

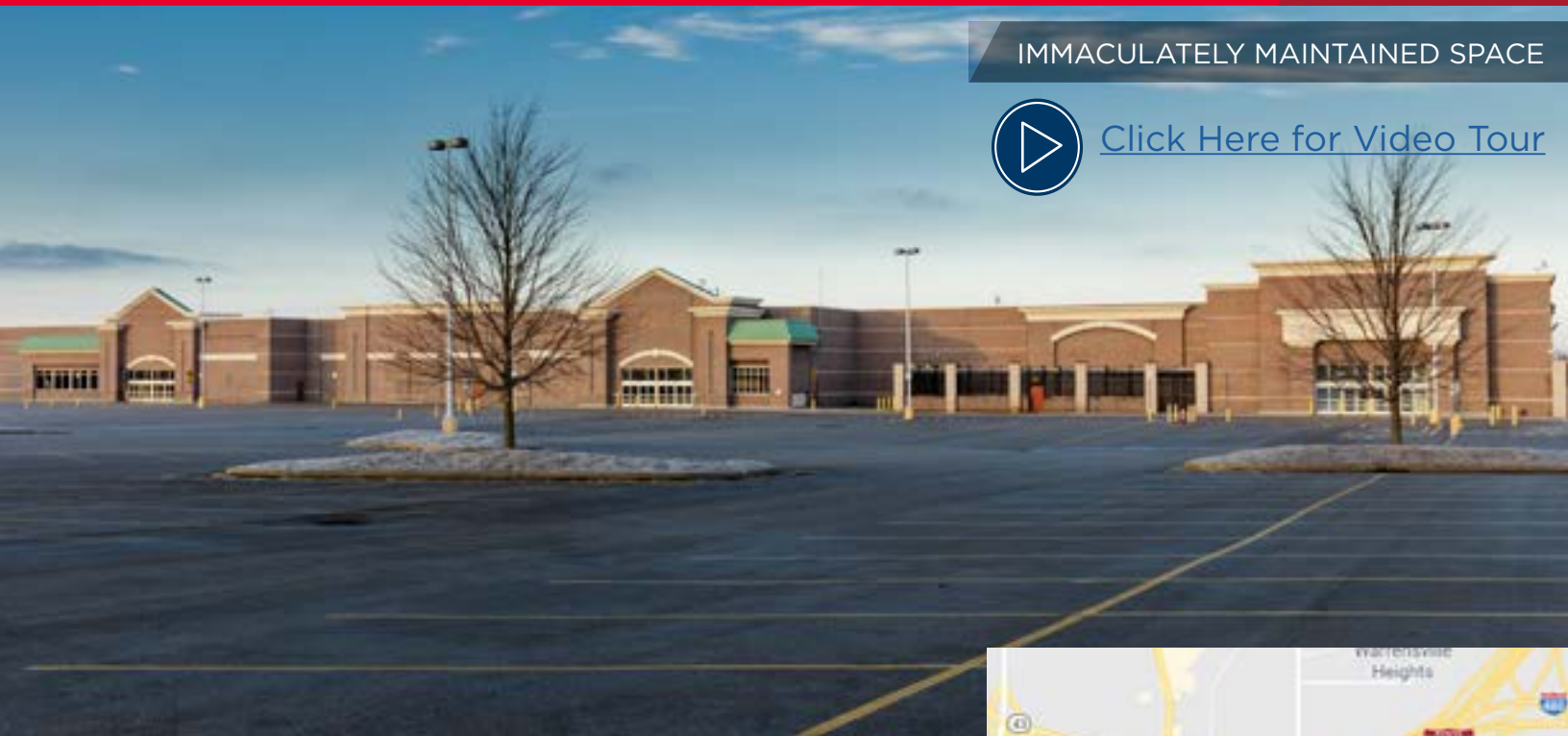


FOR SALE OR LEASE
22209 ROCKSIDE ROAD
 Bedford, Ohio 44146

IMMACULATLY MAINTAINED SPACE



[Click Here for Video Tour](#)



197,518 SF COMMERCIAL/LIGHT INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

Lease rate: \$4.50/NNN light industrial
 \$6.50/NNN commercial

Sale price: Negotiable

Property Highlights

- Former WalMart location with car/truck maintenance area
- One (1) mile to I-480/I-271 Interchange
- Great location near the Bedford Automile
- Dock positions are expandable
- Fully air conditioned space
- Remarkably clean, bright space ready for immediate occupancy



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Aerial



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Property Images



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Site Plan



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Bedford Heights, OH 44146

Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres):	23.35 Acres
Available SF:	197,518 SF
Building SF:	197,518 SF
Industrial SF:	190,518 SF
Office SF:	7,000 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Secondary Use:	Industrial
Floors:	1
Multi-Tenant:	Multi-Tenant
Year Built:	2008
Year Refurbished:	2017
Current Occupancy %:	0.00%
# Buildings:	1
Construction Type:	Brick/Block
Exterior Type:	Brick
Roof Type:	Rubber
Typical Floor Plate (SF):	65,000
Roof Age:	2008
Deck Type:	Steel Deck/Rubber Membrane
Floor Type:	Concrete
Floor Thickness:	4"
Lighting Type:	T-8
Sprinkler:	100% Wet
Heat:	Rooftop HVAC
AC:	100%
Handicapped Accessible (ADA):	Yes
Ceiling Ht:	16' (Min) 19' (Max)

Utilities

Gas:	Dominion
Water:	City
Sewer:	City
Power:	480 v 4000 a 3 p

Site

Land SF:	1,017,126 SF
Parcel Number:	81126001
Zoning:	Mixed

Crane

Comments

Listing Comments: Immaculate, fully air conditioned space ideal for light industrial or commercial users in the business friendly community of Bedford, Ohio. One (1) mile to I-480/I-271, this building includes high density sprinklers, newer roof, T-8 lighting and over 500 parking spaces. Dock positions are expandable. Industrial lease rate: \$4.50/SF NNN. Commercial lease rate \$6.50/SF NNN.

General Listing/Transaction Information

Industrial Asking Rate:	\$4.50 NNN Per Year
Commercial Asking Rate:	\$6.50 NNN Per Year
Minimum Avail SF:	65,000 SF
Maximum Avail SF:	197,518 SF
Transaction Type:	Lease/Sale
Vacancy Type:	Direct

Parking

# Spaces:	540
Parking Comments:	Paved parking

Loading & Doors

# Ext. Docks:	6
# Ext. Levelers:	3
# GL/DID:	5
Total Doors:	11
Loading & Doors Comments:	8' x 9' Dock Doors

Contacts

Listing Broker(s)	Matt Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com
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