

30350 Bruce Industrial Pkwy Solon, OH

Industrial/Lab Building For Sale

Sale
Brochure



MATTHEWS™

Property Highlights

\$2,800,000

List Price

\$96/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
Lab/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

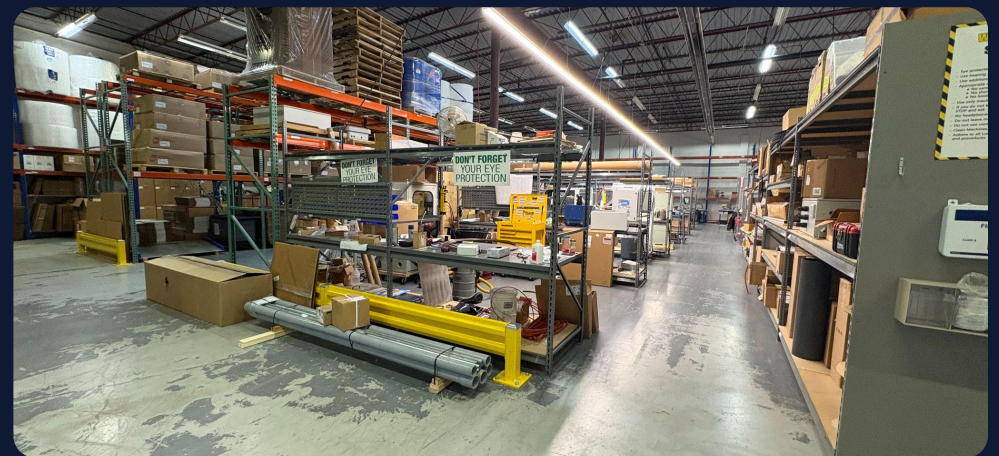


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Broker of Record
Matthew Wallace
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Industrial Space For Lease

MATTHEWS™





For Lease

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Solon, OH 44139

Exclusively Listed By

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