



For Sale or Lease
30500 Bainbridge Road
Solon, Ohio

Property Description

Building Size:	75,600 sq.ft. ±
Warehouse:	32,400 sq.ft. ±
Office:	43,200 sq.ft. ±
2nd floor mezz not included in sq. ft.:	10,800 sq.ft. ±
Land:	6.96 Acres ±
Ceiling Height:	19'
Docks:	4
Year Built:	1985, 1996
Sprinklered:	Yes
Parking:	Approximately 200 plus 110 land-banked



Potential for 100% office conversion. The entire building is air conditioned with heavy power. Attractive landscaped property with excellent highway accessibility.

contact information

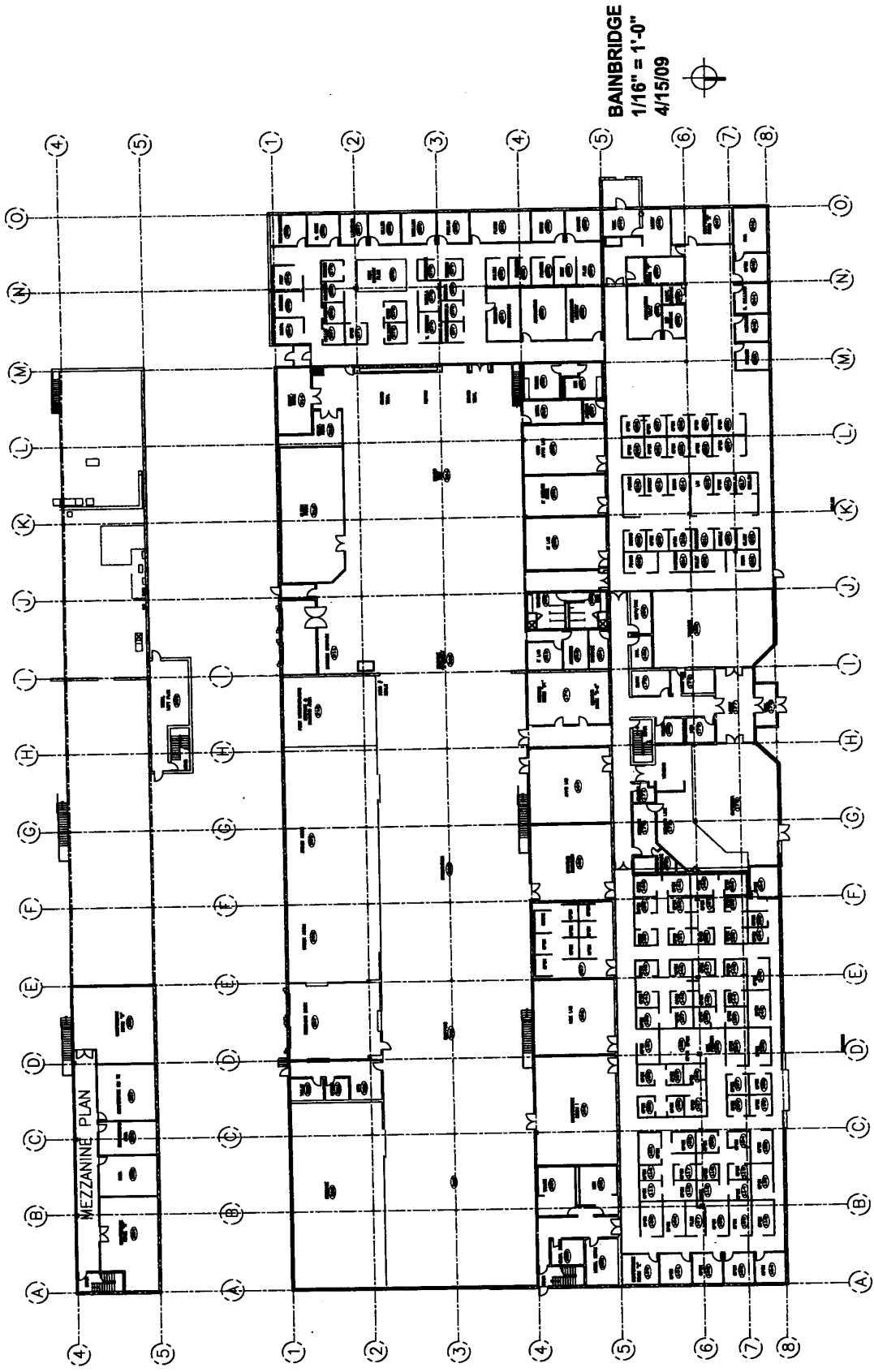
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Business Property Specialists, Inc. Broker

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BAINBRIDGE
 1/16" = 1'-0"
 4/15/09



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BUILDING INFORMATION SHEET

LOCATION: 30500 Bainbridge Road, Solon, Ohio

TOTAL SQUARE FEET: 75,600 Sq. Ft.

PRODUCTION AREA: 32,400 Sq. Ft. (100% A/C) and includes Class 1000 clean room

OFFICE AREA: 43,200 Sq. Ft.

MINIMUM DIVISIBLE: 15,000 ± Sq. Ft.

CONSTRUCTION: Brick and Block

YEAR BUILT: 32,400 Sq. Ft. – 1985, 43,200 Sq. Ft. - 1996

LAND AREA: 6.96 Acres (Adjacent 1.72 acres – 150' x 500' – can be purchased)

ZONING: I - 2 (industrial Manufacturing)

CEILING HEIGHT: 19' clear

TRUCK DOCKS: 4

DRIVE-IN DOORS: N/A

COLUMN SPACING: 30' x30'

FLOORS: Concrete – non static coating

PARKING: 208 plus spaces 110 land banked

SPRINKLERED: Wet System

HEAT: Gas Fired HVAC rooftop units, hot water perimeter heat (original office section only)

WAREHOUSE LIGHTING: T8 Fluorescent

ELECTRIC POWER: 480V/1200A/3PH – 50 and 60 HZ

PURCHASE PRICE: \$4,750,000

LEASE RATE: Office - \$9.50/sf.; Warehouse - \$4.75/sf. NNN

ANNUAL TAXES: \$109,541 (\$1.45/sf)

EXPANSION CAPABILITIES: Possible 32,000 Sq. Ft. if adjacent parcel purchased

SECURITY SYSTEM: Yes

ROOF: Older section replaced 2003 with Tremco system 40 yr. roof. Original Tremco roof on newer section.

COMMENTS: Immaculate facility; offices include multiple conference rooms, full service lunchroom/cafeteria, 10,800 Sq. Ft. mezzanine includes conference rooms and storage area (not included in building measurement).

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