

26150 RICHMOND ROAD
Bedford Heights, Ohio 44146



MOVE-IN
CONDITION
WAREHOUSE
SPACE

Property Specifications

| | |
|------------------|--------------------------|
| TOTAL SF: | 118,000 |
| AVAILABLE SF: | 34,080 |
| OFFICE SF: | To-suit |
| MIN DIV. SF: | 34,080 |
| MAX CONTIG SF: | 34,080 |
| CONSTRUCTED: | 1961 (Renovated in 2018) |
| CONSTRUCTION: | Brick/Block |
| CEILING HEIGHT: | 19' 10" |
| COLUMN SPACING: | 40' x 48' |
| SPRINKLER: | Yes |
| LIGHTING: | LED |
| HEAT: | Gas Forced Air |
| ROOF: | Built-up |
| WHSE LEASE RATE: | \$3.50/SF NNN |

Property Highlights

- Freshly remodeled unit with new paint, LED lighting, and interior cleaning
- Great for warehouse needs
- Easy access to I-480 & I-271
- Competitively priced

LOCATED IN THE
"BUILDING DISTRICT OF
BEDFORD HEIGHTS"

CONTACT INFORMATION:

BOB GARBER, SIOR

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MATTHEW BEESLEY

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3 SUMMIT PARK DRIVE, SUITE 200, CLEVELAND, OHIO 44131 - CRESCOREALESTATE.COM

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Available Units For Lease

| UNIT | TOTAL SF | OFFICE SF | WHSE. SF | TRUCK DOCKS | DRIVE-IN |
|------|----------|-----------|----------|-------------|----------|
| 2 | 34,080 | To-suit | 34,080 | Four (4) | Two (2) |

Floor Plan



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Photos



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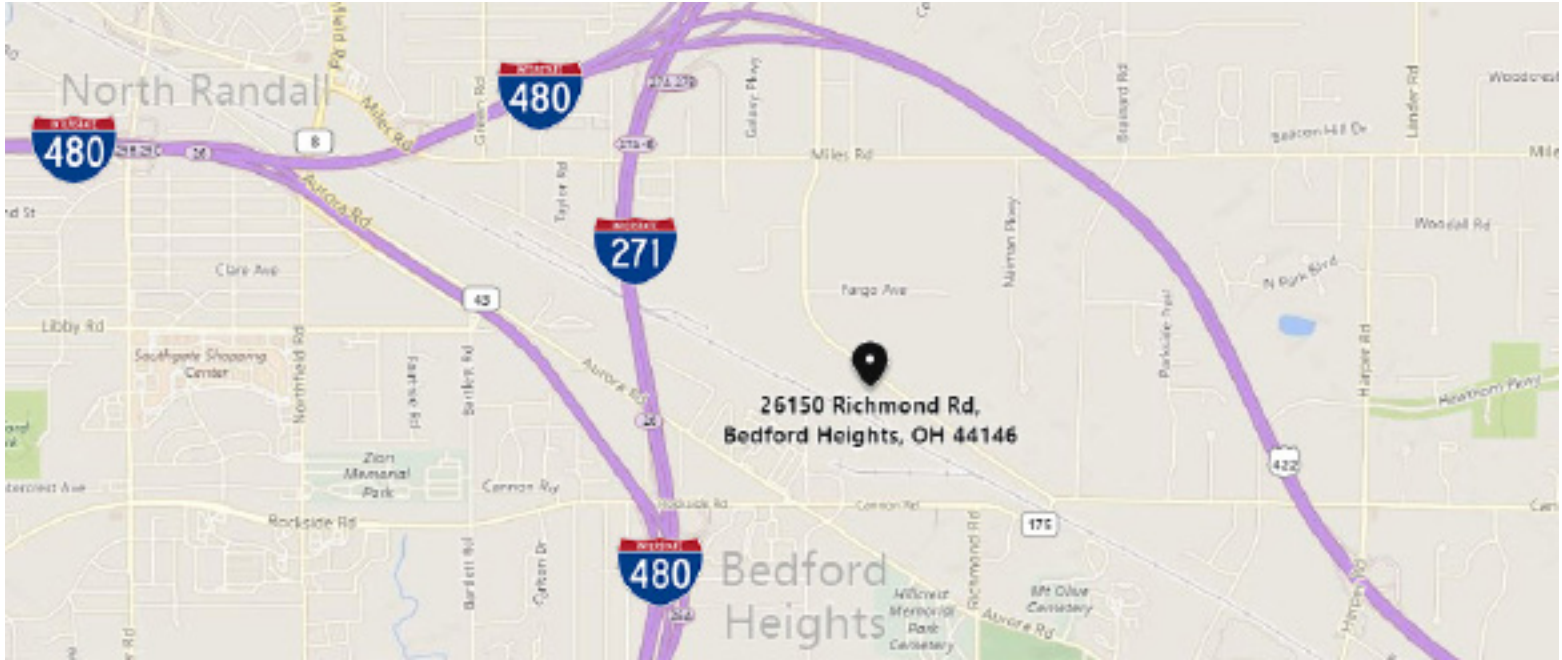
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Location Map & Aerial



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11/27/2018

Profile 1 of 1

Summary (35766)



26150 Richmond Road, Ste 2 Bedford Heights, OH 44146

| | |
|--------------------------|--------------------|
| County: | Cuyahoga |
| Market: | SE-Z1 |
| Sub Market: | SE Cuyahoga County |
| Land Size (Acres) | 5.6 Acres |
| Available SF: | 34,080 SF |
| Building SF: | 118,000 SF |
| Industrial SF: | 34,080 SF |

General Listing/Transaction Information

| | |
|-------------------------------|---------------------|
| Asking Rate: | \$3.50 NNN Per Year |
| Min Avail SF: | 34,080 SF |
| Max Contig SF: | 34,080 SF |
| Transaction Type: | Lease |
| Total Additional Rent: | \$0.95 |
| Vacancy Type: | Direct |

Parking

| | |
|--------------------------|--------------------------------------|
| # Spaces: | 100 |
| Parking Comments: | Large parking area shared by tenants |

Loading & Doors

| | |
|----------------------------|-------------------|
| # Ext. Docks: | 4 |
| # GL/DID: | 2 |
| GL/DID Dim. (H x W) | 10'x14' & 10'x12' |

Contacts

Listing Broker(s) Robert Garber, SIOR
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Matthew Beesley
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Building

| | |
|-----------------------------|------------------|
| Construction Status: | Existing |
| Primary Use: | Light Industrial |
| Secondary Use: | Warehouse |
| Floors: | 1 |
| Year Built: | 1961 |
| Year Refurbished | 2018 |
| ConstructionType: | Brick/Block |
| Exterior Type: | Brick |
| Roof Type: | Built-up |
| Roof Age: | 1990 |
| Deck Type: | Metal |
| Floor Type: | Concrete |
| Lighting Type: | LED |
| Sprinkler: | Yes |
| Heat: | Gas/Forced Air |
| Ceiling Ht: | 19' 10" |
| Column Spacing: | 40' x 48' |

Utilities

| | |
|------------------------|-------------------------|
| Gas: | Dominion |
| Water: | City of Cleveland |
| Sewer: | City of Bedford Heights |
| Power Supplier: | First Energy |

Site

| | |
|-----------------------|------------|
| Land SF: | 243,936 SF |
| Parcel Number: | 791-13-028 |
| Zoning: | Industrial |

Crane

Comments

Listing Comments: Office space is built-to-suit.
2018 NNN expenses are estimated at \$0.95/SF.
Excellent overflow warehouse space. Landlord will add restrooms and office as needed.