



FOR LEASE

5141 Richmond Road
Bedford Hts., Ohio 44146

BUILD FOR GROWTH. POSITION FOR SUCCESS.

Property Specifications

| | | | |
|----------------|-----------------------------------|-------------|------------------|
| TOTAL SF | 40,000 SF | LIGHTING | LED |
| LAND | 3 +/- acres | HEAT | Air Rotation |
| CONSTRUCTED | TBD | POWER | 800A / 480V / 3P |
| CONSTRUCTION | Pre-Engineered / Split Face Block | EXTERIOR | Concrete |
| CEILING HEIGHT | 32' | DECK | Metal |
| DRIVE-IN DOOR | One (1) - 12' x 14' | SPRINKER | ESFR |
| DOCKS | Six (6) - 9' x 10' | ASKING RATE | \$5.75 NNN |
| ROOF | EPDM (2017) | | |

Located in the Opportunity Zone

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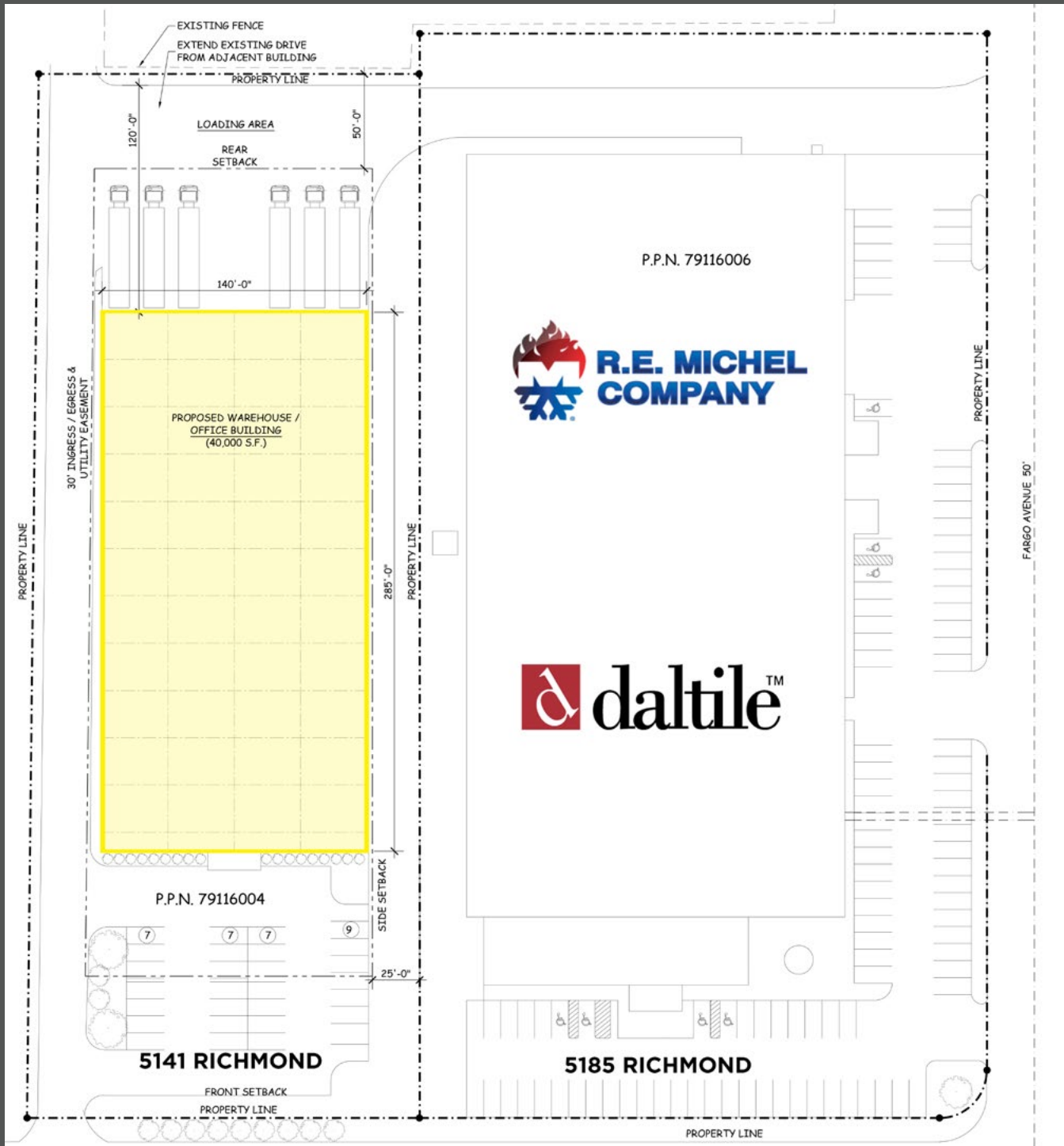
**VIEW THE
NEW COMPLEX**



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SITE PLAN



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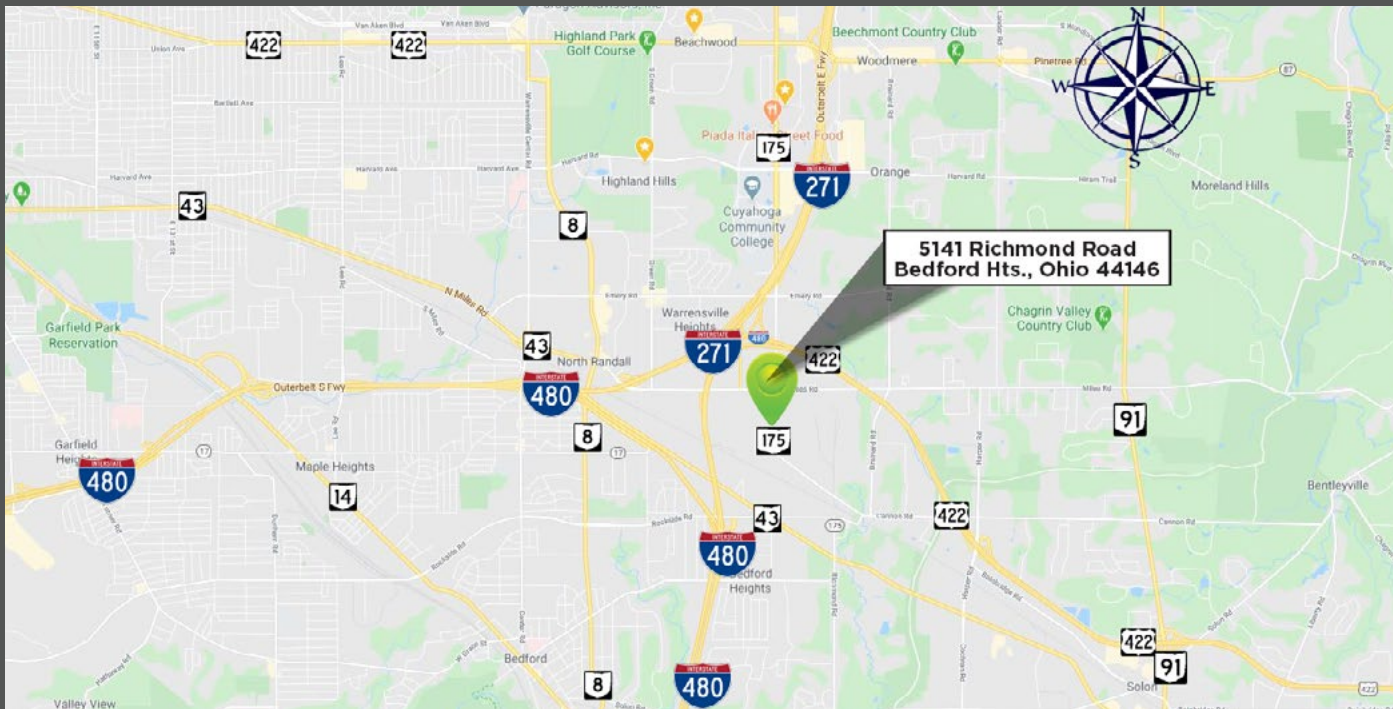
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