

AVAILABLE FOR LEASE

PALMIERI CENTER

31005 BAINBRIDGE ROAD, SOLON, OHIO



PROPERTY HIGHLIGHTS

- Extremely rare opportunity to lease smaller office/warehouse space in Solon
- Immediately available
- Prominent neighbors include Sherwin Williams, Liberty Mutual, Cleveland Clinic and Nestle
- Owner-managed
- Instant freeway access via Harper/ Cochran Road and SOM Center Road (Route 91) interchanges
- Easy access to I-271, I-480 and I-80 (Ohio Turnpike) via State Route 422

AVAILABILITIES

- Unit 1: 3,640 SF available
 - 2,080 SF office
 - 1,560 SF warehouse
- Unit 2: 7,480 SF available
 - Warehouse/showroom
 - 2 drive-ins
 - 18' clearance height
- Unit 4: 1,354/SF office
- Unit 6: 3,558/SF office

LEASE RATES

OFFICE: \$10.50/SF NNN
WAREHOUSE: \$5.00/SF NNN

For more information, contact our licensed real estate salespersons:

Terry Coyne
Vice Chairman
216.453.3001
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Kristy Hull
Managing Director
216.453.3055
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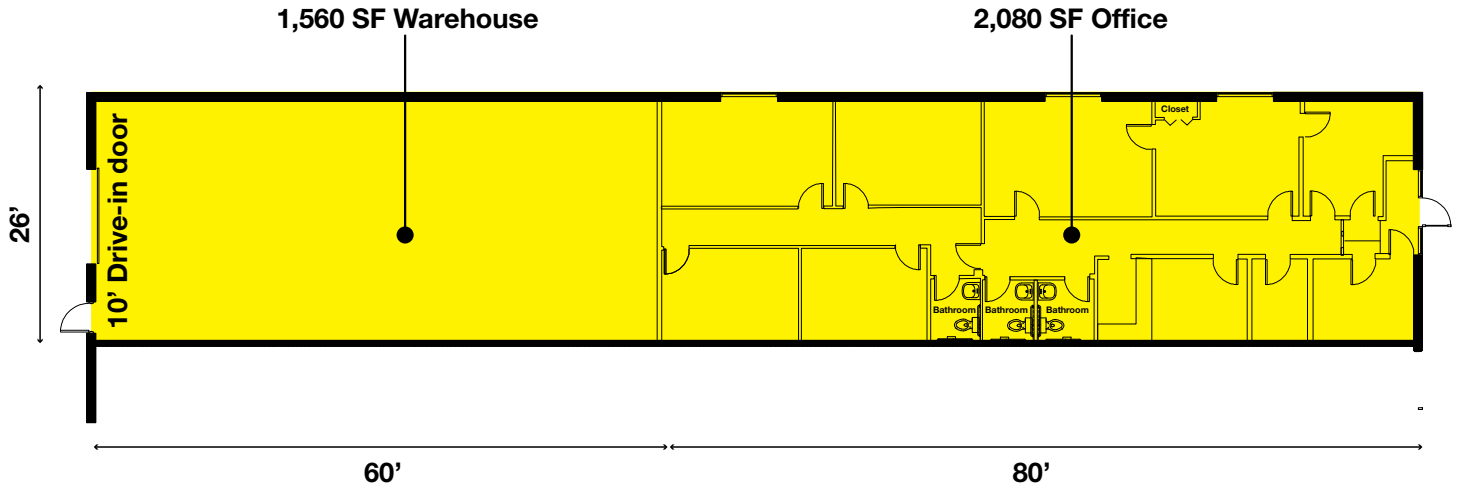


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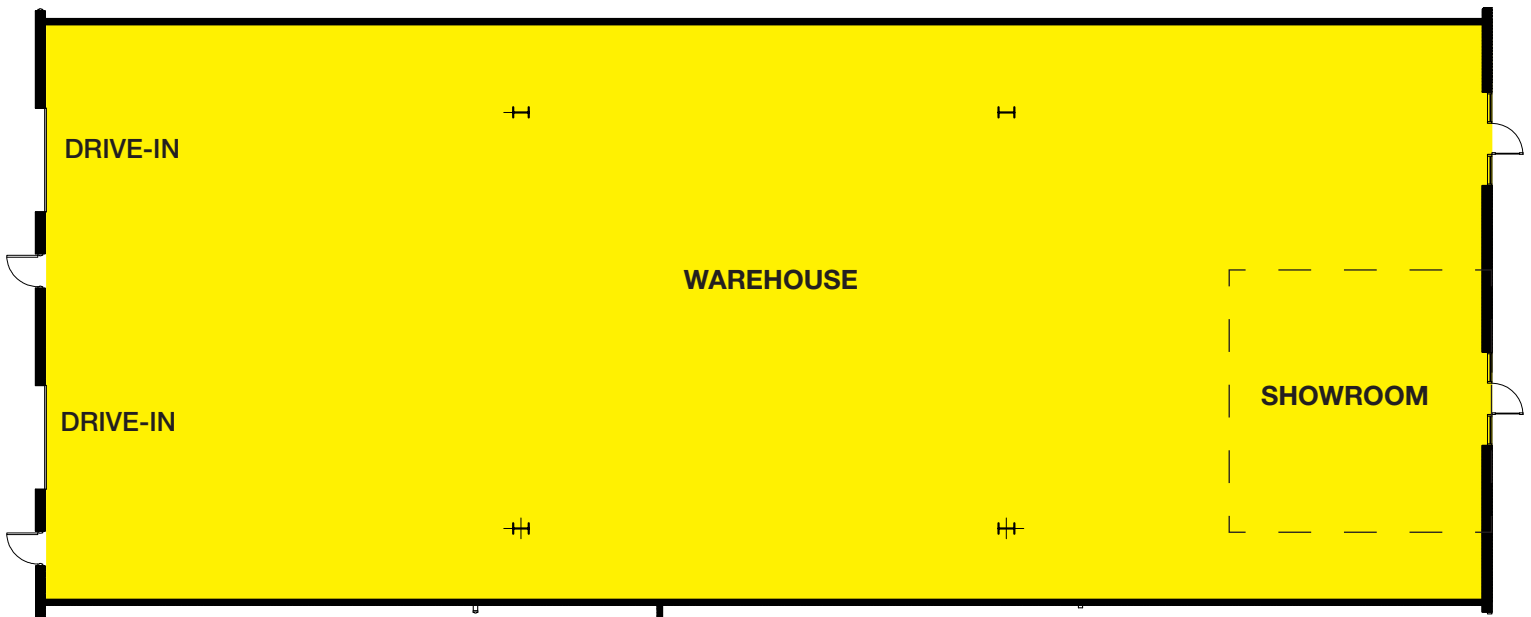
AVAILABLE UNITS

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UNIT 1 Office Size: 2,080 SF
Warehouse Size: 1,560 SF
Total Unit Size: +/- 3,640 SF



UNIT 2 Total Unit Size: 7,480 SF Warehouse/Showroom



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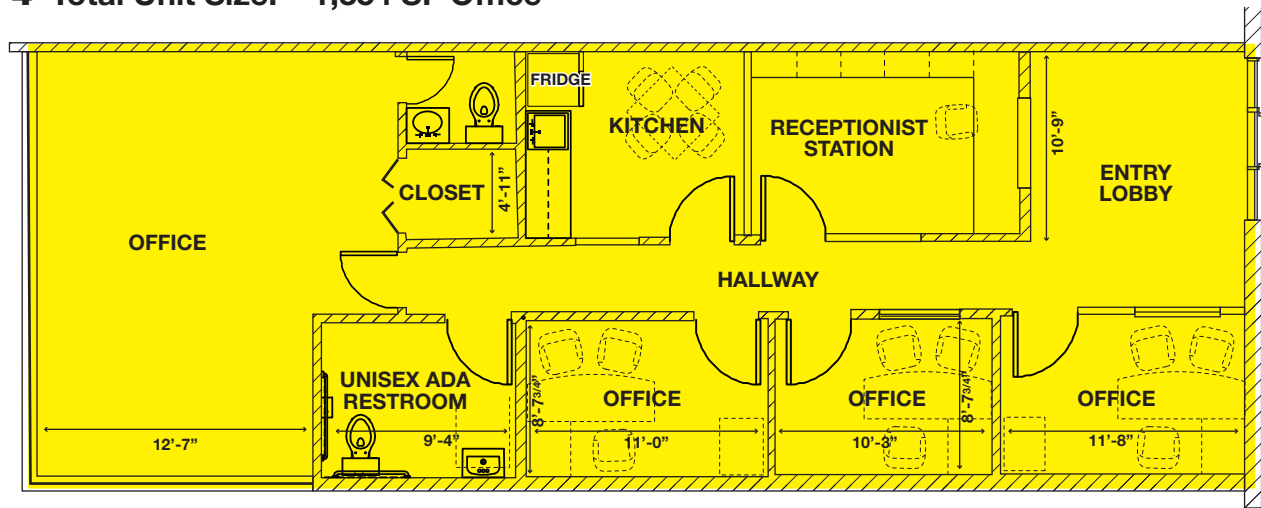
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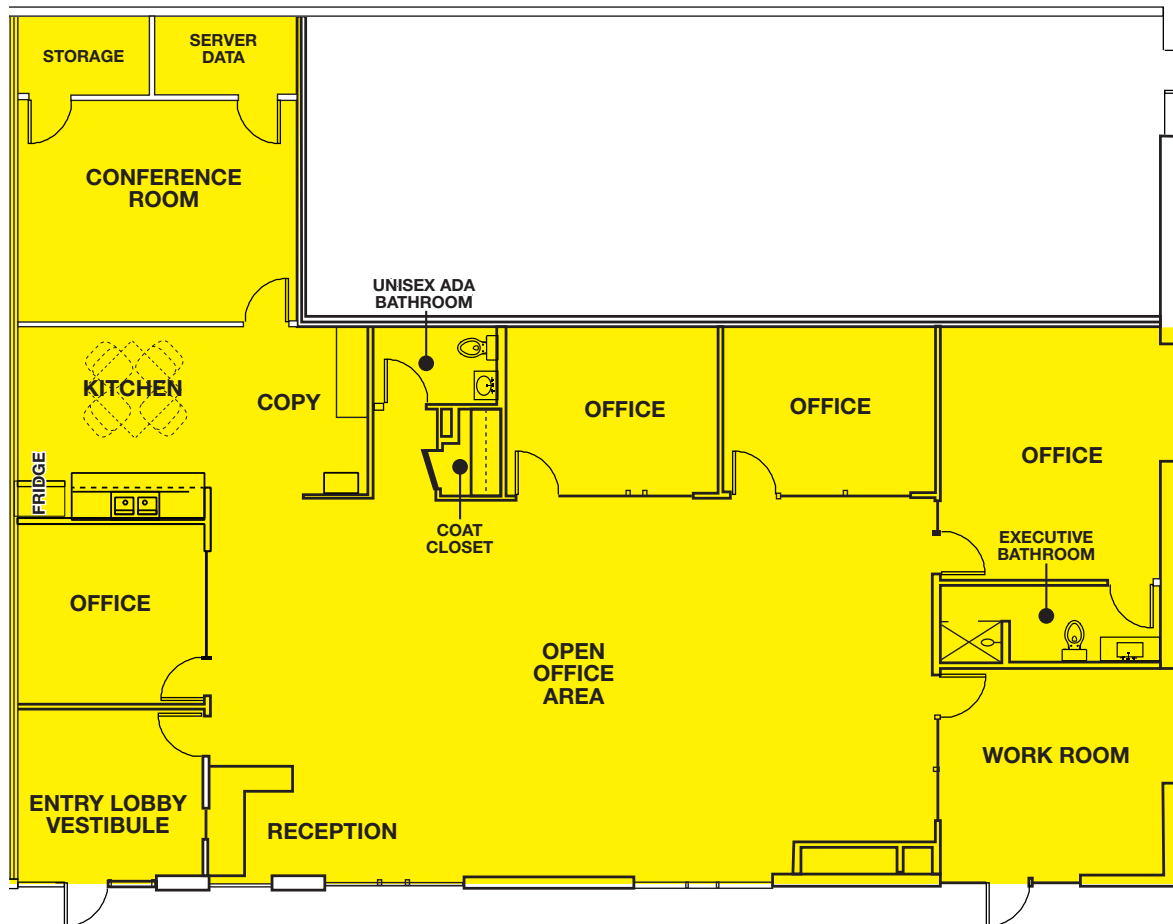


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UNIT 4 Total Unit Size: 1,354 SF Office



UNIT 6 Total Unit Size: 3,558 SF Office



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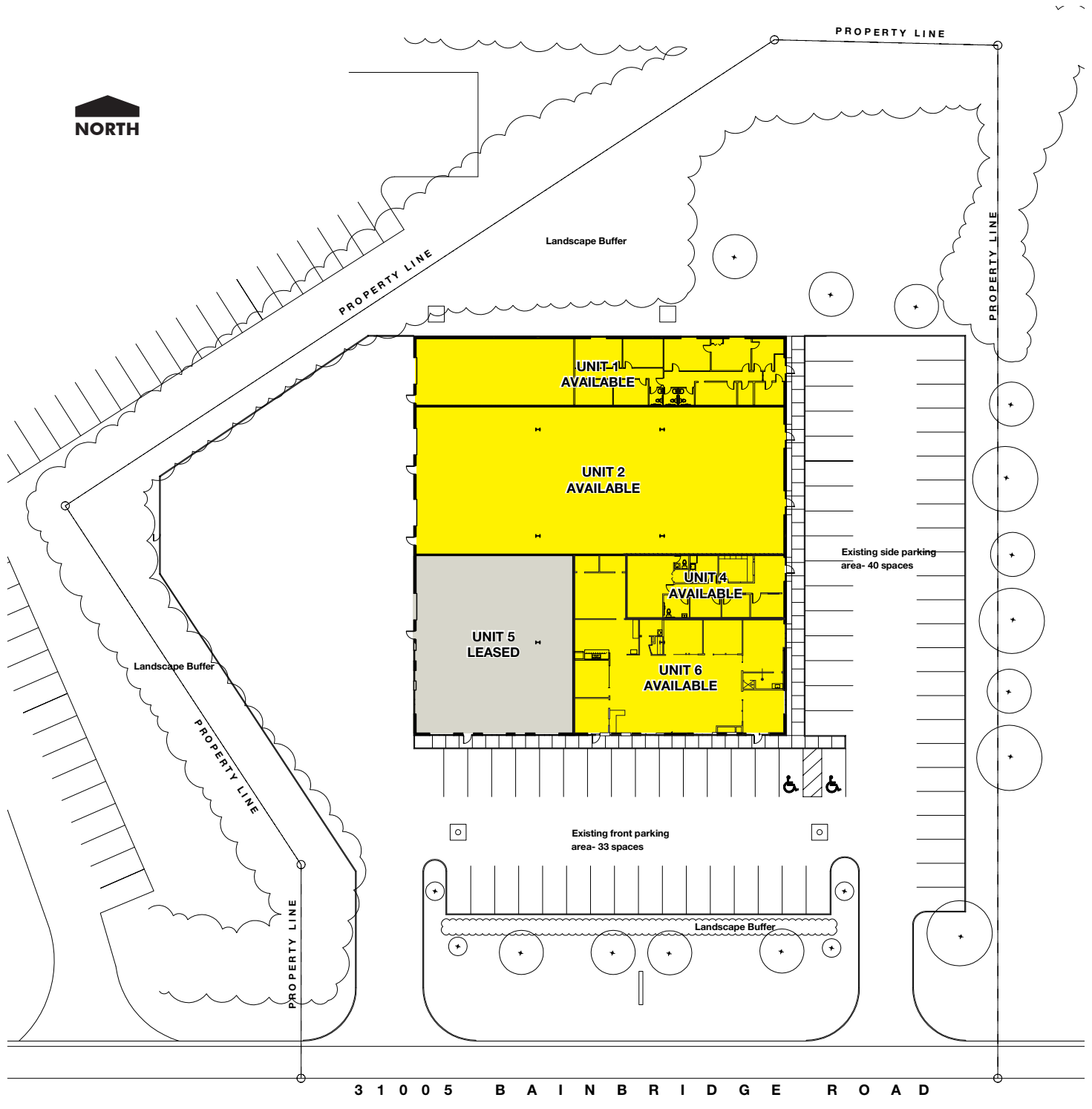
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SITE PLAN

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LOCATION MAPS

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