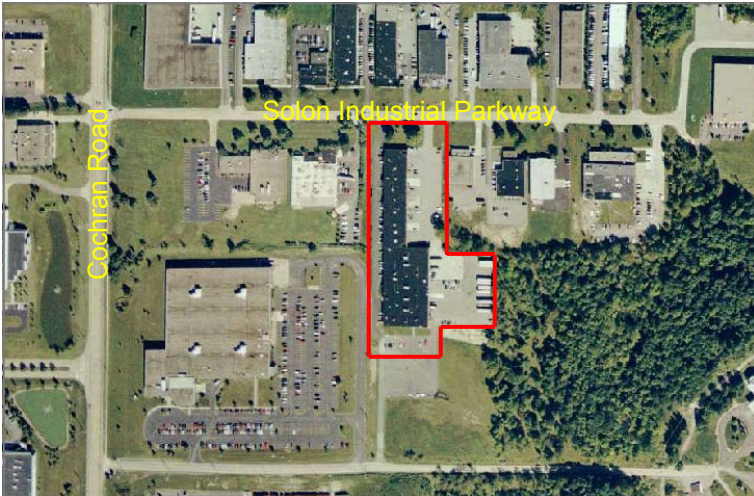




**100% Occupied
Investment
Opportunity**

For Sale: Multi-Tenant Flex

30300-30340 Solon Industrial Parkway
Solon, Ohio



Property Description

- 72,400 square feet
- 6 acre site
- 9 tenants
- Built 1967, 1984
- New façade, windows, docks: 1998, 2005
- New roof in 1998
- Roof coating—2005
- Zoned I-2 Industrial/Manufacturing

INVESTMENT OVERVIEW AND HIGHLIGHTS ON BACK

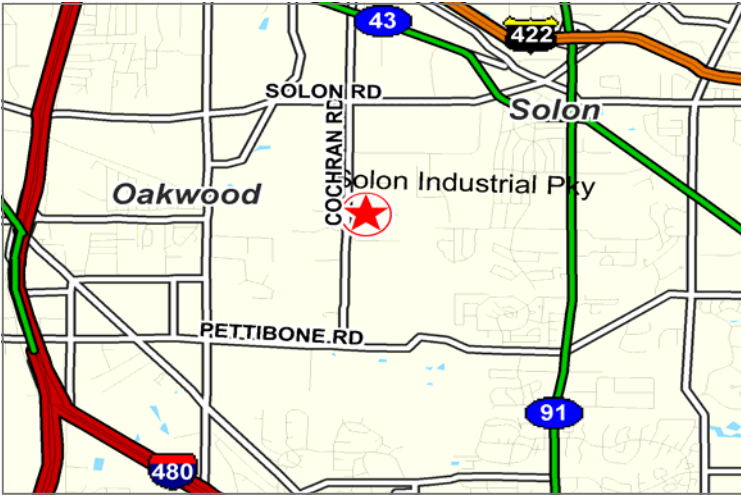
NAIDaus

Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

contact information
Jeffrey A. Calig, CCIM x 210
jcalig@naidaus.com
David R. Hexter, SIOR x140
dhexter@naidaus.com
3401 Enterprise Pkw., #105
Cleveland, OH 44122
www.naidaus.com
tel 216 831 3310
fax 216 831 9869

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.



INVESTMENT OVERVIEW

The owner of 30300-30400 Solon Industrial Parkway has retained NAI Daus as its exclusive representative with respect to the sale of fee-simple interest of the subject property. The property is located in the heart of the prestigious Solon Industrial Park. The 72,400 sq. ft. office/warehouse building sits on approximately 6 acres. The owner is currently occupying 29,160 sq. ft. (40% of the building) and will lease back its space. There are a total of nine tenants with square feet ranging from 1,200 to 29,160. The second largest tenant occupies 23,040 sq. ft. and has eight years remaining on the lease. For a complete confidential offering memorandum, please complete the attached confidentiality agreement and submit to Jeffrey Calig or David Hexter.

Investment Highlights

- Sale price - \$3,689,000
- 72,400 square feet
- \$50.95 sq. ft.
- NOI (after reserves) \$321,938
- Cap rate - 8.73%
- 10 year IRR - 15.89%

Proposed Financing

- Loan amount (70%) \$2,582,300
- Interest rate - 6.50%
- Amortization - 25 years
- Term - 10 years
- Permanent financing available through BlueMark Capital—Steven Shore: 216-464-9050

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