



**FOR LEASE**  
**CARTER-COCHRAN BUILDINGS**  
**6551 - 6573 Cochran Road**  
**Solon, Ohio 44139**



## Property Highlights

- Well maintained property.
- Beautifully landscaped.
- Heart of the Solon industrial area.
- Minutes from OH-422, I-480, I-271.
- Office / Warehouse space available.
- Suites from 2,700 SF to 16,200 SF.
- Highly visible location.
- Ready for immediate occupancy.
- Exterior renovations in progress (new windows, new address numbers and lettering, landscaping improvements, power washed sidewalks).

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# FOR LEASE

## CARTER-COCHRAN BUILDINGS

6551 - 6573 Cochran Road  
Solon, Ohio 44139



**LOCATED NEAR I-271  
AND OHIO ROUTE 422**

### Property Specifications 6551 - 6571

<b>YEAR BUILT</b>	1989
<b>TOTAL AVAILABLE</b>	30,270 SF
<b>DIVISIBLE</b>	2,700 SF / 5,564 SF / 6,060 SF / 8,100 SF / 8,760 SF / 13,410 SF
<b>MAX CONTIGUOUS</b>	13,410 SF
<b>RENTAL RATES</b>	\$4.75/\$9.75 NNN
<b>HVAC</b>	24 / 7 tenant control
<b>PARKING</b>	Abundant
<b>BUILDING HOURS/ACCESS</b>	Tenant will have 24/7 access
<b>TENANT SIGNAGE</b>	Building signage & monument sign (spring 2009)

### Amenities

Excellent Glass Lines, High Image Flex Building, Units Designed-to-Suit, Offering Flexibility to Match Your Firm's Growth, Prominent Tenant Signage, Accessible for Clients and Employees, Professionally Managed and Maintained, thus Delivering Immediate Service, New Asphalt Parking Lot, Improved Lighting to Maximize Safety and Visibility, Aggressive Deal Parameters, Generous Work Letter.

### Property Notes

Excellent Access to I-271, I-480, Ohio 422; Minutes to Restaurants, Shopping, and Hotels; Conveniently Located in Business Friendly Solon with Easy Access (less than 30 minutes) to Cleveland Hopkins International Airport and Both Downtown Cleveland and Akron.

### Available Units - 6551 - 6571

ADDRESS	TOTAL SF	OFFICE SF	WHSE. SF	CLEAR HT	TRUCK DOCKS	DRIVE-IN DOORS
6551	13,410 SF	6,705 SF	6,705 SF	16'	One (1)	-0-
6557-6559	8,760 SF	3,400 SF	5,360 SF	16'	One (1)	-0-
6571	8,100 SF	1,370 SF	6,730 SF	16'	One (1)	One (1)

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Solon, Ohio 44139



**LOCATED NEAR I-271  
AND OHIO ROUTE 422**

### Property Specifications 6573

<b>YEAR BUILT</b>	1989
<b>AVAILABLE</b>	8,100 SF
<b>DIVISIBLE</b>	8,100 SF / 8,100 SF
<b>MAX CONTIGUOUS</b>	16,200 SF
<b>RENTAL RATES</b>	\$4.75/\$9.75 NNN
<b>HVAC</b>	24 / 7 tenant control
<b>PARKING</b>	Abundant
<b>BUILDING HOURS/ACCESS</b>	Tenant will have 24/7 access
<b>TENANT SIGNAGE</b>	Building signage and monument sign

### Amenities

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### Available Units - 6573

UNIT	TOTAL SF	OFFICE SF	WHSE. SF	CLEAR HT	TRUCK DOCKS	DRIVE-IN DOORS
6573 - O	8,100 SF	-0-	8,100 SF	16'	Three (3)	-0-

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WAKEFIELD**



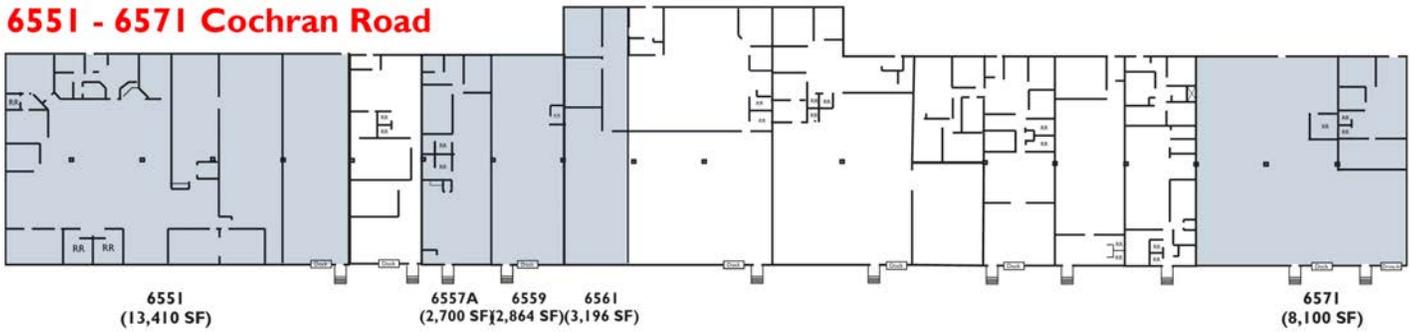
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**Floor Plan**

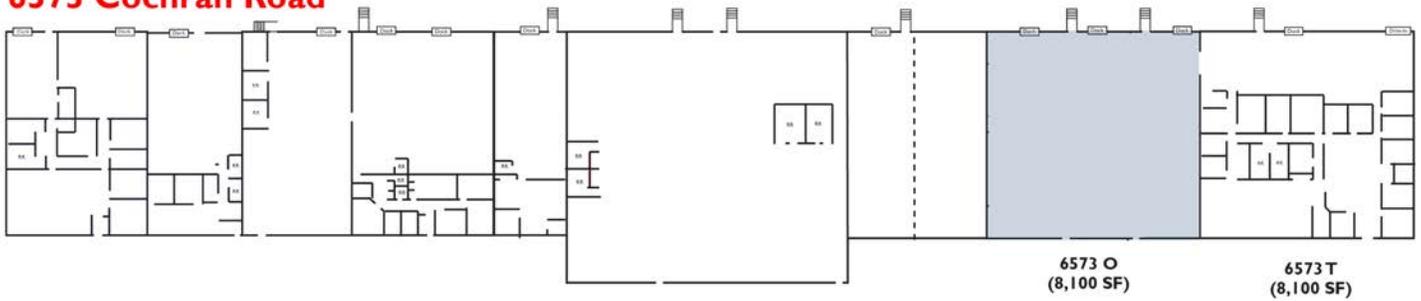


**6551 - 6571 Cochran Road**



**All Concrete  
(Truck Court)**

**6573 Cochran Road**



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