

# 5020-5040 Richmond Road

BEDFORD HEIGHTS, OHIO 44146

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

**MAJOR  
RENOVATIONS  
UNDERWAY**



**ELIOT KIJEWski, SIOR**

Senior Vice President  
216 525 1487  
ekijewski@crescorealestate.com

**GEORGE J. POFOK, CCIM, SIOR**

Senior Vice President  
216 525 1469  
gpofok@crescorealestate.com

**RICO A. PIETRO, SIOR**

Principal  
216 525 1473  
rpietro@crescorealestate.com

**ANTONIO SIBBIO**

Sales Associate  
216 525 1490  
asibbio@crescorealestate.com

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### 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

<b>YEAR REFURBISHED</b>	2020
<b>BUILDING SIZE</b>	26,477 SF
<b>SITE AREA</b>	1.5 acres
<b>CONSTRUCTION TYPE</b>	Masonry
<b>DRIVE-IN DOORS</b>	Two (2) drive-in doors (8' x 10'; 12' x 13')
<b>DOCKS</b>	One (1) (8' X 8')
<b>ROOF</b>	New EPDM
<b>SPRINKLERED</b>	Wet system
<b>CEILING HEIGHT</b>	11' - 14'
<b>COLUMN SPACING</b>	20' x 31'; 28' x 34'
<b>LIGHTING</b>	Fluorescent

### SUITES AVAILABLE

SUITE	TOTAL SF	OFFICE/SHOWROOM	WAREHOUSE	DRIVE-IN
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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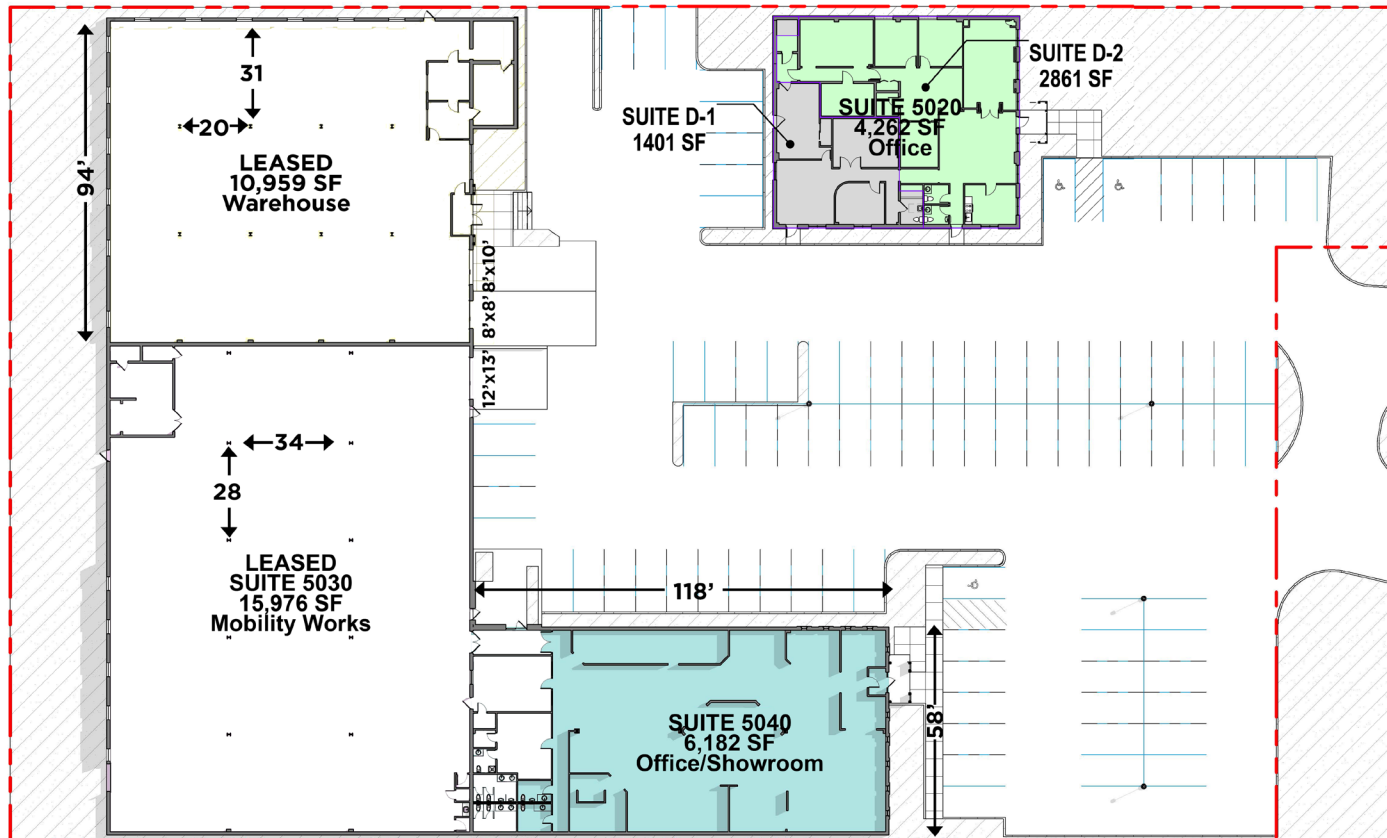
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## Floorplan



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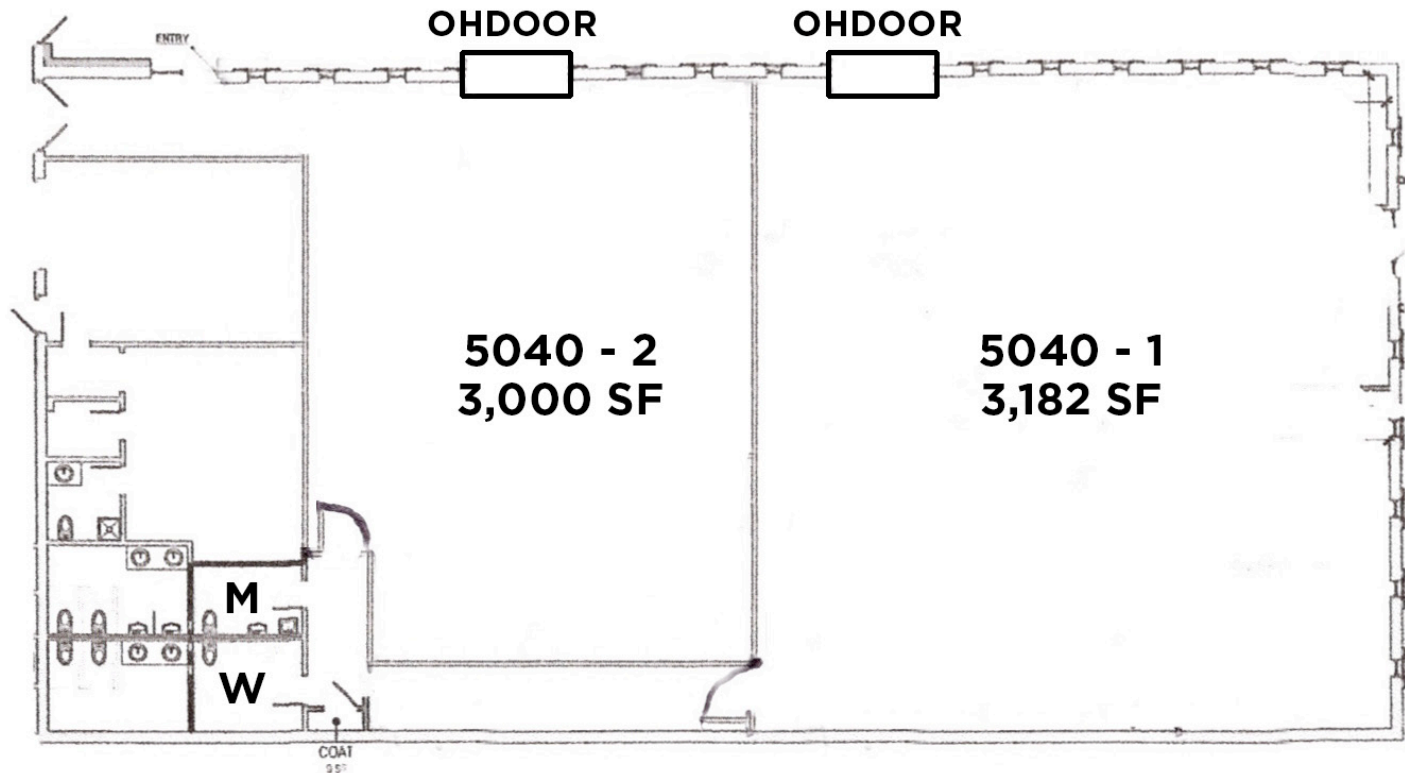
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**Max Contiguous 6,182 SF**

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## Aerial Map



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