

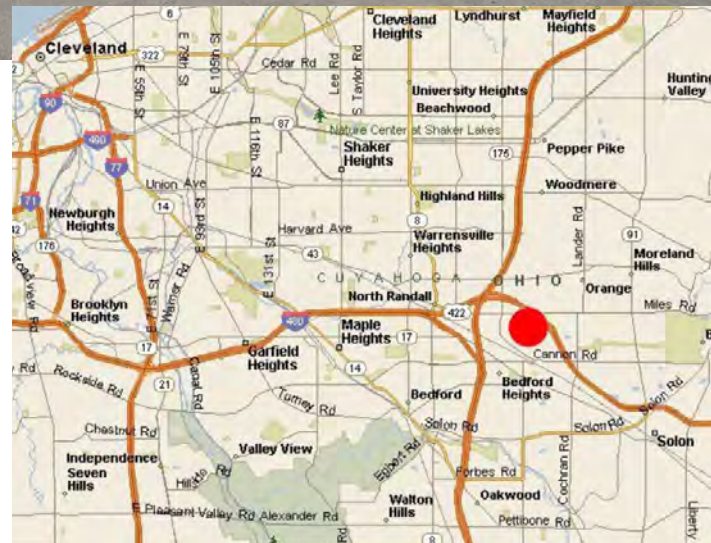
# UP TO 22,414 SF



## Building Specifications

<b>Total Building:</b>	64,235 SF
<b>Ceiling Height:</b>	20'
<b>Construction:</b>	Precast Concrete
<b>Column Spacing:</b>	32' x 40'
<b>Warehouse Lighting:</b>	LED
<b>Heat:</b>	Gas
<b>Roof:</b>	EPDM (Rubber)

Warehouse area freshly painted



## Availability

UNIT	TOTAL SF	WHSE SF	OFFICE SF	DOCKS	DRIVE-INS
B	19,748	17,082	2,666	2	1
D (2nd floor)	2,666	0	2,666	0	0

\*Units B & D can be combined

**BOB GARBER, SIOR**

Principal

216.525.1467

bgarber@crescorealestate.com

3 Summit Park Drive,  
Suite 200

Cleveland, Ohio 44131

Main 216.520.1200

Fax 216.520.1828

**crescorealestate.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.

Building Plan



All Dimensions Are Approximate

**BOB GARBER, SIOR**  
Principal  
216.525.1467  
bgarber@crescorealestate.com

3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200  
Fax 216.520.1828  
**crescorealestate.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.

**Floorplan Unit B**



All Dimensions Are Approximate

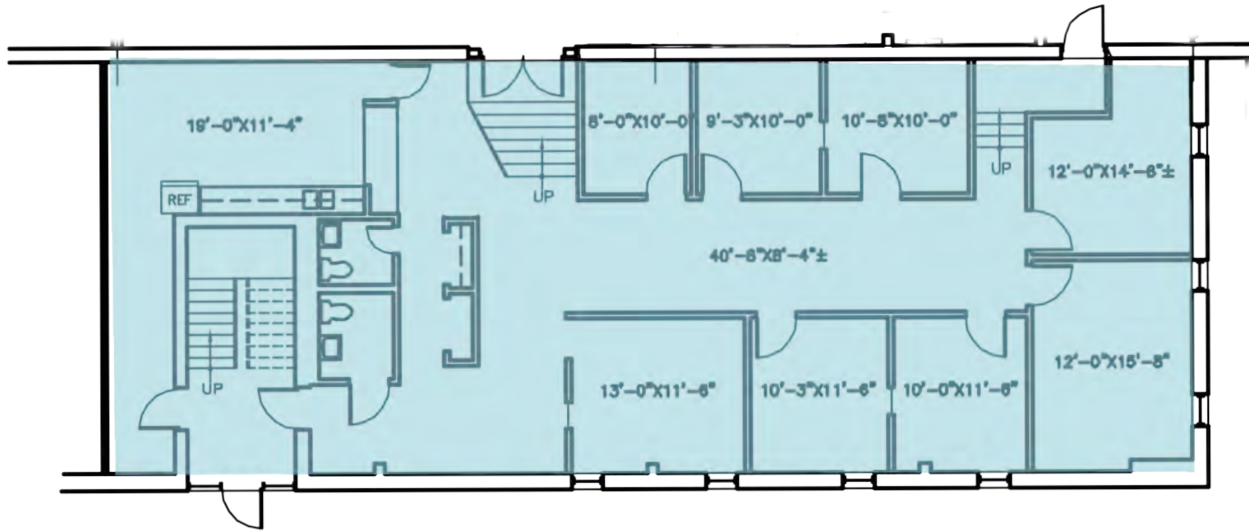
**BOB GARBER, SIOR**  
Principal  
216.525.1467  
bgarber@crescorealestate.com

3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200  
Fax 216.520.1828  
**crescorealestate.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

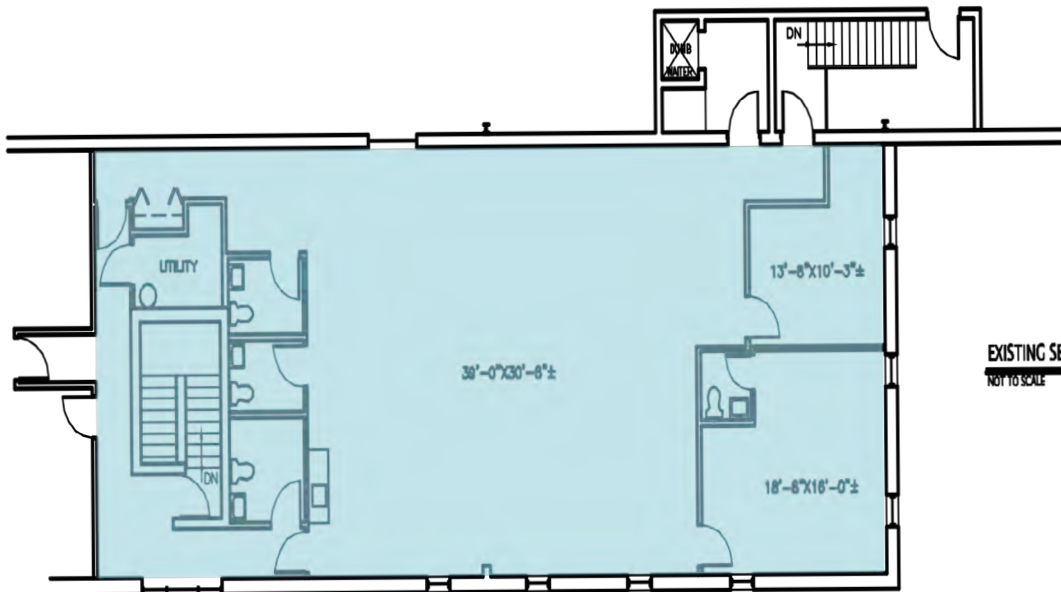
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Floorplan Unit B Office



**EXISTING FIRST FLOOR PLAN**  
NOT TO SCALE

Floorplan Unit D



**EXISTING SECOND FLOOR PLAN**  
NOT TO SCALE

All Dimensions Are Approximate

**BOB GARBER, SIOR**  
Principal  
216.525.1467  
bgarber@crescorealestate.com

3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200  
Fax 216.520.1828  
**crescorealestate.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.





## 5250 NAIMAN PKWY

### Suite B

### Solon, OH 44139

<b>Business Park:</b>	RAINTREE PARK
<b>County:</b>	Cuyahoga
<b>Market:</b>	SE-Z1
<b>Sub Market:</b>	SE Cuyahoga County
<b>Land Size (Acres)</b>	4.24 Acres
<b>Available SF:</b>	19,748 SF
<b>Building SF:</b>	64,235 SF
<b>Industrial SF:</b>	17,082 SF
<b>Office SF:</b>	2,666 SF

#### Building

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Industrial
<b>Secondary Use:</b>	Warehouse
<b>Floors:</b>	2
<b>Multi-Tenant:</b>	Multi-Tenant
<b>Year Built:</b>	1974
<b>ConstructionType:</b>	Precast
<b>Roof Type:</b>	EPDM
<b>Lighting Type:</b>	LED
<b>Sprinkler:</b>	Wet
<b>Heat:</b>	Gas
<b>AC:</b>	Office
<b>Ceiling Ht:</b>	20'

#### Utilities

#### Site

<b>Land SF:</b>	184,694 SF
<b>Parcel Number:</b>	951-01-017
<b>Zoning:</b>	I-1 - Industrial

#### General Listing/Transaction Information

<b>Asking Rate:</b>	\$4.75 MG
<b>Min Avail SF:</b>	19,748 SF
<b>Max Contig SF:</b>	22,414 SF
<b>Transaction Type:</b>	Lease
<b>Total Additional Rent:</b>	\$1.00
<b>Vacancy Type:</b>	Direct

#### Loading & Doors

<b># GL/DID:</b>	1
<b>#DH/Truck-level Doors:</b>	2
<b>Total Doors:</b>	3

#### Contacts

<b>Listing Broker(s)</b>	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com
--------------------------	---

#### Comments

**Listing Comments:** Great clean space with recent updates. This unit features one drive-in door & two docks. An additional 2,666 SF of office space in Unit D can be combined with Unit B for a total of 22,414 SF. CAM is estimated at \$1.00/SF. Real estate taxes & building insurance over a base year.


**5250 NAIMAN PKWY**
**Suite D**
**Solon, OH 44139**

<b>Business Park:</b>	RAINTREE PARK
<b>County:</b>	Cuyahoga
<b>Market:</b>	SE-Z1
<b>Sub Market:</b>	SE Cuyahoga County
<b>Land Size (Acres)</b>	4.24 Acres
<b>Available SF:</b>	2,666 SF
<b>Building SF:</b>	64,235 SF
<b>Office SF:</b>	2,666 SF

**Building/Space**

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Office
<b>Secondary Use:</b>	Warehouse
<b>Building Class:</b>	B
<b>Year Built:</b>	1974
<b>ConstructionType:</b>	Precast
<b># Floors:</b>	2
<b>Multi-Tenant:</b>	Multi-Tenant
<b>Roof Type:</b>	EPDM
<b>Lighting Type:</b>	Fluorescent
<b>Sprinkler:</b>	Wet
<b>Heat:</b>	Gas
<b>AC:</b>	Office

**General Listing/Transaction Information**

<b>Asking Rate:</b>	\$7.00 MG
<b>Min Avail SF:</b>	2,666 SF
<b>Max Contig SF:</b>	22,414 SF
<b>Transaction Type:</b>	Lease
<b>Total Additional Rent:</b>	\$1.00
<b>Vacancy Type:</b>	Direct

**Contacts**

<b>Listing Broker(s)</b>	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com
--------------------------	---

**Comments**

**Listing Comments:** Unit D features 2,666 SF of office space and can be combined with Unit B for a total of 22,414 SF. CAM is estimated at \$1.00/SF. Real estate taxes & building insurance over a base year.