

# FOR LEASE

## 5185 Richmond Road

BEDFORD HTS., OHIO 44146



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## 5185 Richmond Road

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# 16,250 Available

### Property Specifications

TOTAL SF	85,760 SF
OFFICE SF	5,040 SF
WAREHOUSE SF	80,720 SF
LAND	4.35 acres
CONSTRUCTED	1966
REFURBISHED	2015 & 2016
CONSTRUCTION	Masonry
CEILING HEIGHT	17' 8" - 26'
DRIVE-IN DOOR	Three (3) - 1-8'x8'; 1-8'x10'; 1-12'x16'
DOCKS	Two (2) Interior
ROOF	Metal Gable
LIGHTING	Fluorescent / Metal Halide
HEAT	Radiant / OHD Gas Unit Heaters
POWER	2000A / 475KW / 3P
COLUMN SPACING	40' x 50'; 20' x 50'
CRANES	One (1) 5 ton with 15' hook ht
ASKING PRICE	NEGOTIABLE
ASKING RATE	\$3.50 NNN



- Freshly painted warehouse.
- New roof. New lighting.
- Professionally cleaned epoxy floors.
- Heavy power: 2000A / 475KW / 3P
- On-Going renovations within the warehouse space.
- Located minutes from I-480 & I-271.

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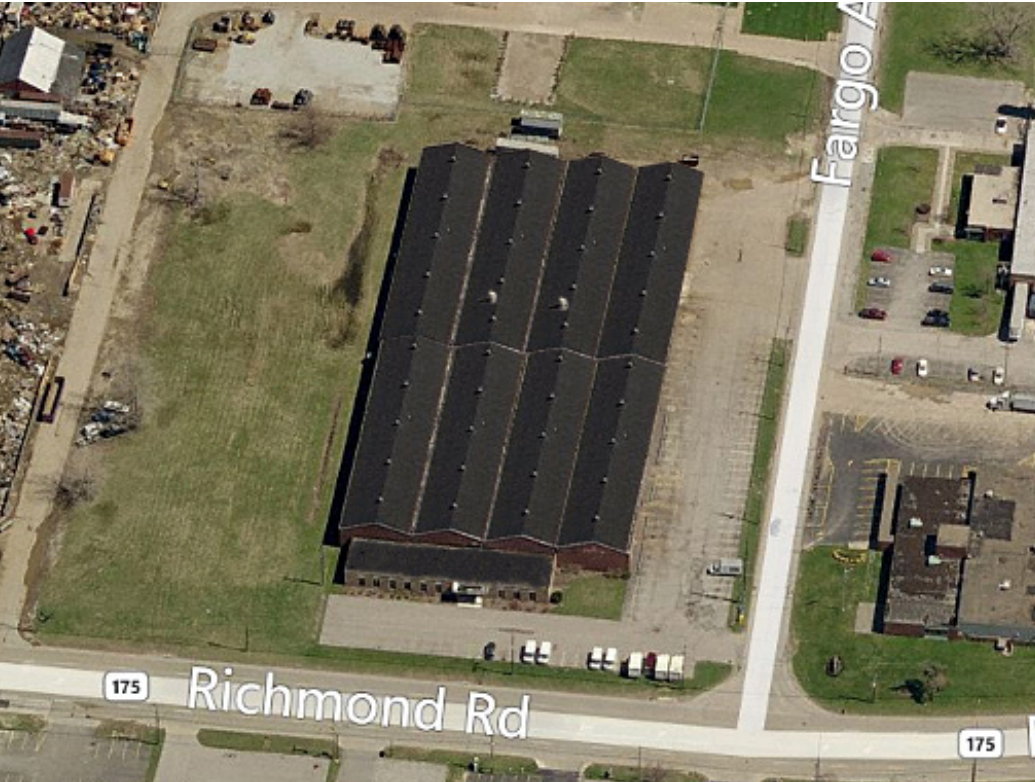
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## Aerial and Map



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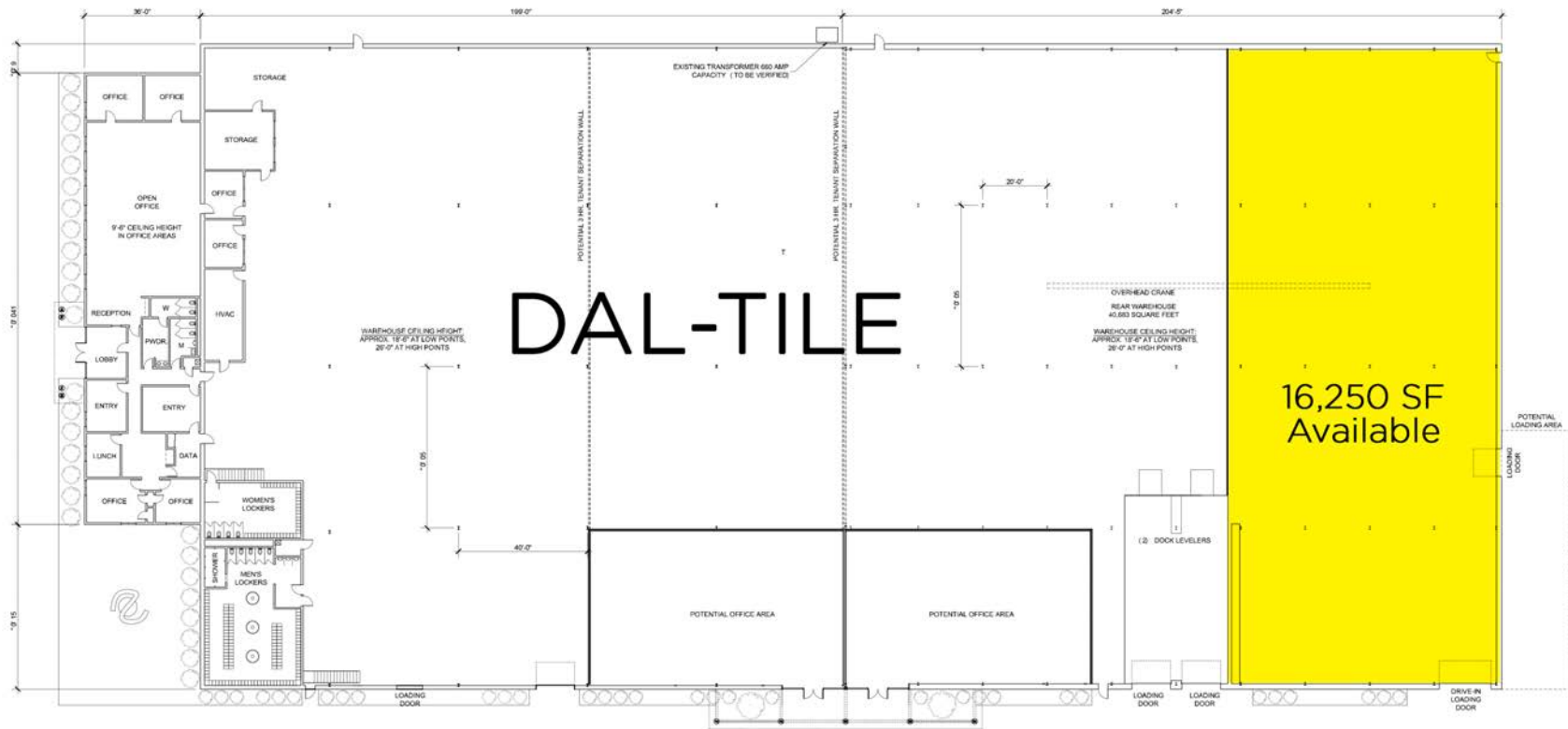
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# FOR LEASE

# Floorplan

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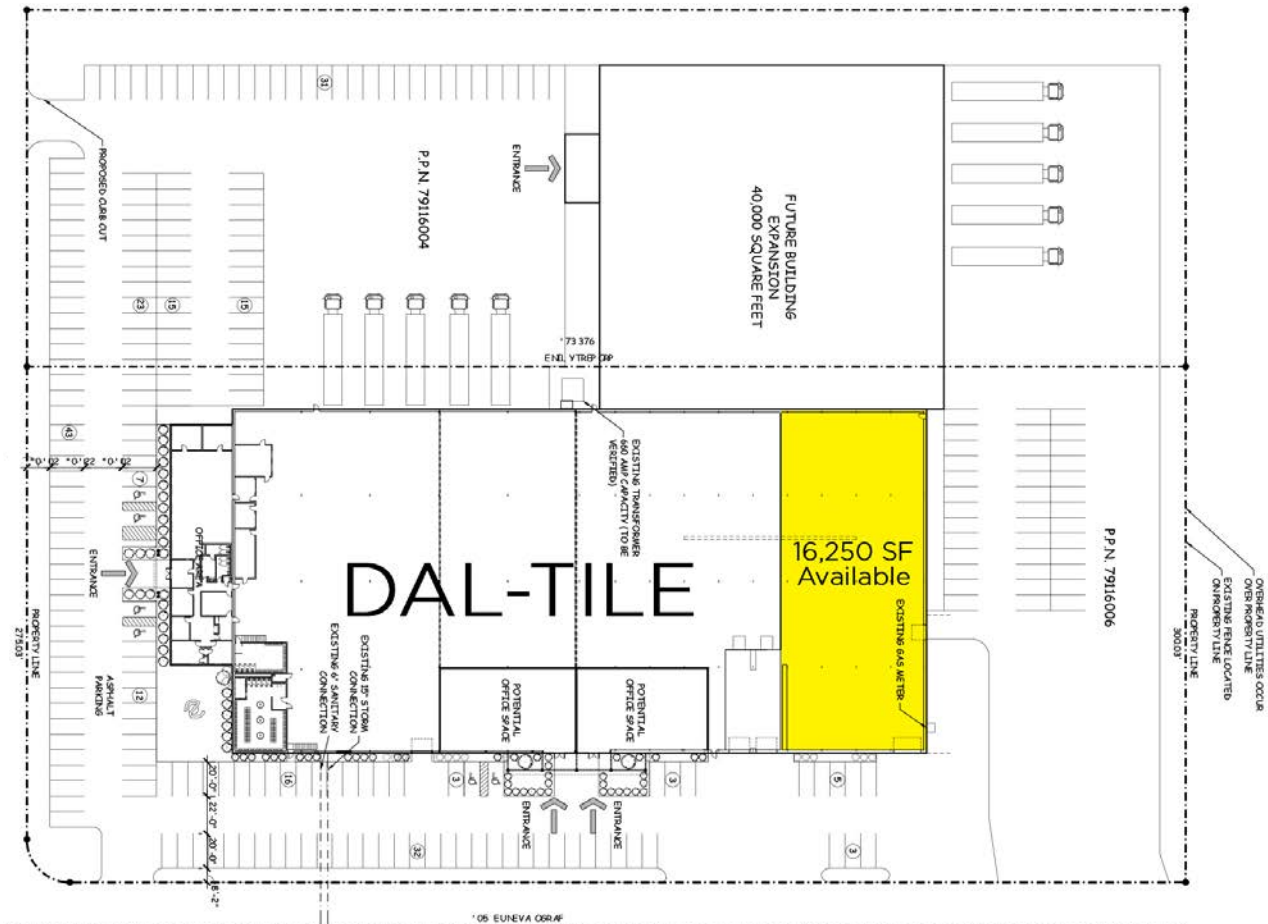
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