

# INVESTMENT SALE

## 5185 Richmond Road

BEDFORD HTS., OHIO 44146

## 100% Occupied NNN Investment Sale

### Property Specifications

TOTAL BUILDING SF	85,760 SF
LAND	3.95 acres
CONSTRUCTED	1966
REFURBISHED	2016, 2017 & 2018
CONSTRUCTION	Masonry
CEILING HEIGHT	17' 8" - 26'
ROOF	Metal Gable (New 2017)
HEAT	Roof top units / reznor units
SPRINKLERED	Wet System
COLUMN SPACING	40' x 50'; 20' x 50'
CRANES	One (1) 5 ton with 15' hook ht

### Offering Highlights

- 100% occupied
- Two (2) tenants - Daltile and RE Michel Company
- Completely refurbished building 2017 & 2018
- Located in opportunity zone
- Additional 2.59 acres available (same ownership)
- NOI - \$351,285.74 (5 year average)



## Opportunity Zone

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