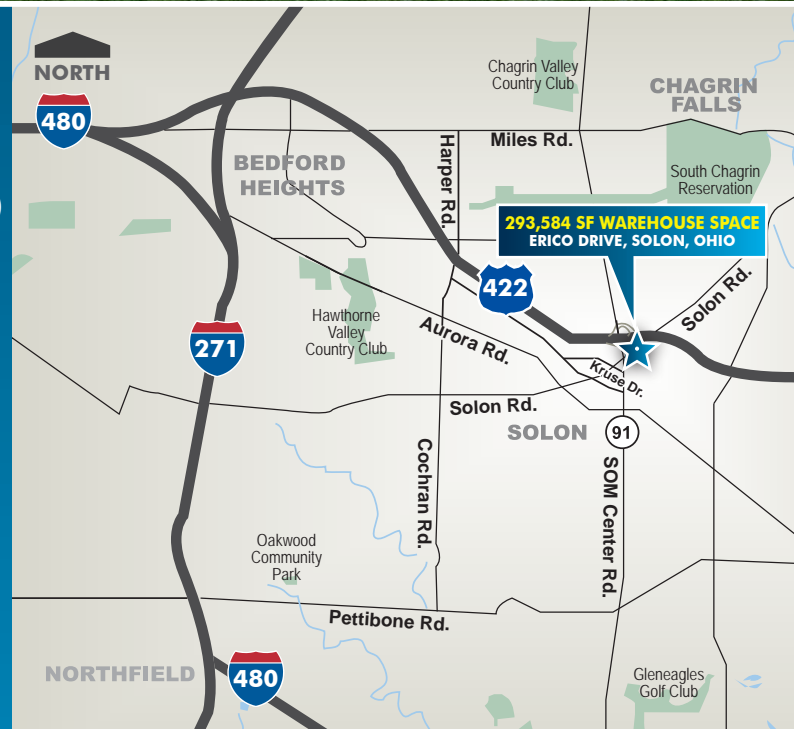


PROPERTY HIGHLIGHTS:

- 293,584 SF available, divisible to 52,904 SF
- 32' clear height
- ESFR sprinkler
- Proposed 22 docks, 2 drive-in doors (additional to-suit)
- 7" concrete floor
- 53' x 51' column spacing with 60' speed bays
- High bay LED lighting
- 222 employee parking spaces
- 48 trailer parking spaces
- 22.88 acre site
- Nearby highway access via State Route 422, connecting with I-480 and I-271
- Close to downtown Solon with access to retail and restaurants

LEASE RATE:

- Warehouse: \$6.00/SF NNN
- Office: \$12.00/SF NNN



Terry **COYNE**

For further information, please contact our licensed real estate salesperson:

Terry Coyne, SIOR, CCIM

Vice Chairman

Office 216.453.3001 Email tcoyne@ngkf.com

 **Newmark
Knight Frank**

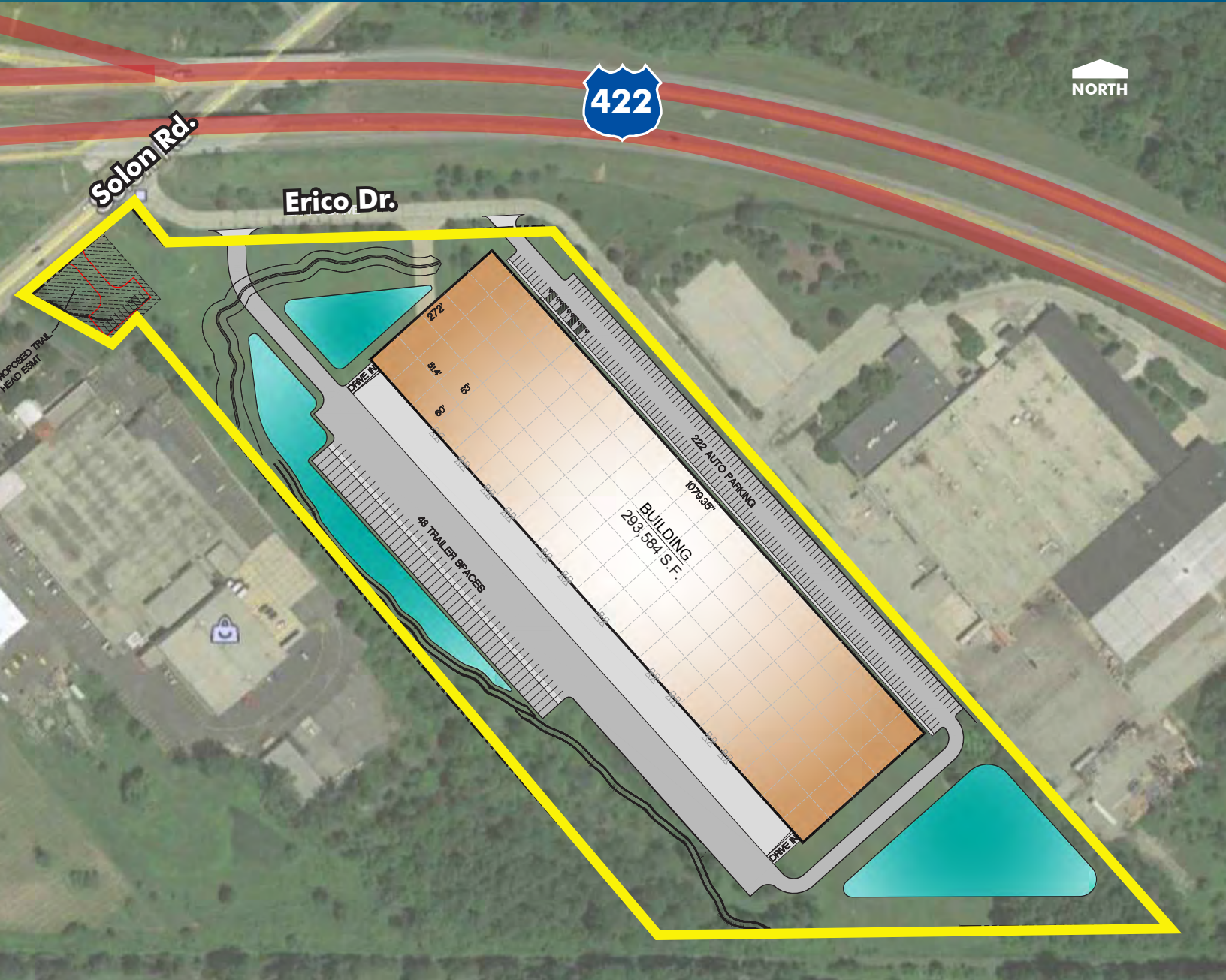
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Conceptual Site Drawing



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Demographics

MILES	3 MILES	5 MILES	10 MILES
2020 Total Population:	26,783	84,480	387,050
2020 Total Households:	9,789	33,210	158,014
Est. Population Growth 2020-2025	(0.37%)	0.05%	(0.62%)
Est. Household Growth 2020-2025	(0.43%)	0.00%	(0.72%)
Median Household Income	\$109,212	\$86,422	\$69,838
Median Home Value:	\$325,898	\$261,756	\$186,723

Traffic Counts

12 MINUTES TO I-480 AND I-271 INTERCHANGE. IMMEDIATE ACCESS TO STATE ROUTE 422.



Location	Vehicle Count
Som Center Road and Solon Rd.	28,460 vehicles per day
State Route 422 at Som Center Rd.	54,805 vehicles per day
I-480 and Northfield Rd.	101,594 vehicles per day
I-271 and State Route 422	144,209 vehicles per day

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Retail/Business Aerial

GREAT LOCATION CLOSE TO STATE ROUTE 422, RETAIL AND BUSINESSES



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UPTOWN SOLON
MUSTARD SEED MARKET & CAFE
OLD NAVY
petco
Pier 1 Imports
ULTA BEAUTY
jenny brais
dressbarn
palm beach tan
Bath Works
Swagelok

SOLON MALL SHOPPING CENTER
Marc's
SHERWIN WILLIAMS
usbank
FedEx
SOLON CITY CENTER

SOLON SQUARE SHOPPING CENTER
oasis YOGA + FITNESS
PAPA JOHN'S
CHAMPS
KITCHEN 56
Advance Auto Parts
IMPERIAL YORK
JOANN
Mr. Chicken
Papa John's
Gionino's
AT&T
White Flower Cakes
Great Clips
KeyBank

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