

FOR SALE

23360 Michelle Drive

Bedford Heights, Ohio 44146



9,802 SF

AVAILABLE FOR SALE

BEAUTIFUL SHOWROOM SHOP SPACE

PROPERTY FEATURES



9,802 SF

TOTAL BUILDING SIZE

1.48

TOTAL SITE SIZE

\$1,100,000

SALE PRICE

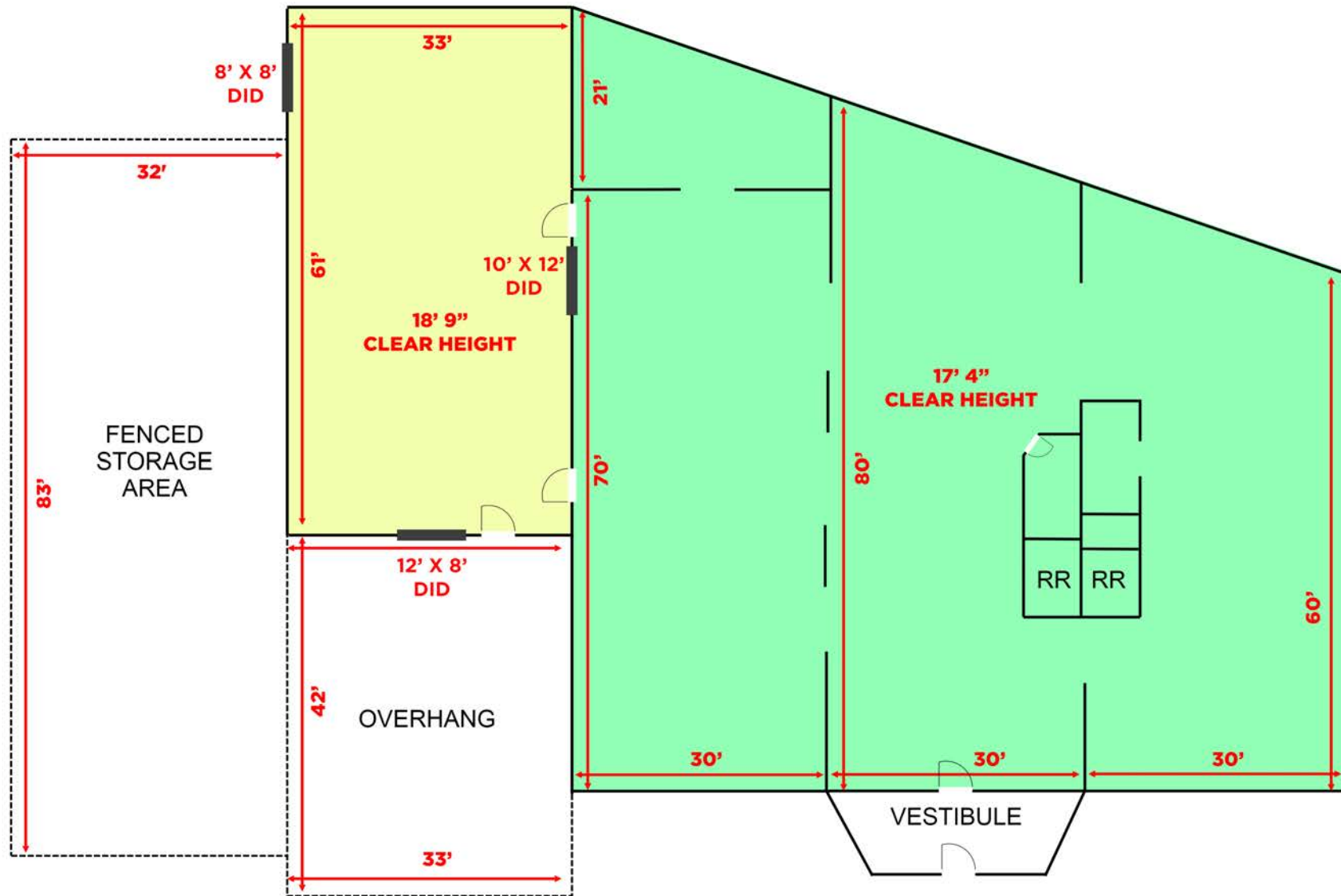
PROPERTY SPECIFICATIONS

YEAR BUILT	1972
YEAR REFURBISHED	2006
CEILING HEIGHT	17'4" - 18'9"
DRIVE-IN DOORS	Two (2) 8' x 8', 12' x 8'
LIGHTING	Fluorescent
HEAT	HVAC; radiant heat in shop area
AIR-CONDITIONING	Rooftop/office
PARKING SPACES	13 existing spaces with a 0.58 acre ancillary gravel lot

COMMENTS

- Beautiful showroom and shop space with ample outside storage
- Convenient location: visibility and easy access from I-480 and minutes away from I-271
- Showroom can be converted back to fully air conditioned warehouse space
- Excellent location for a quasi-retail use: proximate to industrial, residential and commercial pockets
- Easily accessible from all of Northeast Ohio

PROPERTY FLOOR PLAN



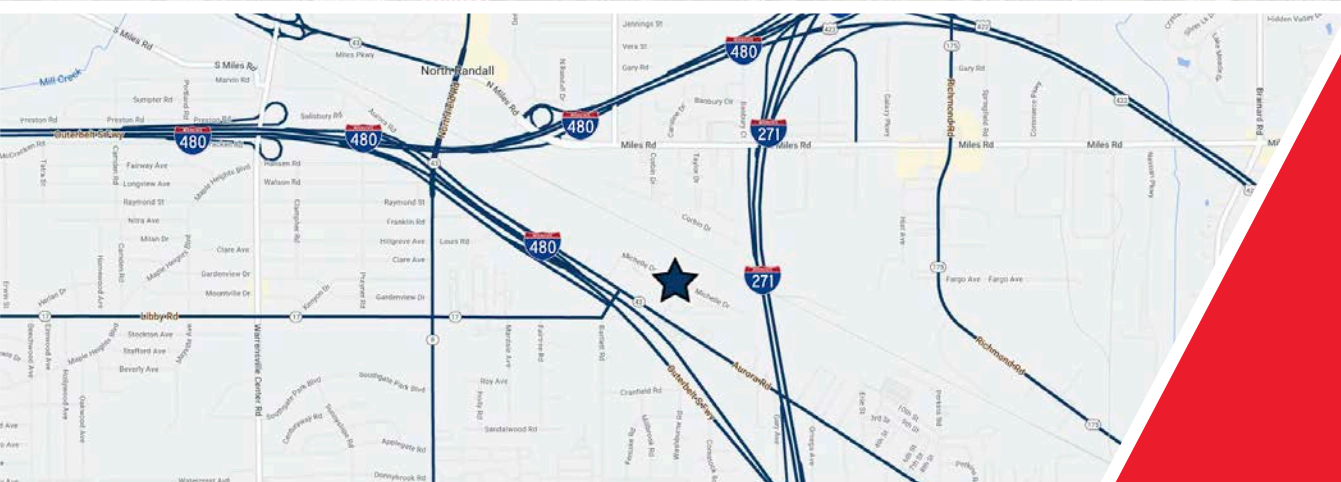
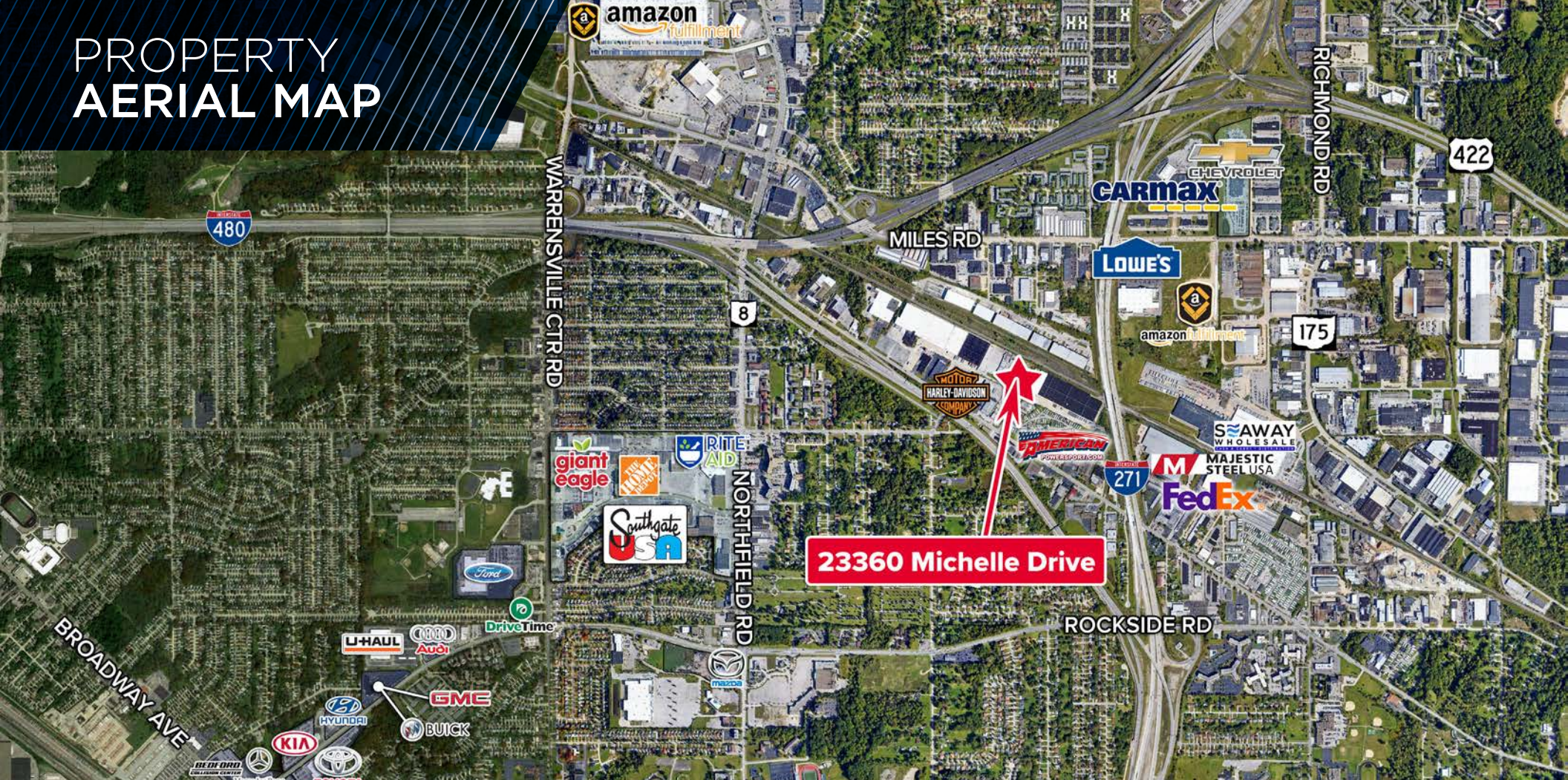
PROPERTY PHOTOS



Showroom



PROPERTY AERIAL MAP



Easy access to
I-480 and I-271



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