

30350 Bruce Industrial Pkwy Solon, OH

Industrial/Lab For Sale

Sale
Brochure



MATTHEWS™

Leasing Highlights

\$2,900,000

List Price

\$95/SF

Price Per SF

±2.12 AC

Lot Size

Property Details

Address	30350 Bruce Industrial Pkwy Solon,OH 44139
Lot Size	±2.12 AC
Year Built	1983/2013/2024
Construction	Masonry
Total SF	±29,224 SF
Warehouse SF	±14,268 SF
Office SF	±5,155 SF
Technical Space	±9,801 SF
Clear Height	20'
Drive In Doors	1
Dock Doors	2
Power	480v 3-Phase
Sprinklered	Yes
Parking Spaces	55 Spots
HVAC	Fully Climate Controlled

- New roof installed in 2021, transferable warranty included
- Two RTU units installed in 2023
- Full expansion & renovation of office/technical areas completed in 2024
- Easy access to major highways I-271,I-480 and I-77
- Situated in Solon's industrial corridor with fantastic demographics & local amenities



Property Photos

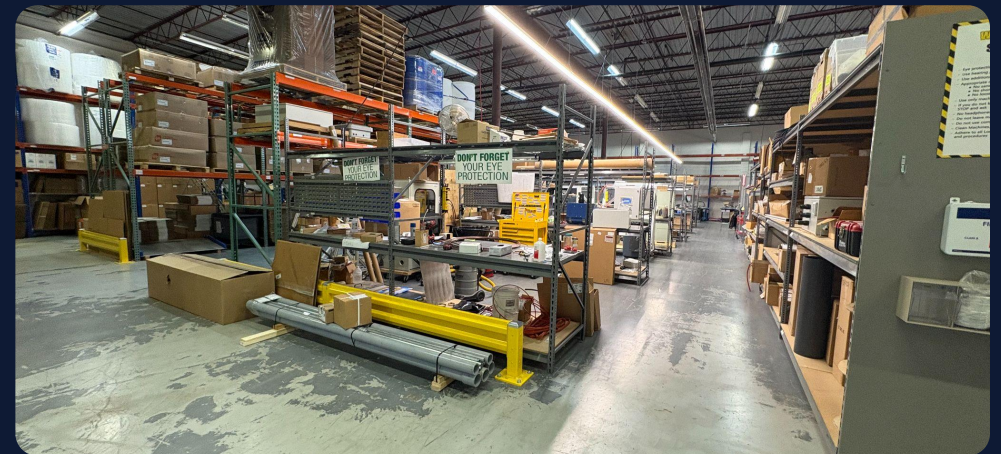
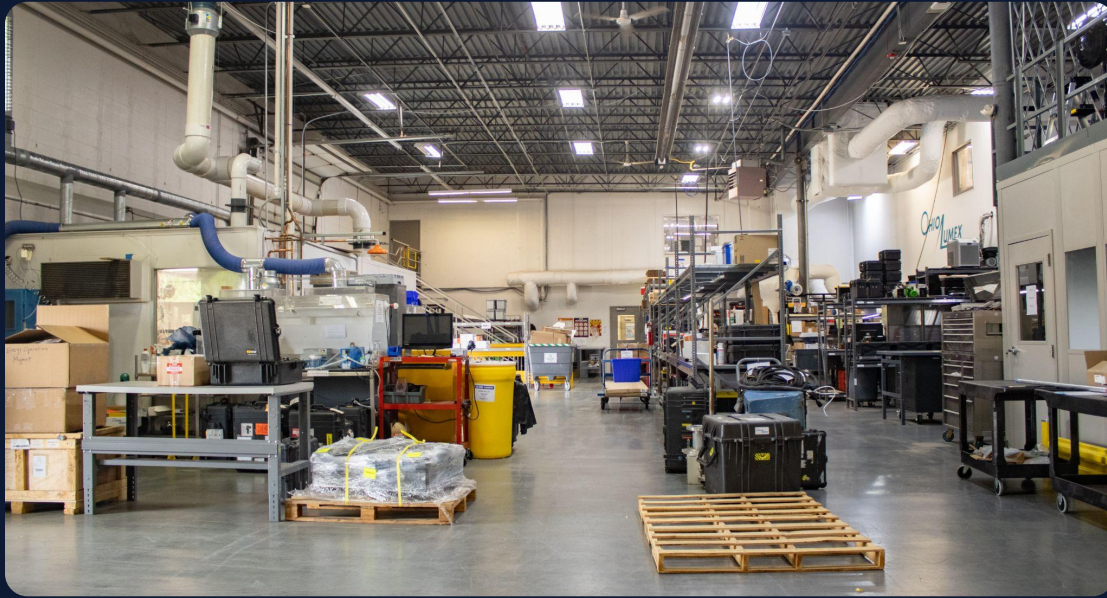


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Industrial Space For Lease

MATTHEWS™





KOMATSU

AMP

SIGNUM

US-422
± 54,805 VPD

INTERSTATE 271
Outerbelt Fwy
± 127,922 VPD

Cochran Rd
± 14,260 VPD

#20,912 VPD

Swagelok

THE HOME DEPOT
Distribution Center

MFS SUPPLY

ECLIPSE Compliance Testing

Lineage

Kings
fresh & delicious
Distribution Center

Red Bull
ENERGY DRINK
Distribution Center

XGS

WMM

GLT PRODUCTS

Subject Property

ORACLE

MDESIGN

mri
REAL ESTATE SOFTWARE

KENNAMETAL

nvent

Permatex

Wincom Technologies
Premier Global Distribution

MP

anchor industries

For Sale

MATTHEWS™

30350 Bruce Industrial
Parkway

Solon, OH 44139

Exclusively Listed By

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

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