

# 38,200 SF of Warehouse For Lease

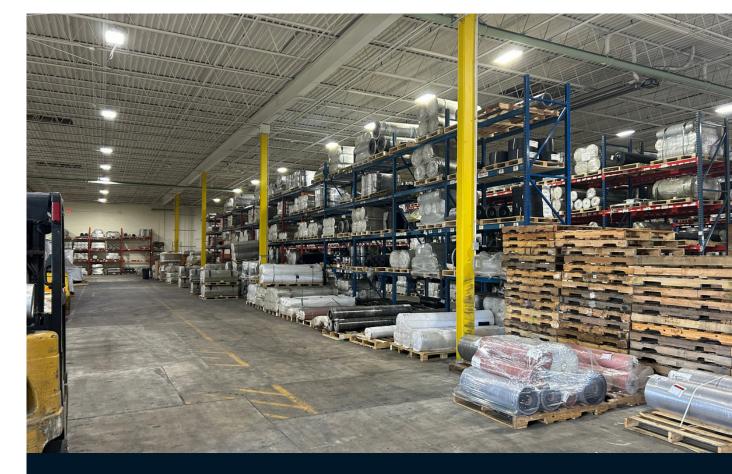
26050 Richmond Road Bedford Heights, OH



#### 26050 Richmond Road Bedford Heights, OH

#### **Property specifications**

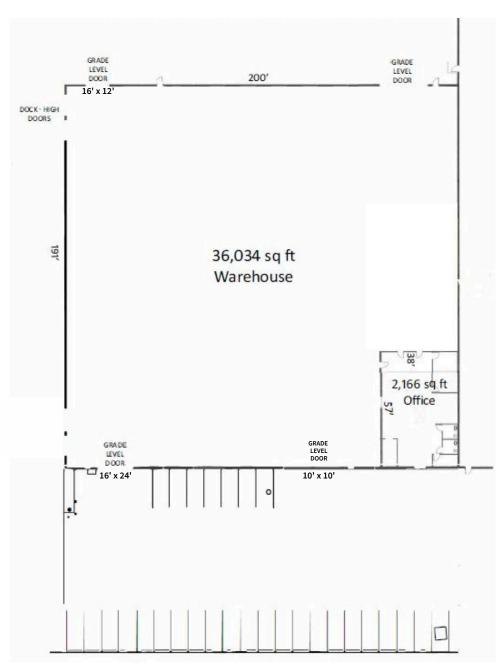
- 38,200 SF (2,166 SF office)
- 2 dock 10'x10'
- 3 drive in doors: 16'x24', 16'x12', 10'x10'
- 21' ceilings
- Wet sprinklers
- 40' x 48' columns
- LED lighting
- Radiant and reznor heat
- Ample car parking and opportunity for outdoor storage
- Signage available on Richmond Road
- Property management on site
- Excellent access to I-480, I-271, and SR-422
- Lease Rate: \$6.75/SF NNN
- Op Ex: \$1.25/SF



	1 mile	3 miles	5 miles
Total population	4,630	50,223	149,841
Daytime population	10,102	75,896	190,387
Daytime workers	7,626	49,819	113,849
Average HH income	\$68,407	\$88,181	\$108,202



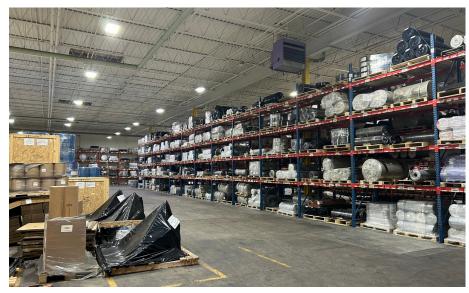
# Floor plan



### Photos





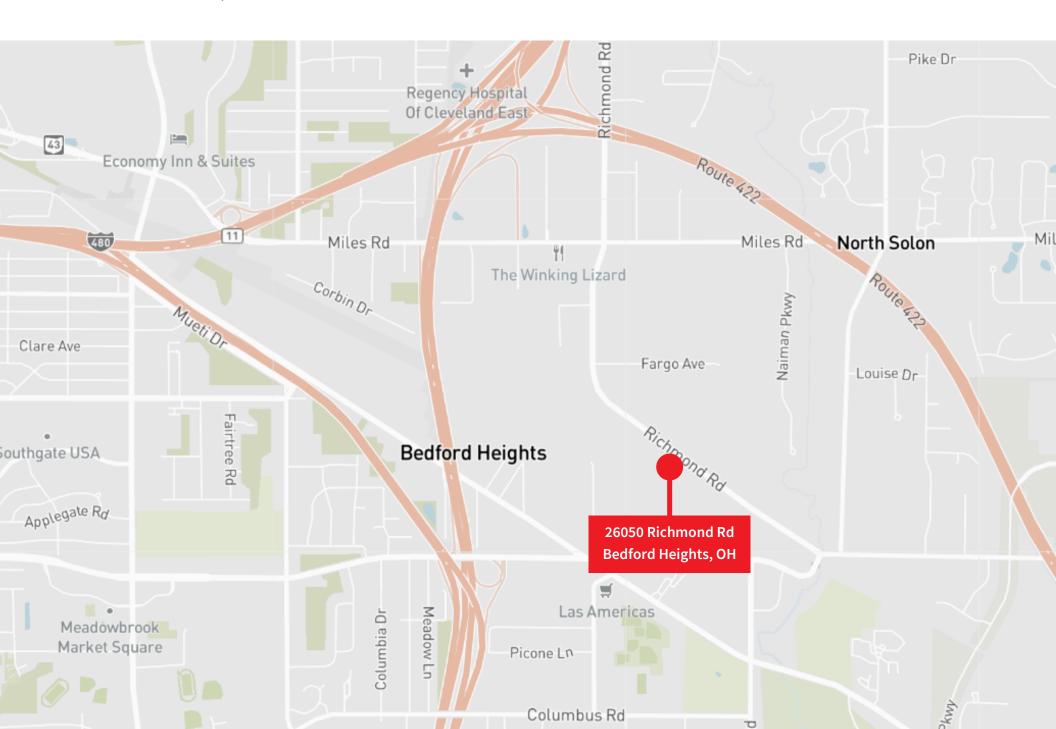




# Property aerial



#### Location map







JLL

Kristy (Hull) Peters Senior Vice President kristy.hull@jll.com +1 (216) 937 4375 Sam Everson
Associate
samuel.everson@jll.com
+1 (216) 912 4509

Jones Lang LaSalle Americas, Inc.

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle IP, Inc. All rights reserved.