

OFFICE | WAREHOUSE



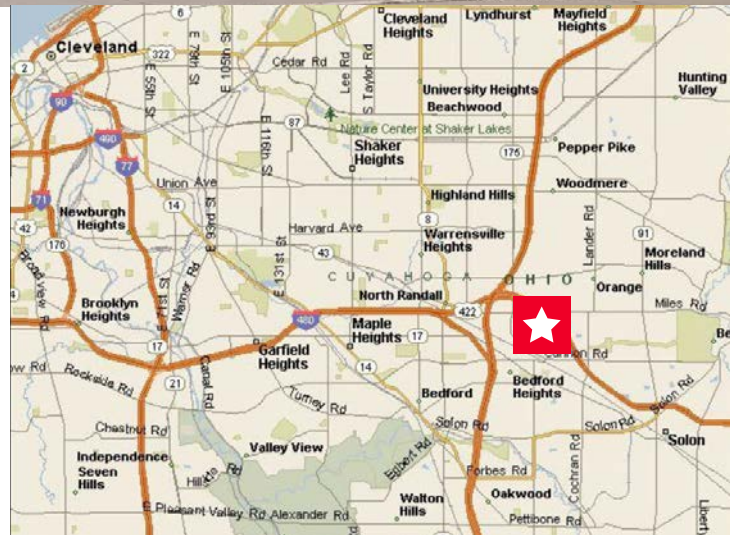
Building Specifications

Total Building:	30,000 SF
Land:	2.16 acres
Ceiling Height:	15'
Year Built:	1973
Construction:	Precast
Sprinkler:	Wet
Lighting:	Fluorescent
Heat:	Gas
Floors:	One (1)

Availability

UNIT	TOTAL SF	WHSE SF	OFFICE SF	DOCKS	DRIVE-INS
F	3,000	1,800	1,200	0	1

* Office built-to-suit



Bob Garber, SIOR

Principal

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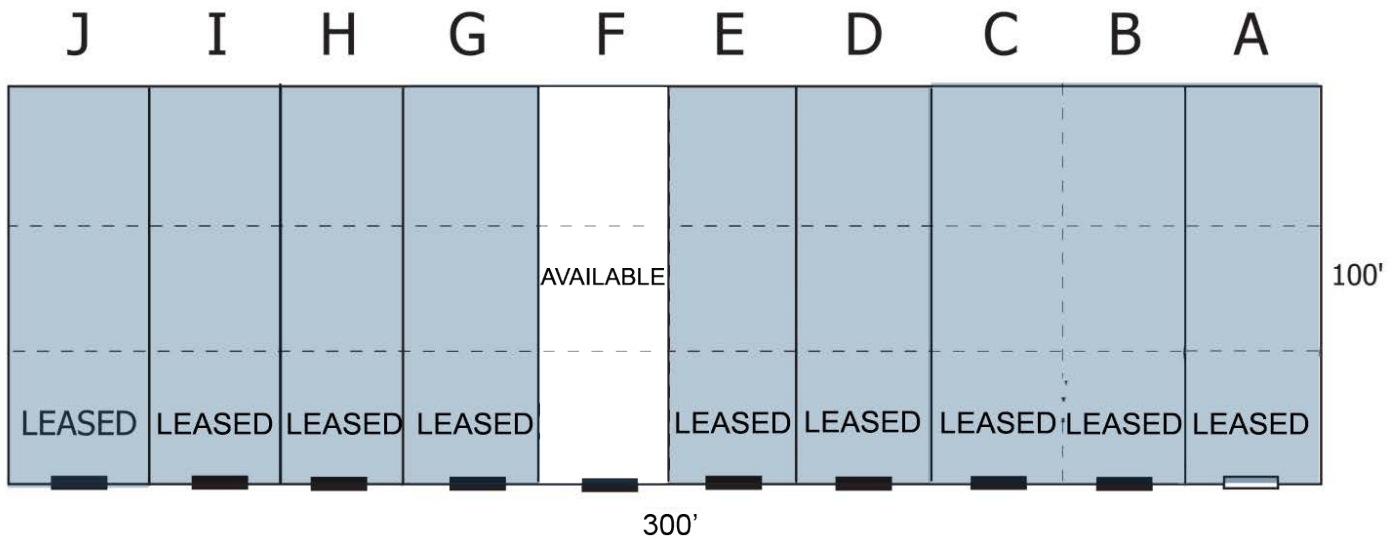
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FOR LEASE
5325 Naiman Parkway
Solon, Ohio

Floor Plan



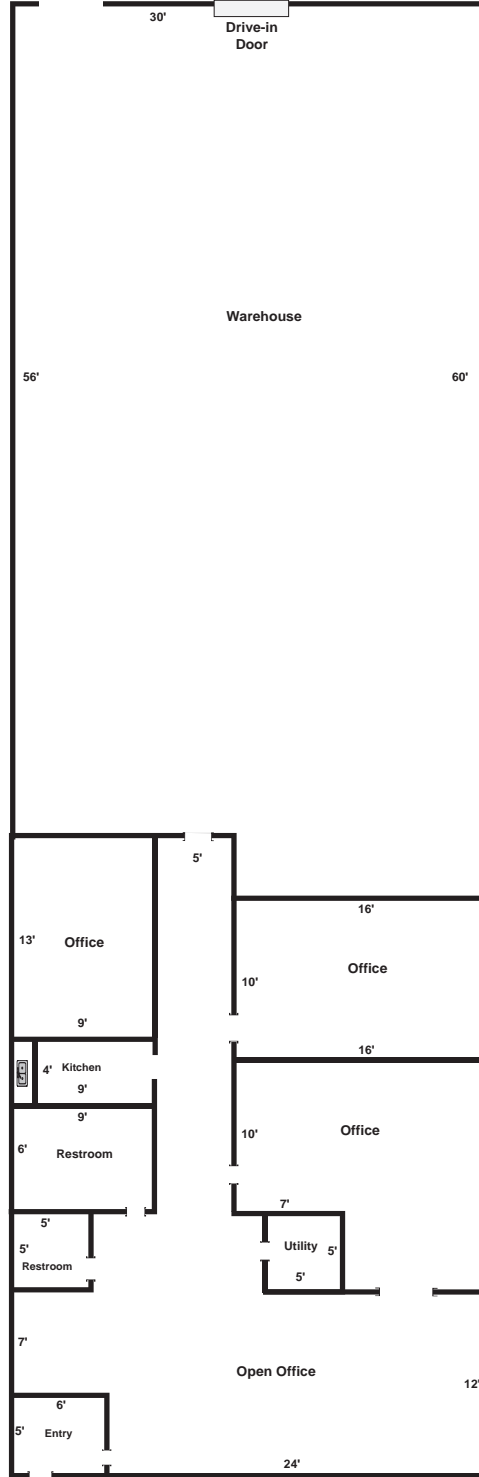
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Unit Layout



All dimensions are approximate and are subject to field verification.

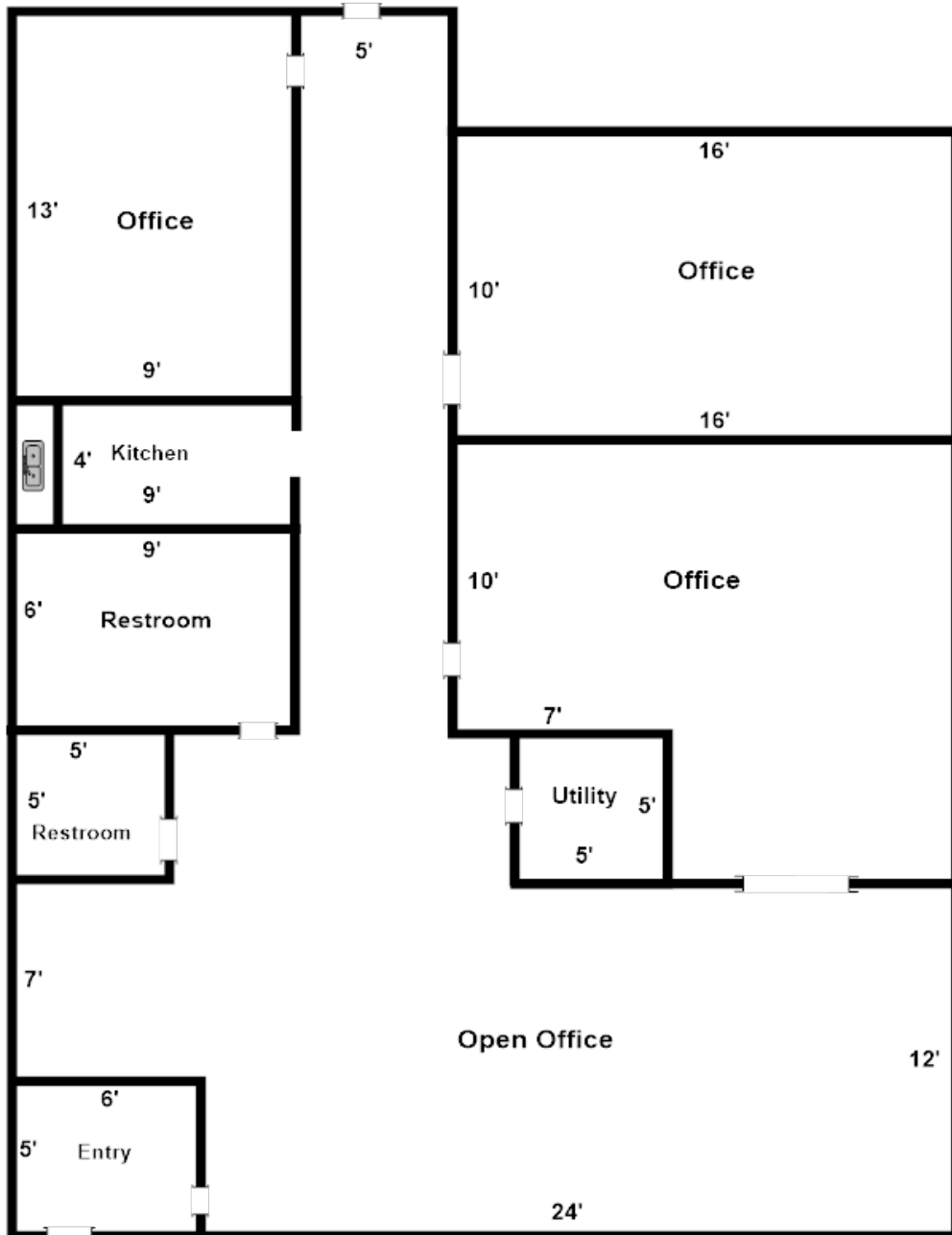
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Office Floor Plan



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Summary (37567)



RAINTREE PARK
 5325 Naiman Pky., Ste
 F
 Solon, OH 44139

County: Cuyahoga
 Market: SE-Z1
 Sub Market: SE Cuyahoga County
 Land Size (Acres): 2.16 Acres
 Available SF: 3,000 SF
 Building SF: 30,000 SF
 Industrial SF: 1,800 SF
 Office SF: 1,200 SF

Building

Construction Status: Existing
 Primary Use: MU
 Floors: 1
 Year Built: 1973
 ConstructionType: Precast
 Roof Type: Rubber
 Sprinkler: Wet
 Heat: Gas
 Ceiling Ht: 15' (Min) 15' (Max)
 Column Spacing: 30' x 100'

General Listing/Transaction Information

Asking Rate: \$4.75 MG Per Year
 Min Avail SF: 3,000 SF
 Max Contig SF: 3,000 SF
 Transaction Type: Lease
 Vacancy Type: Direct

Utilities

Parking

Site

Land SF: 94,090 SF
 Zoning: IND

Loading & Doors

GL/DID: 1
 #DH/Truck-level Doors: 0
 Total Doors: 1

Crane

Cranes: 0
 Capacity Tons (Min): 0
 Capacity Tons (Max): 0
 Crane Comments: Crane Capacity:
 Crane Clear Height:

Contacts

Listing Broker(s) Robert Garber, SIOR
 CRESCO Real Estate
 216.525.1467
 bgarber@crescorealestate.com

Comments

Listing Comments: Base year for real estate taxes and building insurance and a CAM pass-thru.
 \$8.75/SF MG for office space.
 \$4.75/SF MG for warehouse space.