

INDUSTRIAL PORTFOLIO AVAILABLE FOR SALE OR LEASE



5184, 5188, & 5194 RICHMOND ROAD



FOR MORE INFORMATION PLEASE
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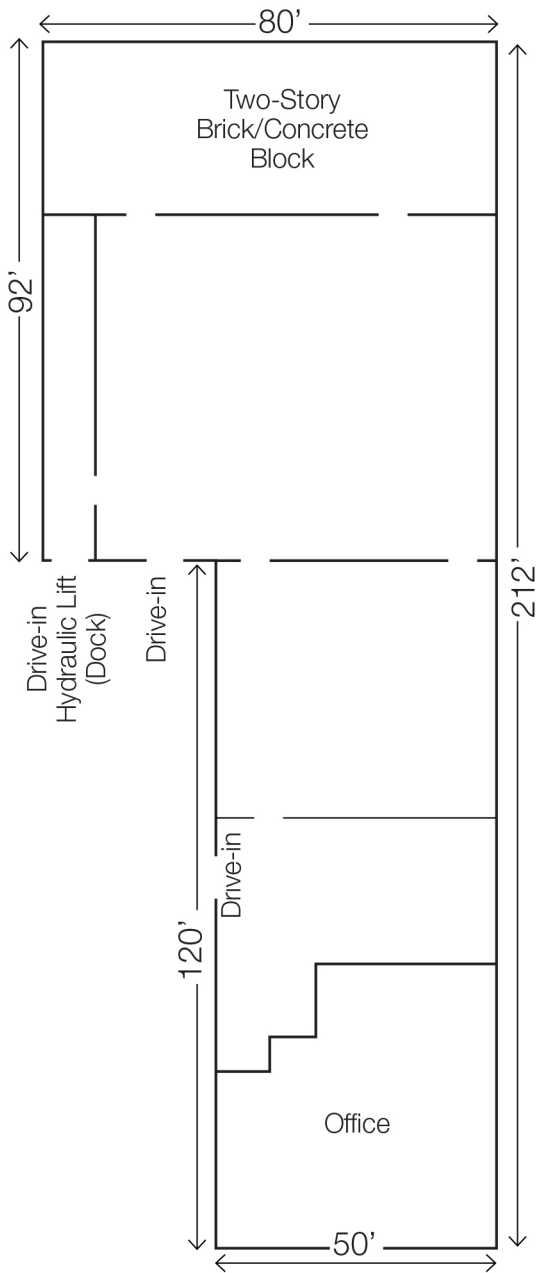
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- 3-building industrial portfolio available for sale or lease on Richmond Road in Bedford Heights
- Portfolio consists of 31,000+ square feet on 1.56 acres
- Buildings available as a portfolio of properties or individually
- Properties consist of warehouse, office and showroom space
- Great opportunity for a user
- Some tenants in place for added income
- Located in the Bedford Heights Building District with easy access to I-480 and I-271

5184 Richmond Road

Warehouse Space



Space Available	15,920 SF
Warehouse Area	13,700 SF
Office Area	2,220 SF
Year Built	1967/1985
Construction	Brick/Block
Zoning	Industrial District
Land Area	.61 acres
Ceiling Height	10'
Docks/Drive-ins	1/3
Heat	Overhead Gas
Lighting	Fluorescent
Electric	600V AC, 250V AC/DC, 800 Amp

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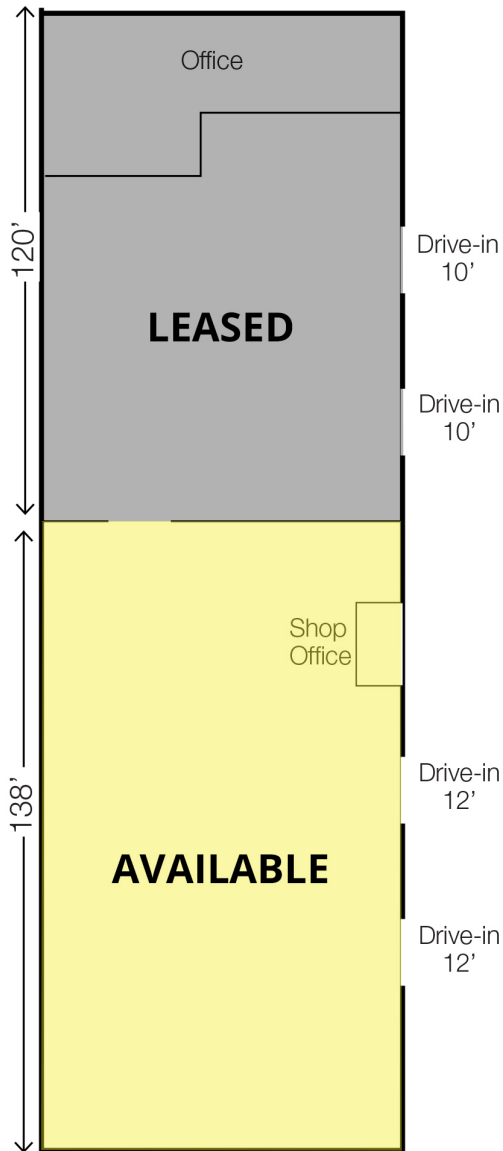
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5188 Richmond Road

Warehouse Space



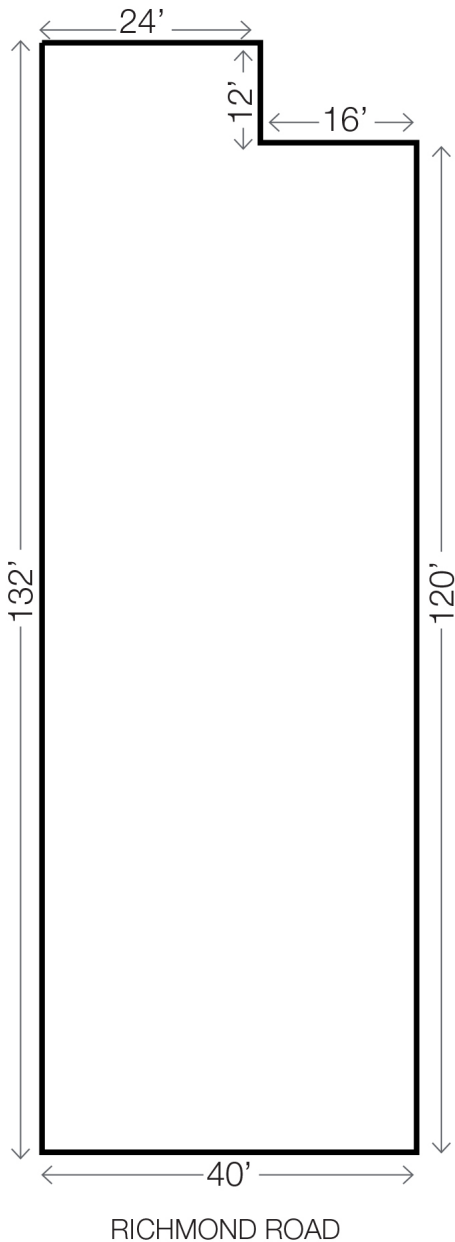
Total Space	10,320 SF
Warehouse Area	9,490 SF
Office Area	830 SF
Year Built	1965/2001
Construction	Stone/Block/Insulated Metal
Zoning	Industrial District
Land Area	.61 acres
Ceiling Height	12' front, 15'-18' 5" back
Docks/Drive-ins	0/4
Heat	Co-Ray-Vac and overhead Reznors
Lighting	Metal Halide
Electric	240V/100 Amp, 600V/800Amp, 3 phase

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5194 Richmond Road

Showroom Space



Space Available	5,088 SF
Showroom Area	4,338 SF
Office/Storage Area	750 SF
Year Built	1965
Construction	Stone/Block
Zoning	Industrial District
Land Area	.34 acres
Ceiling Height	12'
Heat	HVAC
Lighting	Metal Halide
Electric	120/240 volt, 100Amp, 3 phase

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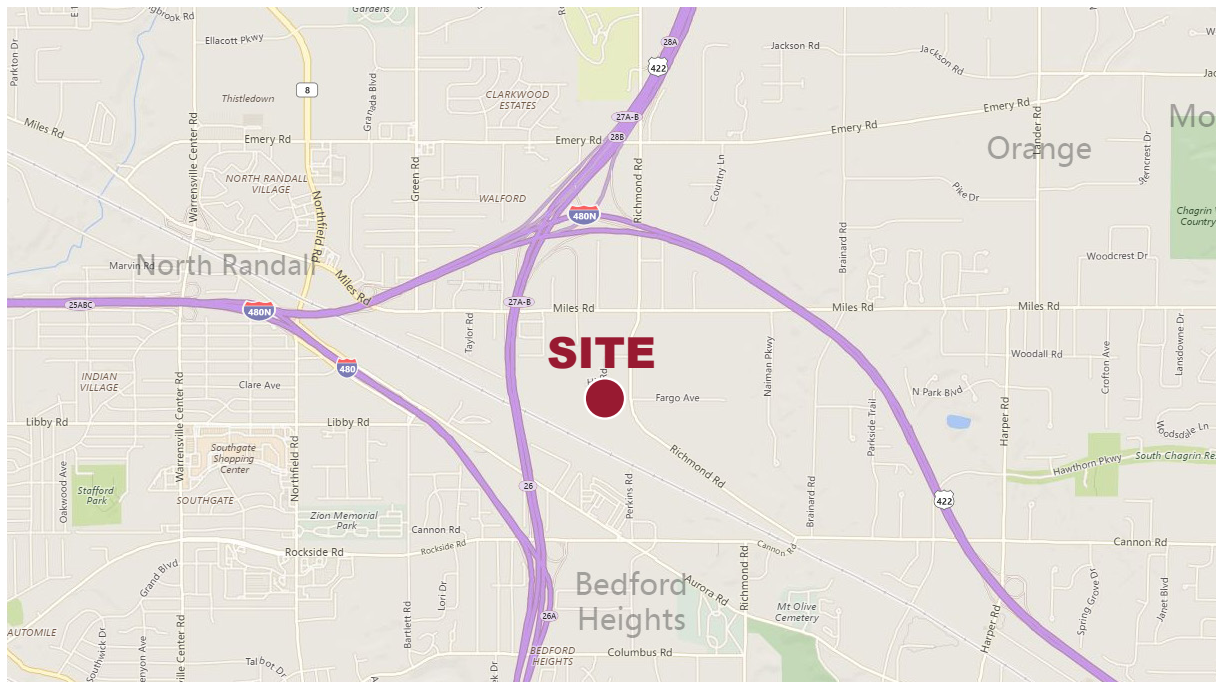


Richmond Road Portfolio

Aerial View



Area Map



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