

FOR LEASE

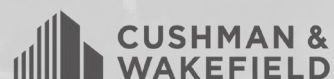
OFFICE/SHOWROOM

BUILT TO SUIT

LOCATED IN THE
OPPORTUNITY
ZONE

5201 RICHMOND ROAD
BEDFORD HEIGHTS, OHIO 44146

In Beautiful Bedford Heights, the heart of the “Contractor / Design Corridor”.



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5201 RICHMOND ROAD
BEDFORD HEIGHTS, OHIO 44146

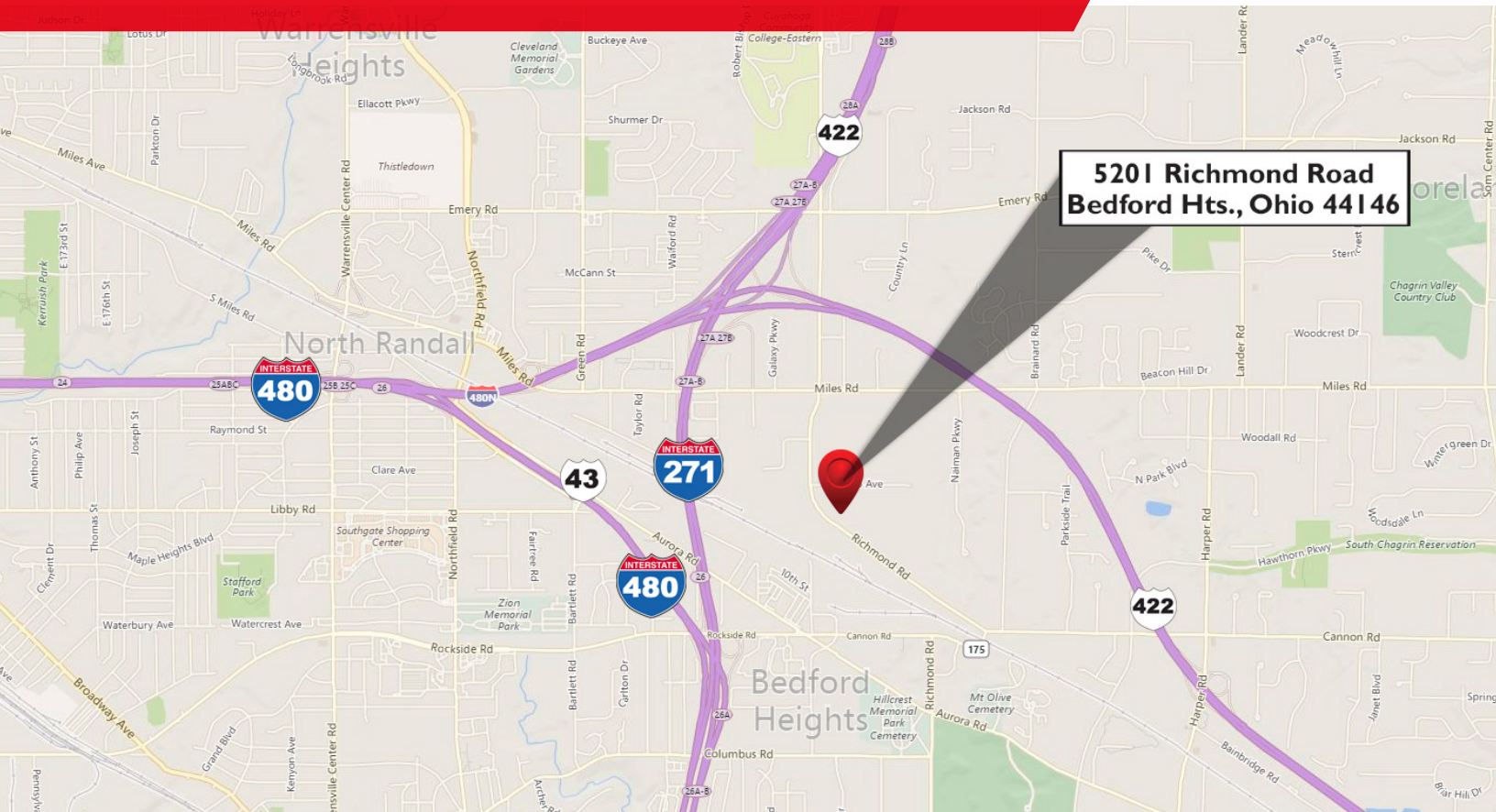
Property Specifications

TOTAL SF	23,471 SF	SPRINKLER	Yes
OFFICE SF	Built to Suit	LIGHTING	LED
INDUSTRIAL SF	23,471 SF	HEAT	Infrared
LAND	2.87 acres	AIR-CONDITIONING	HVAC Office
CONSTRUCTED	1972	ROOF	EPDM - 2018
REFURBISHED	2018	POWER	800A / 480V / 3P
CONSTRUCTION	Brick / Stone / Glass	PARKING	Newly Paved
CEILING HEIGHT	12'	LEASE RATE	\$6.50 / NET
DRIVE-IN DOORS	One (1)		
DOCKS	Two (2)		

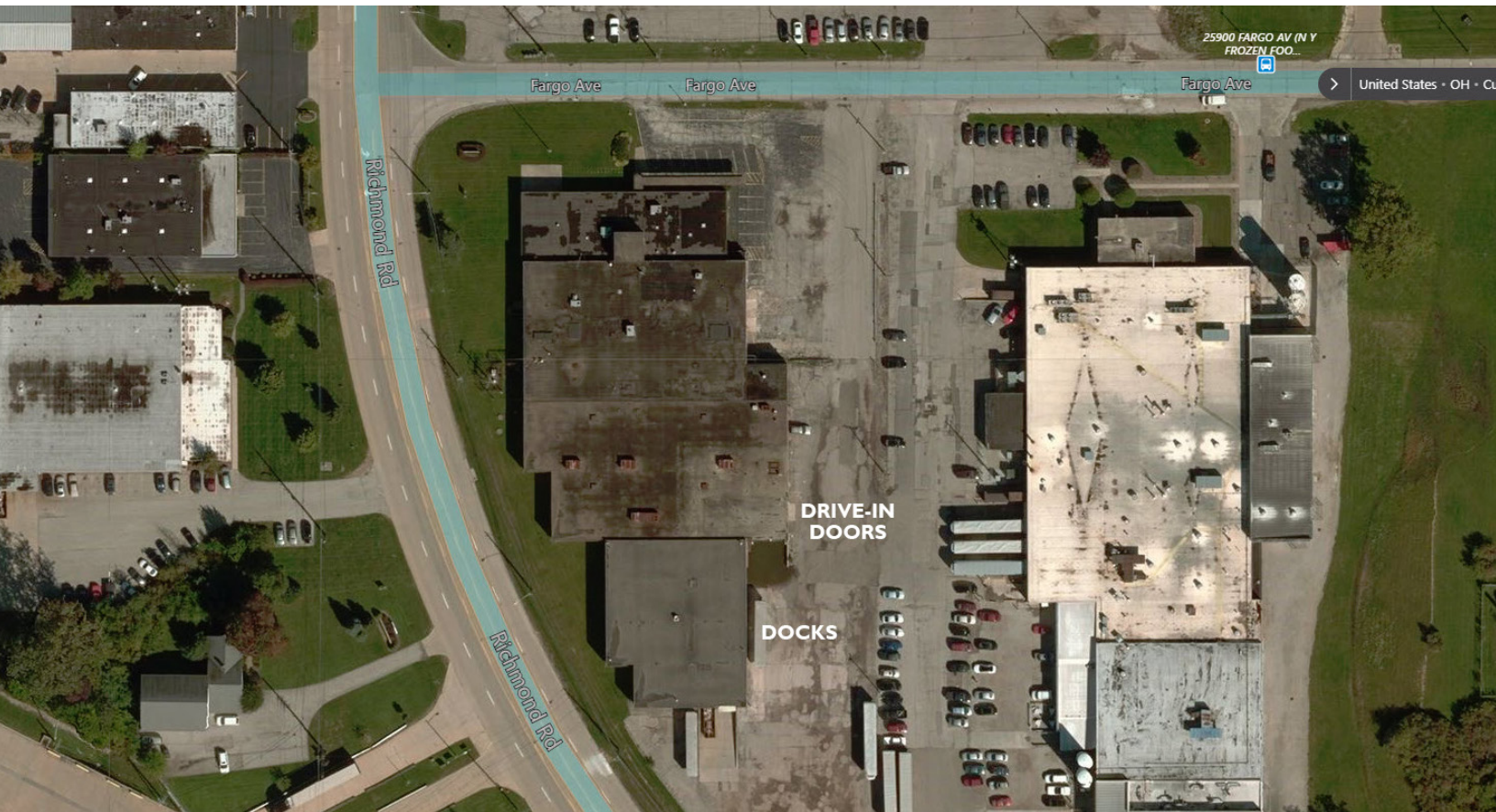
Located in the Opportunity Zone.



AERIAL AND MAP

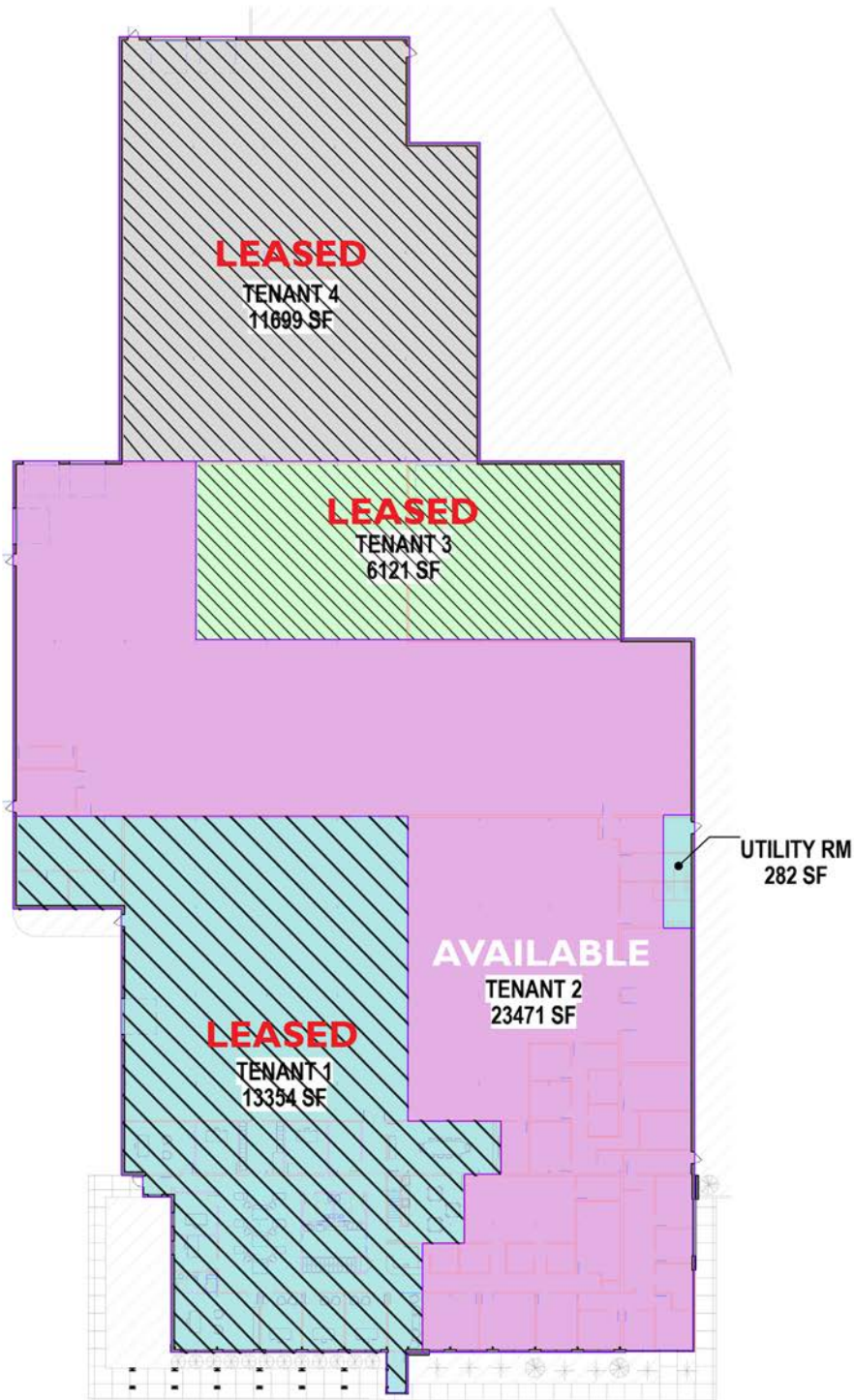


EASY ACCESS TO I-480 & I-271



FLOORPLANS

FLOORPLAN TENANT
23,471 SF



TOTAL BUILDING: 54,927SF

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BEDFORD HEIGHTS
OHIO 44146



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