

FOR LEASE



26001 RICHMOND ROAD

Bedford Heights, Ohio 44146

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PROPERTY FEATURES

26001 Richmond Road is a design-to-suit industrial building with over 51,000 SF of space. This ideal manufacturing space has heavy power with busduct, air lines, various jib cranes and a locker room. The building is located in an Opportunity Zone, has ample parking, and Richmond Road and highway visibility. Building upgrades to begin in 2021 including; new roof, windows, landscaping, and seal coating of parking lot.

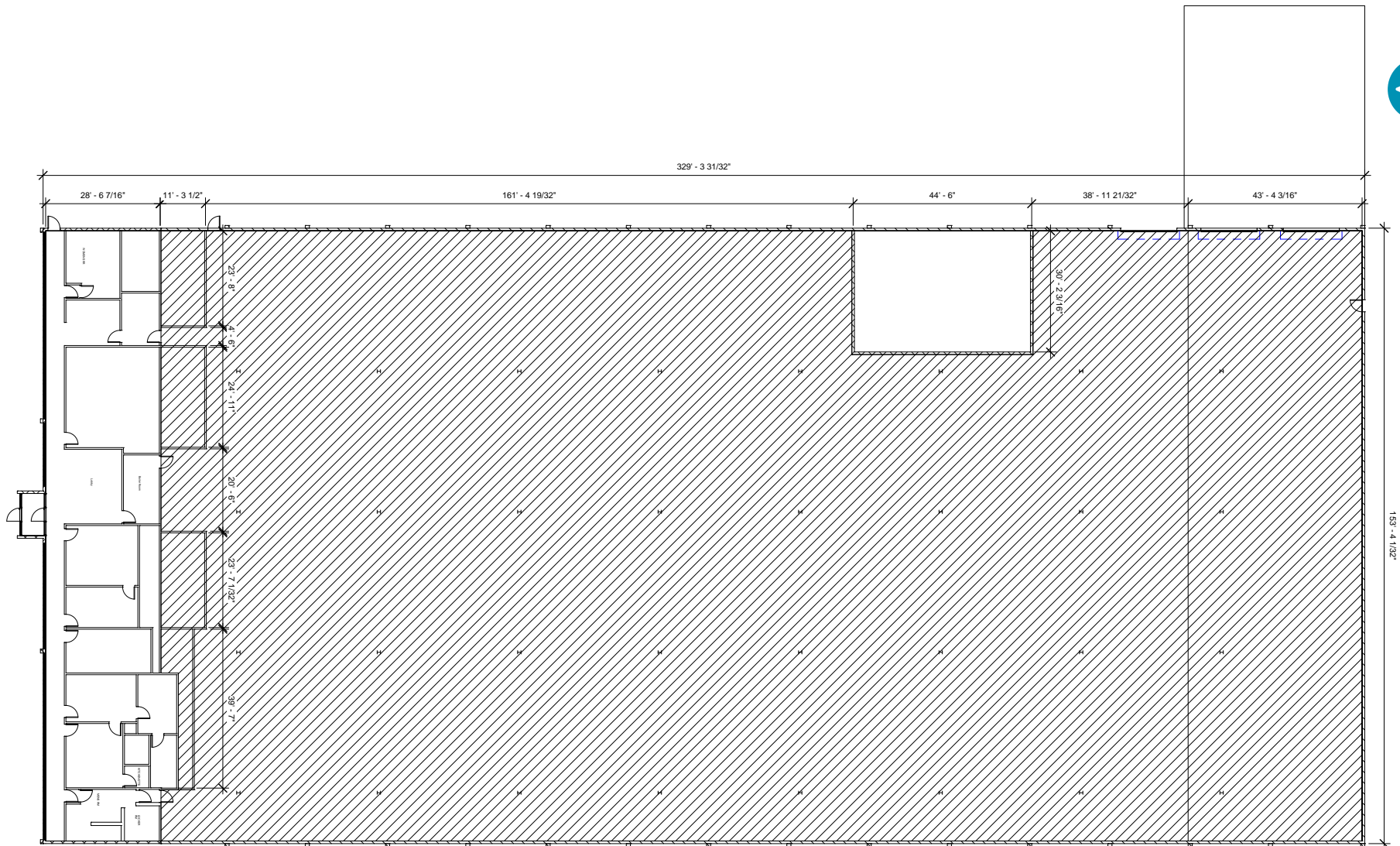


Building Size:	51,000 SF
Industrial Area:	46,500 SF
Office Area:	4,500 SF
Clear Height:	16'
Column Spacing:	50' x 20'
Drive-in Doors:	One (1) 12'x14'
Docks:	Two (2) exterior, one (1) interior
Power:	2000A / 480V / 3P
Parking:	60 spaces available with option to expand behind building
Construction:	Masonry
Year Built:	1958 / Refurbished 2021
Zoning:	General Industrial
Acres:	3.48 acres
Lighting:	LED
Sprinkler:	Wet & dry
Lease Rate:	\$4.50/SF NNN

SITE PLAN

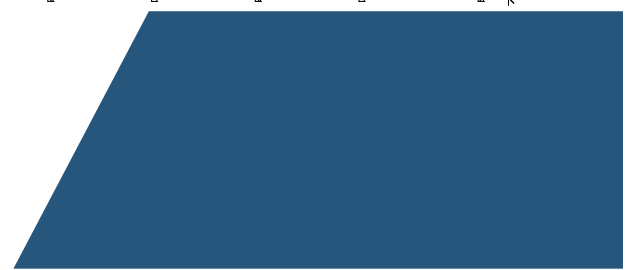


FLOOR PLAN



* Hatching indicates warehouse space

** Column spacing is 50' x 20'



AERIAL MAP





CONTACT

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* A licensee at Cushman & Wakefield | CRESCO Real Estate has an interest in the client entity offering this property for lease.

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