

30500 BRUCE INDUSTRIAL PARKWAY SOLON, OHIO 44139



Property Specifications

TOTAL SF	152,905 SF
YEAR CONSTRUCTED	1985-1996
CEILING HEIGHT	17'
CONSTRUCTION	Brick/Block
ROOF	EPDM
HEAT	Gas/Radiant Tube
LIGHTING	Fluorescent & Metal Halide
SPRINKLER	Wet System
COLUMN SPACING	36' x 37.5'
PARKING	450 spaces
POWER	480 v 2000 a 3 p

- Available 4th Quarter of 2017
- Great corporate setting at cul-de-sac
- Extra land for expansion
- Unit 2: Current use is manufacturing & distribution with tenant installed 3-ton crane & buss duct (Items can possibly be acquired from existing tenant)
- Building can be purchased with cash flow in place
- 95% of the roofs were replaced between 2008 & 2010

CONTACT INFORMATION:

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3 SUMMIT PARK DRIVE, SUITE 200, CLEVELAND, OHIO 44131 - CRESCOREALESTATE.COM

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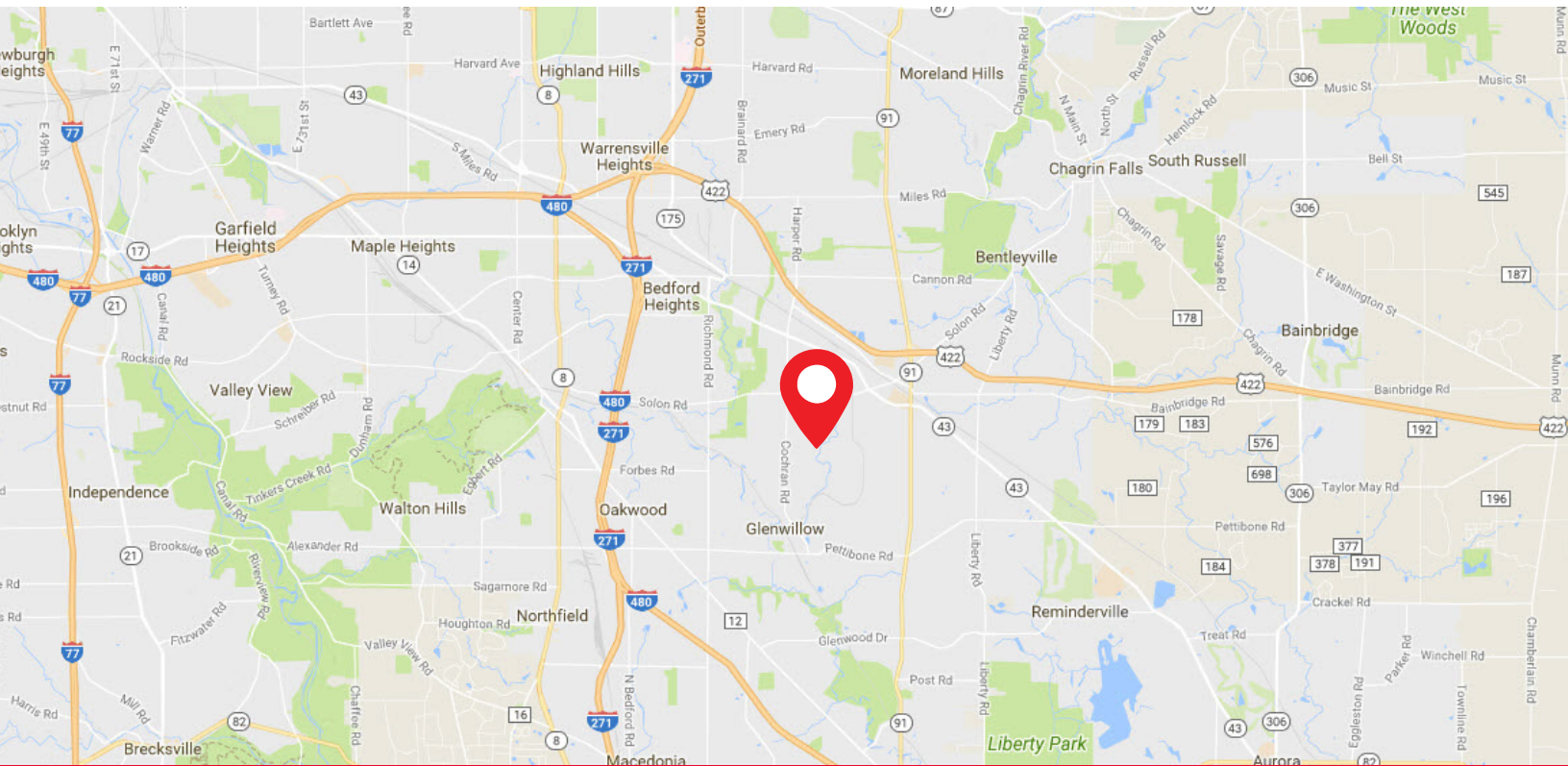
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Available Units For Lease

UNIT	TOTAL SF	OFFICE SF	WHSE. SF	TRUCK DOCKS	DRIVE-IN DOORS
1**	69,853	32,853	37,000*	Two (9' x 10')	One (8' x 10')
2	66,517	11,397	55,120	Nine (8' x 10')	One (12' x 14')
3	16,535	5,000	11,535	-0-	-0-

* 25,000 SF is fully air conditioned & semi finished for office use

** Available 3/1/19 or sooner



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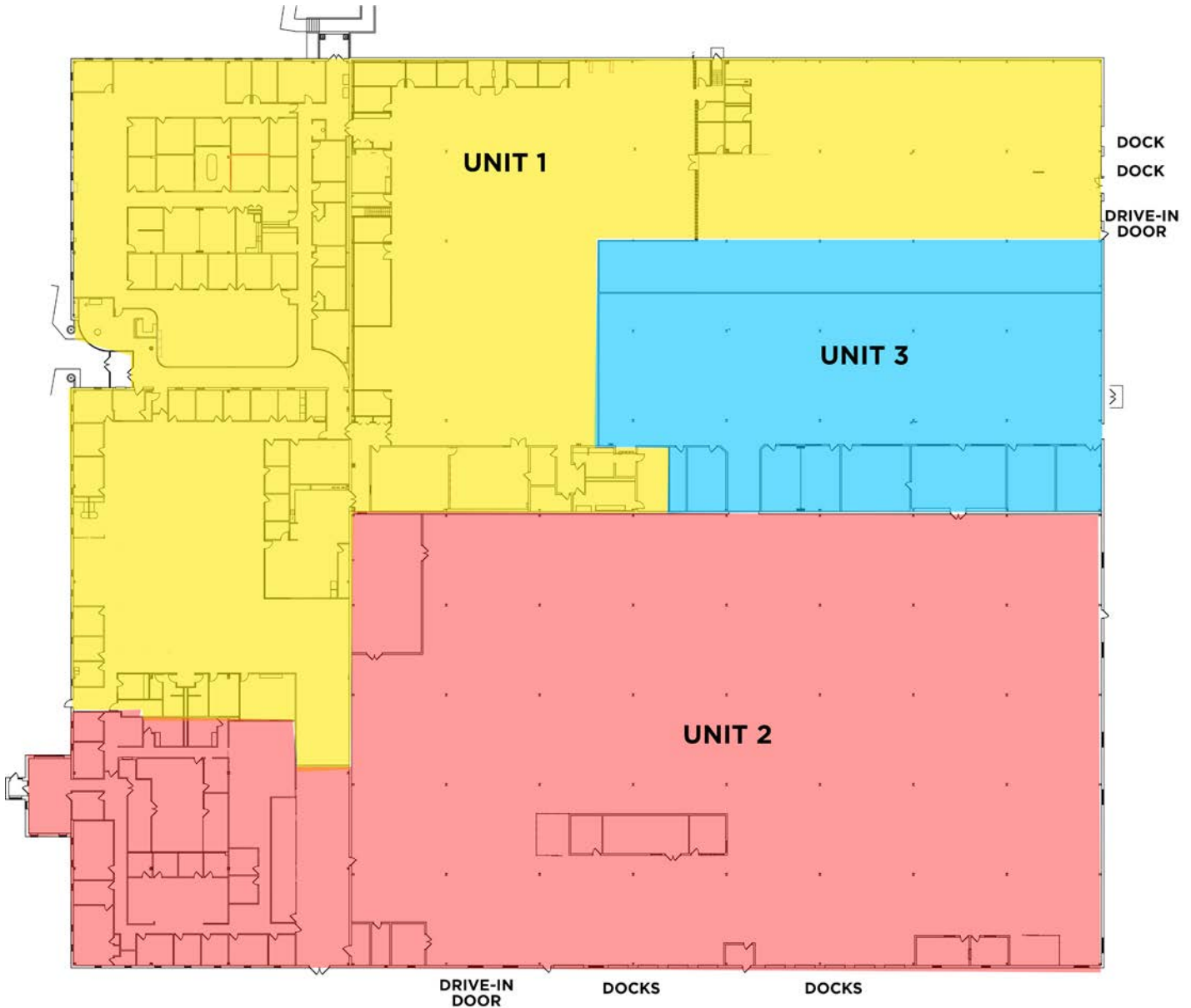
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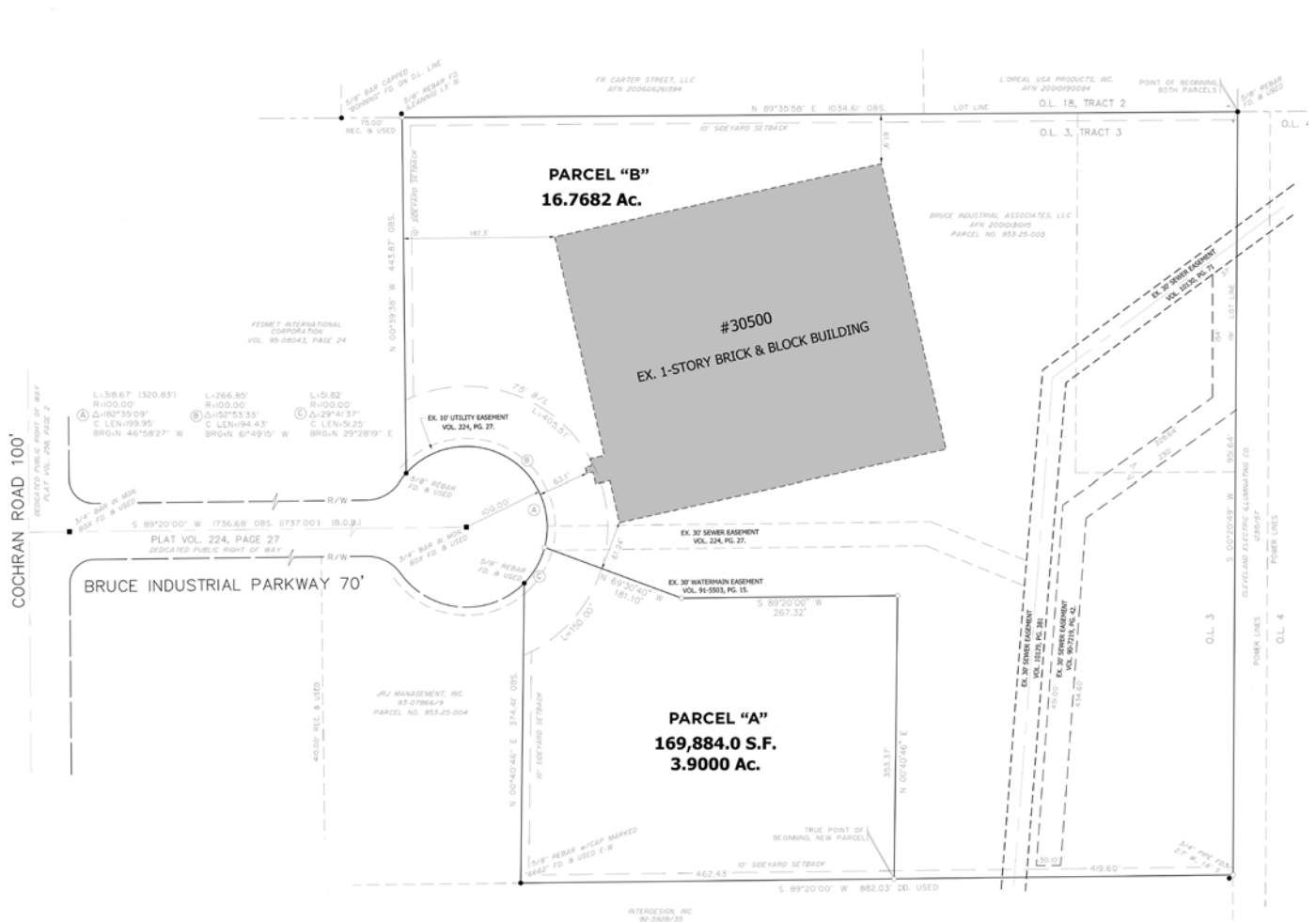
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AVAILABLE FOR LEASE/SALE

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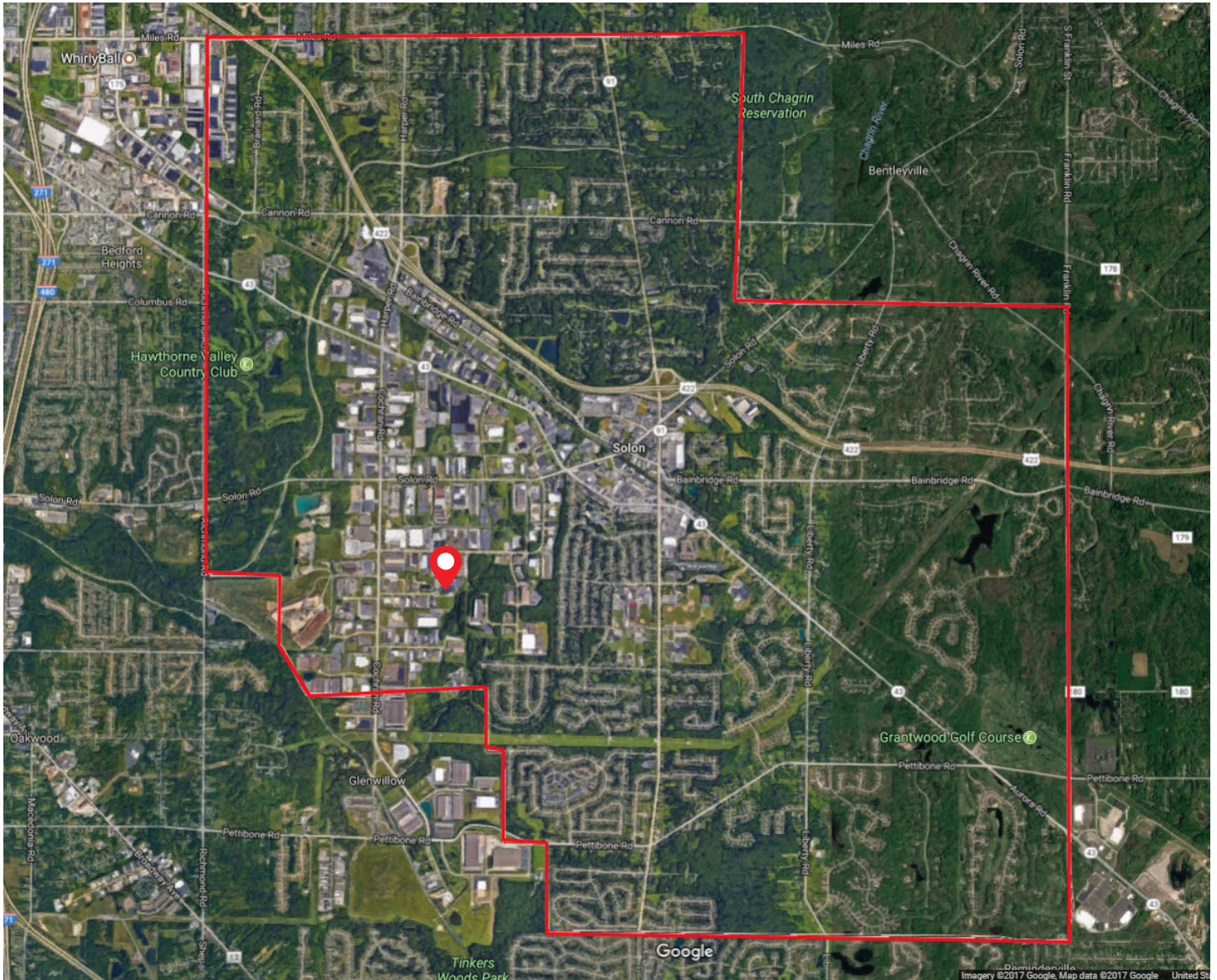
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30500 BRUCE INDUSTRIAL PARKWAY OLON, OHIO 44139



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Summary (34750)



30500 BRUCE INDUSTRIAL PARKWAY 30500 Bruce Industrial Parkway, Unit 1 Solon, OH 44139

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	20.73 Acres
Available SF:	69,853 SF
Building SF:	152,905 SF
Industrial SF:	37,000 SF
Office SF:	32,853 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Floors:	1
Year Built:	1985
Year Refurbished	1996
ConstructionType:	Brick/Block
Exterior Type:	Brick
Roof Type:	EPDM
Roof Age:	2008-2010
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent/Metal Halide
Sprinkler:	Yes
Heat:	Gas-Radiant
AC:	HVAC-Office
Ceiling Ht:	17' (Min)
Column Spacing:	35' x 38'

Utilities

Gas:	Dominion
Water:	City of Cleveland
Sewer:	City of Cleveland
Power:	480 v 2000 a 3 p
Power Supplier:	First Energy

Site

Land SF:	902,999 SF
Parcel Number:	953-25-005
Zoning:	U-7

Crane

Comments

General Listing/Transaction Information

Asking Rate:	\$7.00 NNN Per Year
Min Avail SF:	69,857 SF
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

# Spaces:	450
Parking Comments:	Large Parking Area Shared by the Tenants.

Loading & Doors

# GL/DID:	1
GL/DID Dim. (H x W)	8' x 10'
#DH/Truck-level Doors:	2
Total Doors:	3

Contacts

Listing Broker(s)	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com
	Matthew Beesley, SIOR CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com

Listing Comments: Available 3/1/2019 or sooner. 2017 NNN expenses are estimated at \$2.50/SF

Summary (34751)



30500 BRUCE INDUSTRIAL PARKWAY

30500 Bruce Industrial Parkway, Unit 2
Solon, OH 44139

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	20.73 Acres
Available SF:	66,517 SF
Building SF:	152,905 SF
Industrial SF:	55,120 SF
Office SF:	11,397 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Floors:	1
Year Built:	1985
Year Refurbished:	1996
ConstructionType:	Brick/Block
Exterior Type:	Brick
Roof Type:	EPDM
Roof Age:	2008-2010
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent/Metal Halide
Sprinkler:	Yes
Heat:	Gas-Radiant
AC:	HVAC-Office
Ceiling Ht:	17' (Min) 21' (Max)
Column Spacing:	35' x 38'

Utilities

Gas:	Dominion
Water:	City of Cleveland
Sewer:	City of Cleveland
Power:	480 v 2000 a 3 p
Power Supplier:	First Energy

Site

Land SF:	902,999 SF
Parcel Number:	953-25-005
Zoning:	U-7

Crane

# Cranes:	1
Capacity Tons (Max)	3
Hook Ht.:	12

Comments

Listing Comments: 2017 NNN expenses are estimated at \$2.50/SF

General Listing/Transaction Information

Asking Rate:	\$4.25 NNN Per Year
Min Avail SF:	66,517 SF
Max Contig SF:	66,517 SF
Transaction Type:	Lease
Vacancy Type:	Sublease

Parking

# Spaces:	450
Parking Comments:	Large Parking Area Shared by the Tenants.

Loading & Doors

# Ext. Docks:	9
# Ext. Levelers:	9
# GL/DID:	1
GL/DID Dim. (H x W)	12'x14'
Total Doors:	10

Contacts

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Summary (34752)



30500 BRUCE INDUSTRIAL PARKWAY

30500 Bruce Industrial Parkway, Unit 3
Solon, OH 44139

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	20.73 Acres
Available SF:	16,535 SF
Building SF:	152,905 SF
Industrial SF:	11,535 SF
Office SF:	5,000 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Floors:	1
Year Built:	1985
Year Refurbished:	1996
ConstructionType:	Brick/Block
Exterior Type:	Brick
Roof Type:	EPDM
Roof Age:	2008-2010
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent/Metal Halide
Sprinkler:	Yes
Heat:	Gas-Radiant
AC:	HVAC-Office
Ceiling Ht:	17' (Min)
Column Spacing:	35' x 38'

Utilities

Gas:	Dominion
Water:	City of Cleveland
Sewer:	City of Cleveland
Power:	480 v 2000 a 3 p
Power Supplier:	First Energy

Site

Land SF:	902,999 SF
Parcel Number:	953-25-005
Zoning:	U-7

Crane

Comments

Listing Comments: 2017 NNN expenses are estimated at \$2.50/SF

General Listing/Transaction Information

Asking Rate:	\$4.25 NNN Per Year
Min Avail SF:	16,534 SF
Max Contig SF:	16,534 SF
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

# Spaces:	450
Parking Comments:	Large Parking Area Shared by the Tenants.

Loading & Doors

Contacts

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Profile 1 of 1

Summary (12090)

**30500 BRUCE
INDUSTRIAL
PARKWAY
30500 Bruce Industrial
Parkway
Solon, OH 44139**

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	20.73 Acres
Available SF:	152,905 SF
Building SF:	152,905 SF
Industrial SF:	103,655 SF
Office SF:	49,250 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Floors:	1
Year Built:	1985
Year Refurbished	1996
ConstructionType:	Brick/Block
Exterior Type:	Brick
Roof Type:	EPDM
Roof Age:	2008-2010
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent/Metal Halide
Sprinkler:	Yes
Heat:	Gas/Radiant Tube
AC:	Office
Ceiling Ht:	17' (Min)
Column Spacing:	36' x 37.5'

Utilities

Gas:	Dominion
Water:	City of Cleveland
Sewer:	City of Cleveland
Power:	480 v 2000 a 3 p
Power Supplier:	First Energy

Site

Land SF:	902,999 SF
Parcel Number:	953-25-005
Zoning:	U-7
Land Condition:	Very good

Crane

# Cranes:	1
Capacity Tons (Max)	3
Hook Ht.:	12
Crane Comments:	75' Rail Length

Comments
General Listing/Transaction Information

Asking Price:	\$7,350,000.00 \$48.07 Per SF
Transaction Type:	Sale

Parking

# Spaces:	450
Parking Comments:	Large Parking Area Shared by the Tenants.

Loading & Doors

# Ext. Levelers:	11
# GL/DID:	2
GL/DID Dim. (H x W)	12' x 14'
#DH/Truck-level Doors:	11
Total Doors:	13
Loading & Doors Comments:	8' x 10' Doors. Excellent Loading Access. Concrete Truck Court.

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