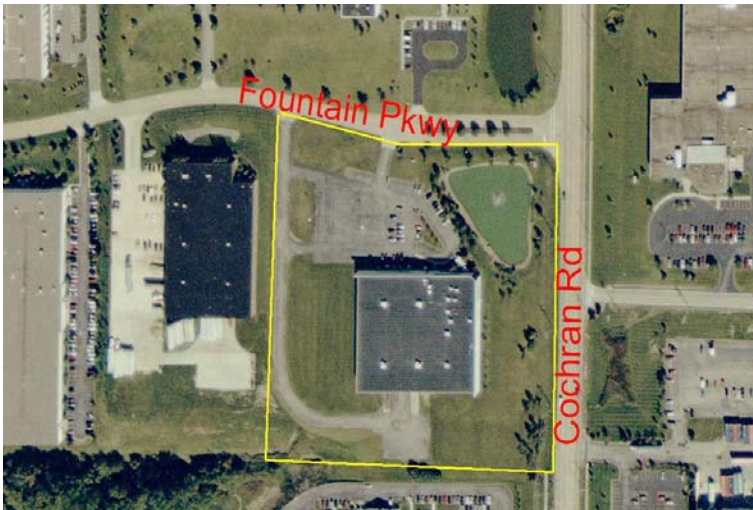


**ASSUMABLE
LOAN:
5.98%
FIXED-12 YRS.**



For Sale or Lease 29500 Fountain Parkway

Solon, Ohio



**Owner can leaseback up to 25,000 sq. ft.
100% air-conditioned, moveable buss ducts in warehouse.
3,000 sq. ft. mezzanine for storage or convert to office - not
included in the square feet listed. The building and property
are ideal for a potential 100% office conversion.**

NAIDaus

Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

Property Description

Building Size:	45,000-70,000 sq.ft. ±
Warehouse:	55,000 sq.ft. ±
Office:	15,000 sq.ft. ± (9,000 1st floor; 6,000 2nd floor)
Land:	10 Acres ±
Ceiling Height:	23'-24' clear
Docks/Drive-in:	4 / 1
Year Built:	1992
Column Spacing:	66' x 60'
Sprinklered:	.33 GPM/sf over 2,000 sf and .15 GPM/sf over 1,800 sf.
Electric Power:	480V/800A/3 PH
Roof:	Rubber membrane coated 3-4 years ago with 10 year warranty.

contact information

Jeffrey A. Calig, CCIM x 210
jcalig@naid.us.com
David R. Hexter, SIOR x140
dhexter@naid.us.com
23240 Chagrin Blvd., Ste. 250
Cleveland, OH 44122
www.naid.us.com
tel 216 831 3310

BUILDING INFORMATION SHEET

LOCATION:	29500 Fountain Parkway, Solon, Ohio
TOTAL SQUARE FEET:	45,000-70,000 Sq. Ft.
WAREHOUSE AREA:	55,000 Sq. Ft.
OFFICE AREA:	15,000 Sq. Ft. (9,000 1 st floor, 6,000 2 nd floor)
CONSTRUCTION:	Architectural pre-insulated metal panel
YEAR BUILT:	1992
LAND AREA:	10 Acres
ZONING:	I - 2 (industrial Manufacturing)
CEILING HEIGHT:	23' - 24' clear
TRUCK DOCKS:	4
DRIVE-IN DOORS:	1
COLUMN SPACING:	66' x 60'
FLOORS:	Concrete
PARKING:	124 spaces
SPRINKLERED:	.33 GPM/sq.ft. over 2,000 sq.ft. and .15 GPM/sq.ft. over 1,800 sq.ft.
HEAT:	HVAC roof top units and Reznor Overhead gas heat
LIGHTING:	Metal halide
ELECTRIC POWER:	480V/800A/3PH
PURCHASE PRICE:	\$3,600,000
LEASE RATE:	Office - \$9.00/sf.; Warehouse - \$4.50/sf. NNN
TAXES:	\$82,732.28
EXPANSION CAPABILITIES:	Yes
SECURITY SYSTEM:	Yes
ROOF:	Rubber Membrane – coated 3-4 years ago with 10 yr. warranty
COMMENTS:	Owner can leaseback up to 25,000 sq. ft. 100% air conditioned, moveable buss ducts in warehouse. 3,000 sq. ft. mezzanine for storage or convert to office – not included in the square feet listed. Assumable loan: 5.98% for 12 years fixed. The building and property are ideal for a potential 100% office conversion.

CONTACT: Jeffrey A. Calig, CCIM 216-831-3310 x210 jcalig@naidaus.com
David R. Hexter, SIOR 216-831-3310 x140 dhexter@naidaus.com



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