

# 5020-5040 RICHMOND ROAD

BEDFORD HEIGHTS, OHIO 44146

Up to 6,182 SF located in the Opportunity Zone / For Lease

MAJOR  
RENOVATIONS  
UNDERWAY



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## BUILDING SF

26,477 SF

## LOT SIZE

1.5 acres



## PROPERTY HIGHLIGHTS

- Incredible location in heart of Richmond / Miles Road Corridor
- Best-in-market access to I-271 and I-480
- Prominent visibility
- Prestigious “Richmond Road” address in the heart of contractor row
- New HVAC

## PROPERTY SPECIFICATIONS

YEAR FURBISHED	2020
CONSTRUCTION	Masonry
DRIVE-IN DOORS	Two (2) - 8' x 10'; 12' x 13'
DOCKS	One (1) - 8' x 8'
ROOF	New EPDM
SPRINKLERED	Wet System
CEILING HEIGHT	11' - 14'
COLUMN SPACING	20' x 31'; 28' x 34'
LIGHTING	Fluorescent

## AVAILABLE UNITS

SUITE	TOTAL SF	OFFICE / SHOWROOM	WAREHOUSE	DRIVE-IN DOORS
5040	6,182 SF	To Suit	To Suit	Two (2)
5040-1	3,182 SF	To Suit	To Suit	One (1)
5040-2	3,000 SF	To Suit	To Suit	One (1)

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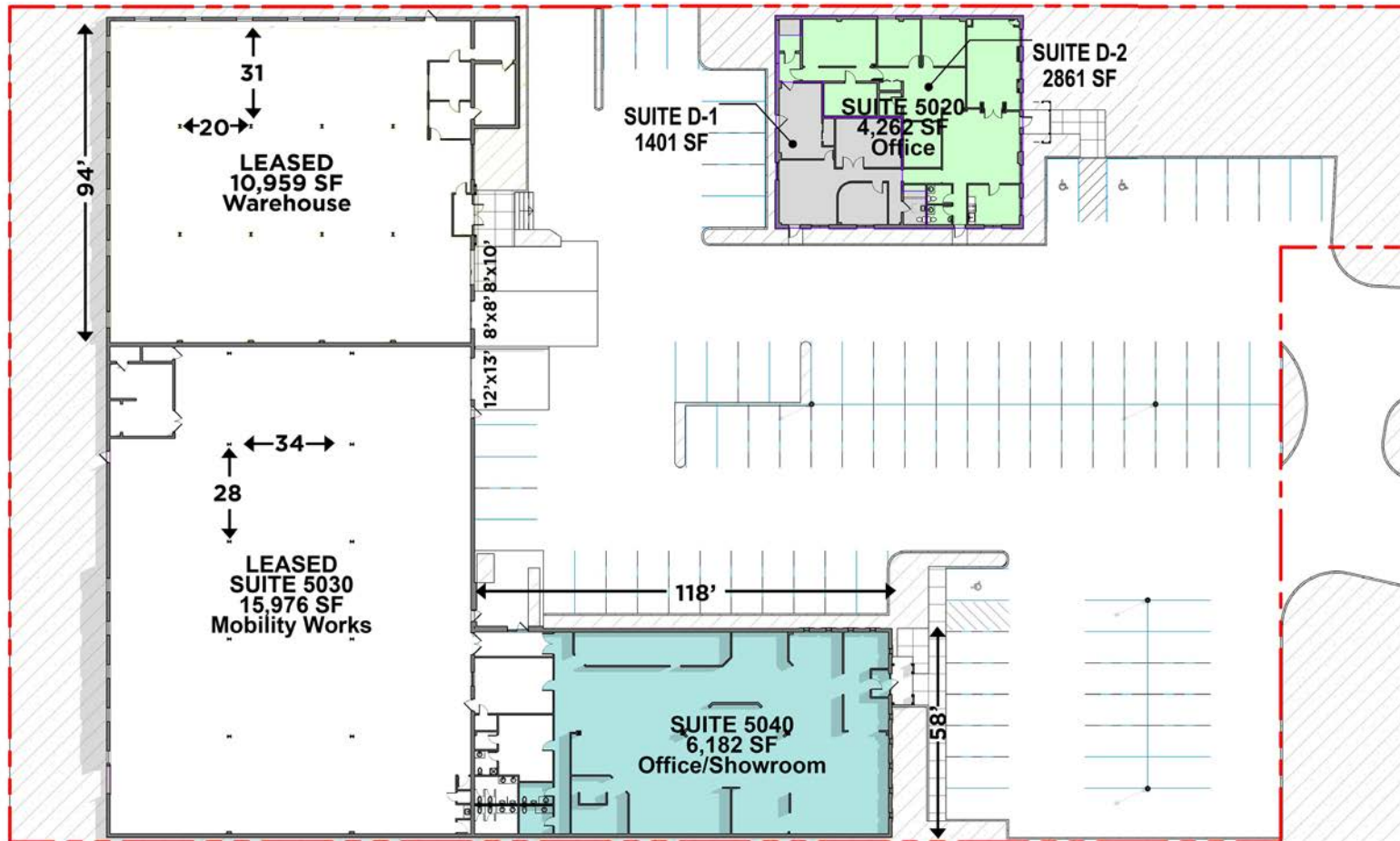
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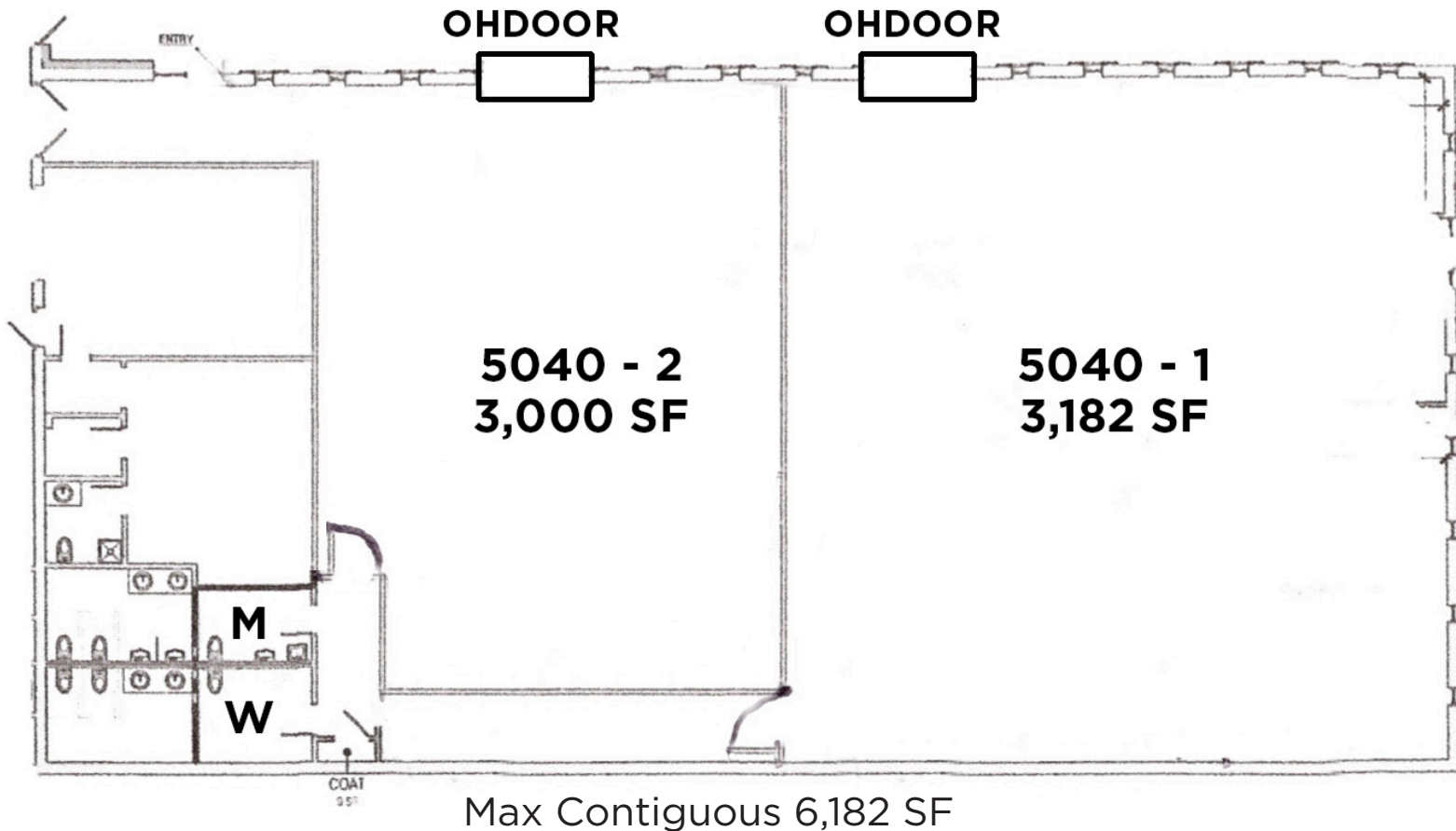
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Max Contiguous 6,182 SF

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