

# 30350 Bruce Industrial Pkwy Solon, OH

Industrial/Lab Building For Sale

Sale  
Brochure



**MATTHEWS™**

# Property Highlights

**\$2,900,000**

List Price

**\$95/SF**

Price Per SF

**±2.12 AC**

Lot Size

## Property Details

Address	30350 Bruce Industrial Pkwy, Solon, OH 44139
Lot Size	±2.12 AC
Year Built	1983/2013/2024
Construction	Masonry
Total SF	±29,224 SF
Warehouse SF	±14,268 SF
Office SF	±5,155 SF
Lab/Technical Space	±9,801 SF
Clear Height	20'
Drive In Doors	1
Dock Doors	2
Power	480v 3-Phase
Sprinklered	Yes
Parking Spaces	55 Spots
HVAC	Fully Climate Controlled

- New roof installed in 2021, transferable warranty included
- Two RTU units installed in 2023
- Full expansion & renovation of office/technical areas completed in 2024
- Easy access to major highways I-271, I-480 and I-77
- Situated in Solon's industrial corridor with fantastic demographics & local amenities



# Property Photos

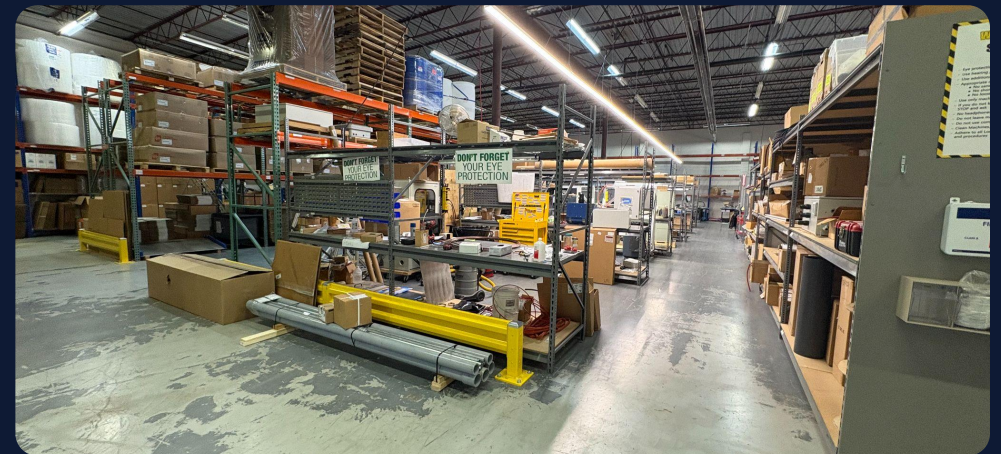
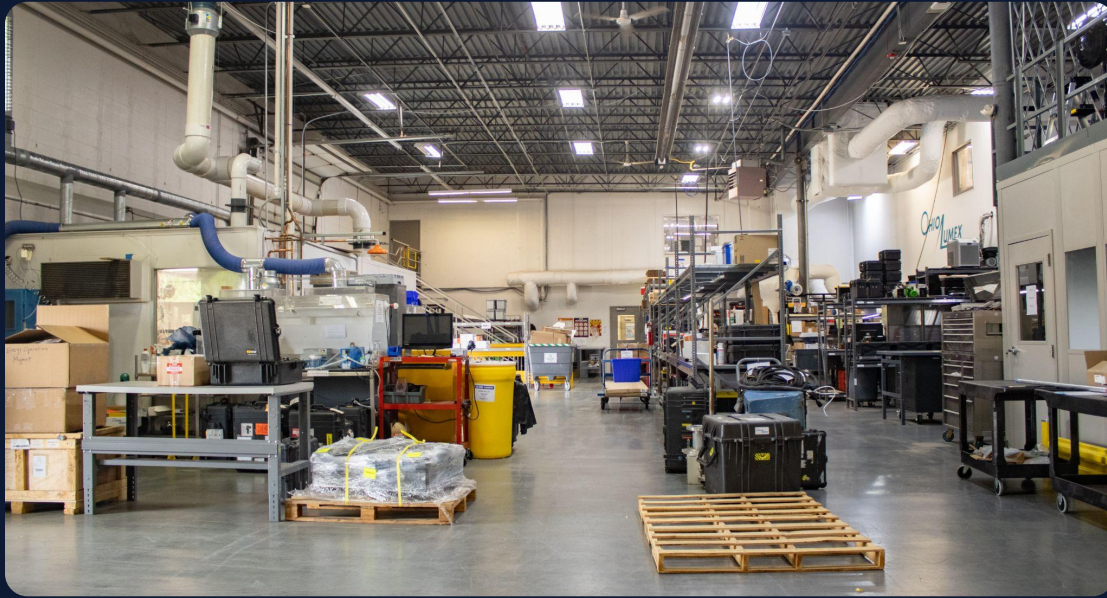


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**Broker of Record**  
Matthew Wallace  
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*Industrial Space For Lease*

**MATTHEWS™**





**KOMATSU**

**AMP**

**SIGNUM**

**US-422**  
± 54,805 VPD

**Interstate 271**  
Outerbelt Fwy  
± 127,922 VPD

**Cochran Rd**  
± 14,260 VPD

**#20,912 VPD**

**Swagelok**

**THE HOME DEPOT**  
Distribution Center

**MFS SUPPLY**

**ECLIPSE** Compliance Testing

**Lineage**

**Kings**  
fresh & delicious  
Distribution Center

**Red Bull**  
ENERGY DRINK  
Distribution Center

**XGS**

**WMM**

**GLT PRODUCTS**

**Subject Property**

**ORACLE**

**MDESIGN**

**mri**  
REAL ESTATE SOFTWARE

**KENNAMETAL**

**nvent**

**Permatex**

**Wincom Technologies**  
Premier Global Distribution

**MP**

**anchor industries**

**For Lease**

**MATTHEWS™**

**30350 Bruce Industrial Pky**  
Solon, OH 44139

## Exclusively Listed By

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## Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **30350 Bruce Industrial Pky, Solon, OH 44139** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.