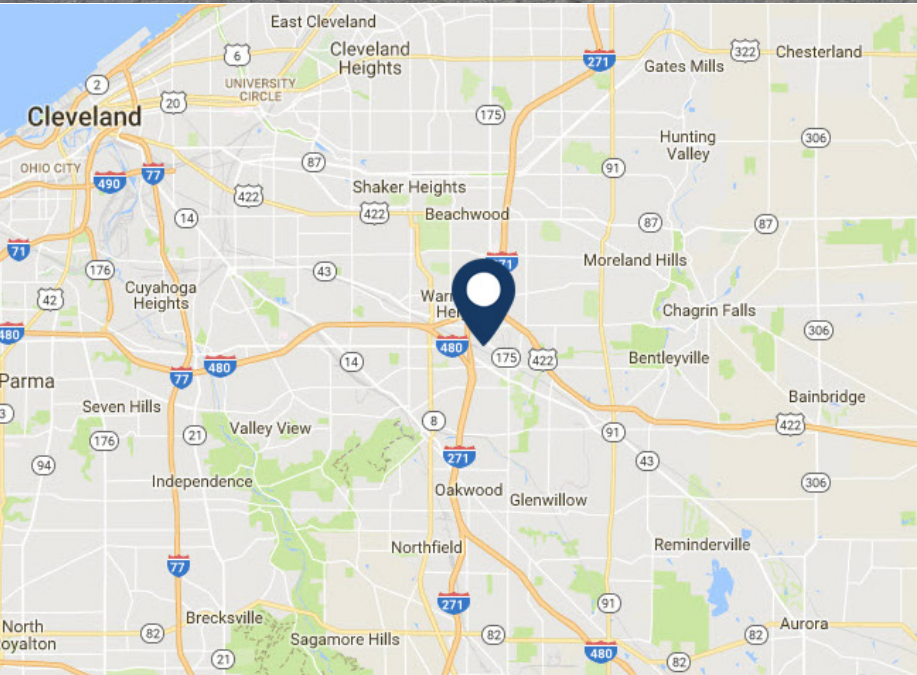


FOR SALE/LEASE

5188 Richmond Road

BEDFORD HEIGHTS, OHIO



Features

- Building totals 10,320 SF with 9,490 SF warehouse space & 830 SF office space
- Built in 1965/2001
- Four (4) drive-in doors
- 12' min, 18' max ceiling height
- Located in Bedford Heights with easy access to I-480 & I-271

BOB GARBER, SIOR

Principal

216.525.1467

bgarber@crescorealestate.com



CUSHMAN & WAKEFIELD



3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
P 216.520.1200 • F 216.520.1828
crescorealestate.com

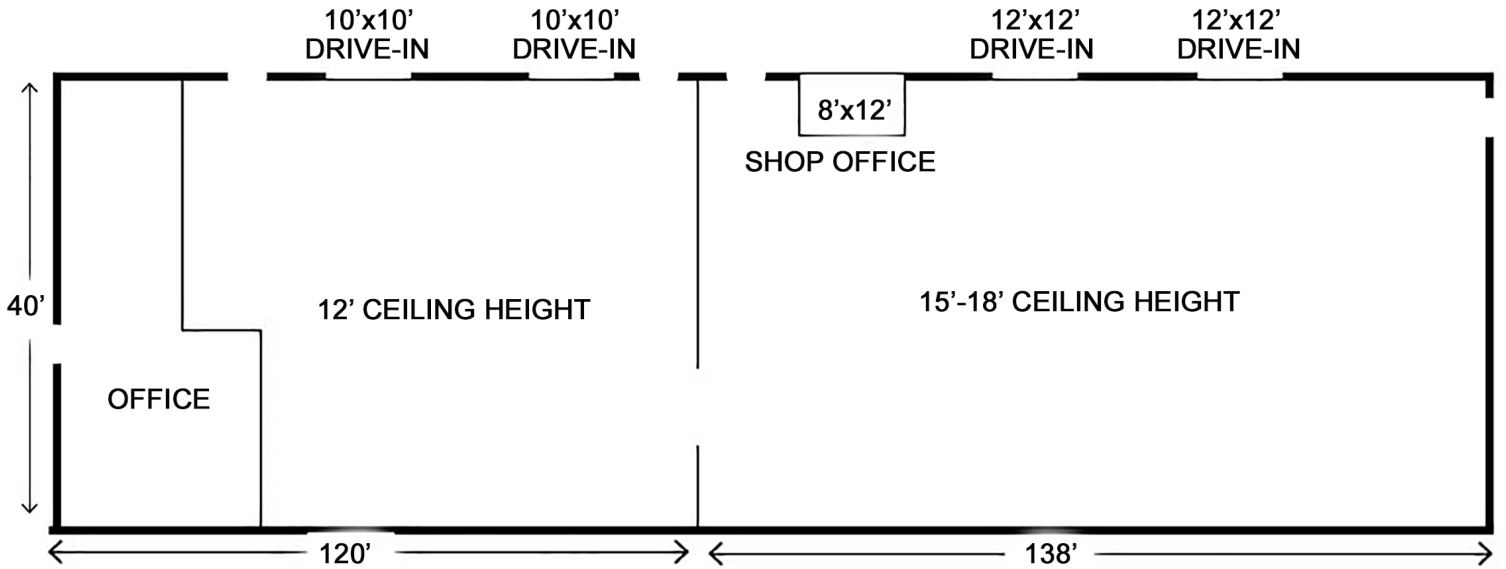
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FOR SALE

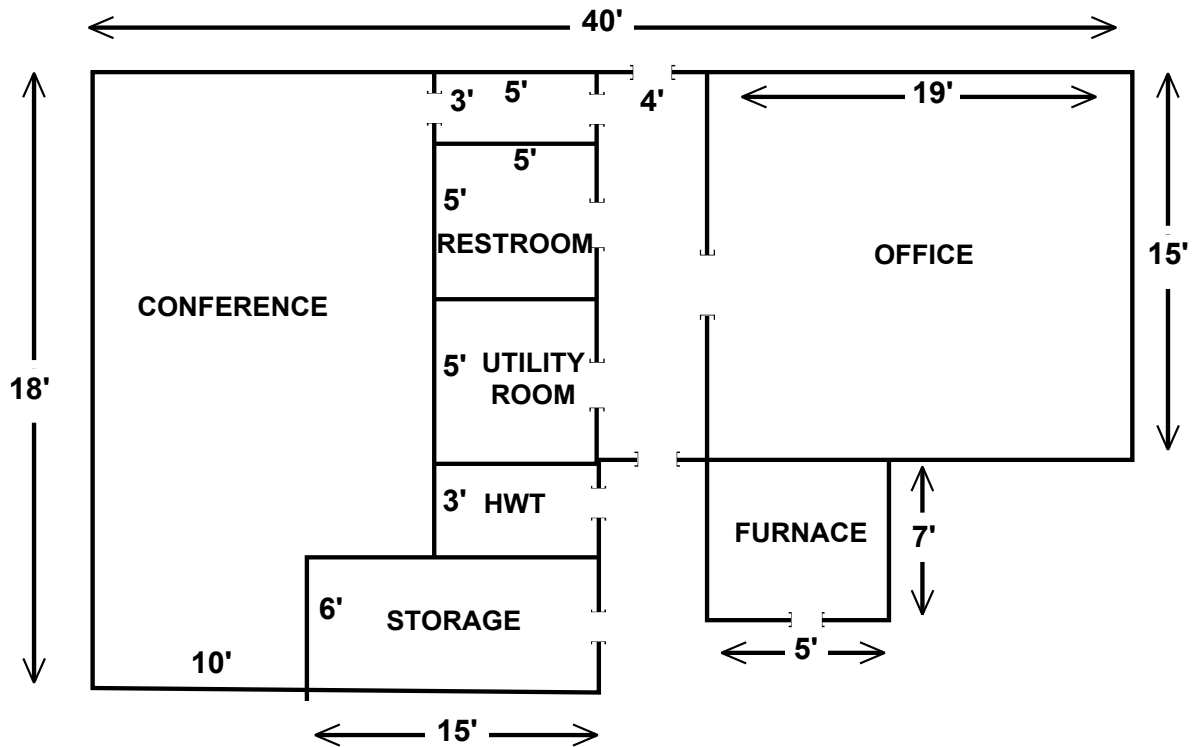
5188 Richmond Road

BEDFORD HEIGHTS, OHIO

Building Floor Plan

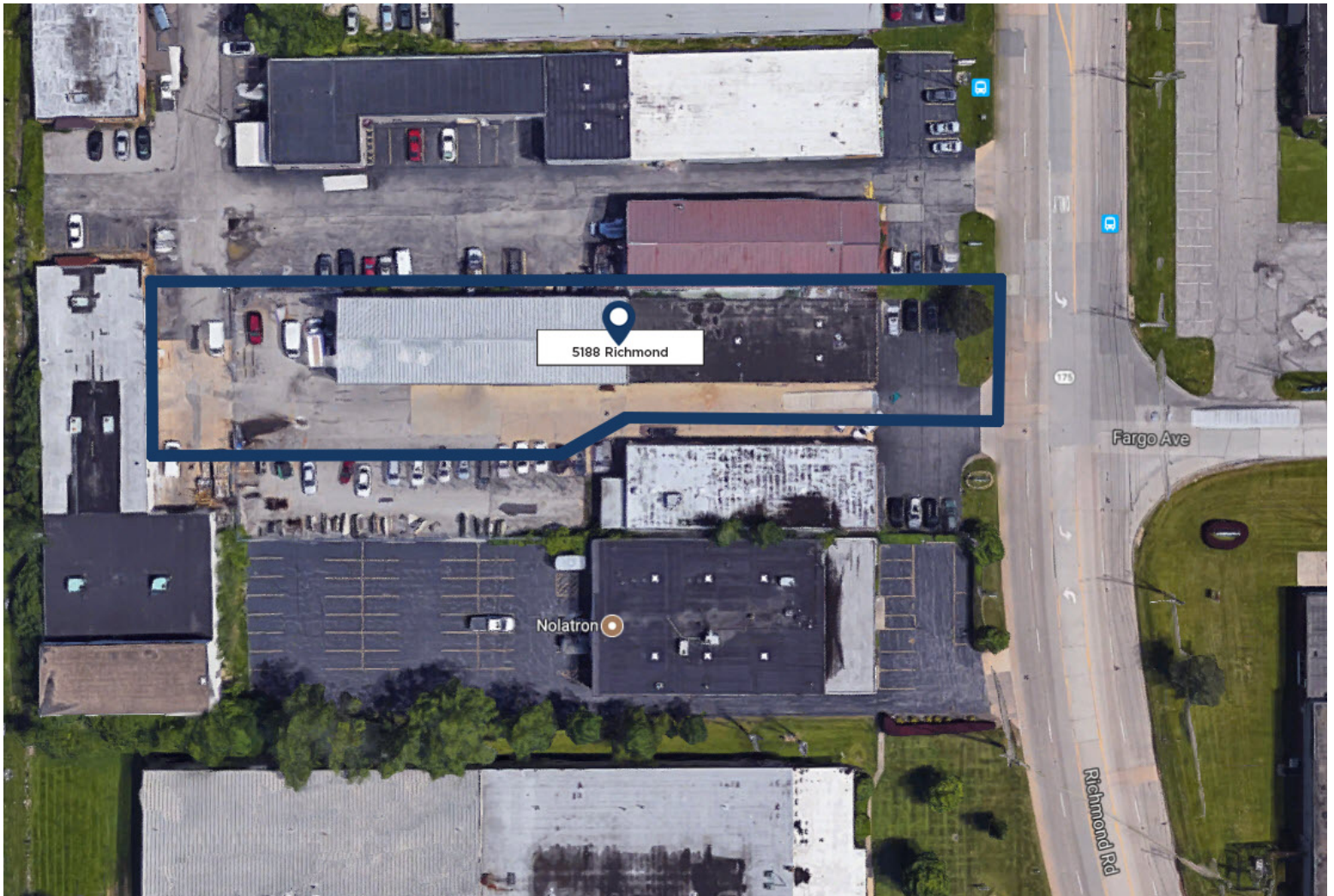


Office Layout



FOR SALE/LEASE

5188 Richmond Road BEDFORD HEIGHTS, OHIO



Property lines are subject to final lot split

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Profile 1 of 1

Summary (26486)



5188 RICHMOND ROAD 5188 Richmond Road Bedford Heights, OH 44146

| | |
|--------------------------|--------------------|
| County: | Cuyahoga |
| Market: | SE-Z1 |
| Sub Market: | SE Cuyahoga County |
| Land Size (Acres) | 0.61 Acres |
| Available SF: | 10,320 SF |
| Building SF: | 10,320 SF |
| Industrial SF: | 9,490 SF |
| RSF: | 10,320 SF |
| Warehouse SF: | 9,490 SF |
| Office SF: | 830 SF |

Building

| | |
|-----------------------------|--------------------------|
| Construction Status: | Existing |
| Primary Use: | Industrial |
| Floors: | 1 |
| Multi-Tenant: | Single-Tenant |
| Year Built: | 1965 |
| Year Refurbished | 2001 |
| ConstructionType: | Metal/Masonry |
| Roof Type: | EPDM |
| Lighting Type: | Fluorescent/Metal Halide |
| Sprinkler: | No |
| Heat: | Co Ray Vac |
| AC: | Office |
| Ceiling Ht: | 12' (Min) 18' (Max) |

Utilities

| | |
|----------------------------|-------------------|
| Gas: | Dominion |
| Water: | City of Cleveland |
| Sewer: | City of Cleveland |
| Utilities Comments: | First Energy |

Site

| | |
|-----------------------|------------|
| Land SF: | 26,572 SF |
| Parcel Number: | 791-02-003 |
| Zoning: | Industrial |

Crane

Comments

General Listing/Transaction Information

| | |
|--------------------------|--------------------------------|
| Asking Price: | \$395,000.00 \$38.28 Per SF |
| Asking Rate: | \$3.95 NNN Per Year |
| Min Avail SF: | 4,800 SF |
| Transaction Type: | Lease/Sale |
| Vacancy Type: | Direct |

Parking

| | |
|--------------------------|-------------------------------------|
| Parking Comments: | Parking in front & rear of building |
|--------------------------|-------------------------------------|

Loading & Doors

| | |
|-------------------------------|-------------------|
| # GL/DID: | 4 |
| GL/DID Dim. (H x W) | 12'x12' & 10'x10' |
| #DH/Truck-level Doors: | 0 |
| Total Doors: | 4 |

Contacts

| | |
|--------------------------|---|
| Listing Broker(s) | Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com |
|--------------------------|---|

Listing Comments: Actual acreage is being surveyed to determine acreage for lot split. Floor drains in each unit.