

**50,000-160,000 SF
AVAILABLE FOR LEASE**



WAREHOUSE SPACE AVAILABLE IN CLEVELAND

26300 Miles Rd, Bedford Heights, OH 44146

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PROPERTY OVERVIEW

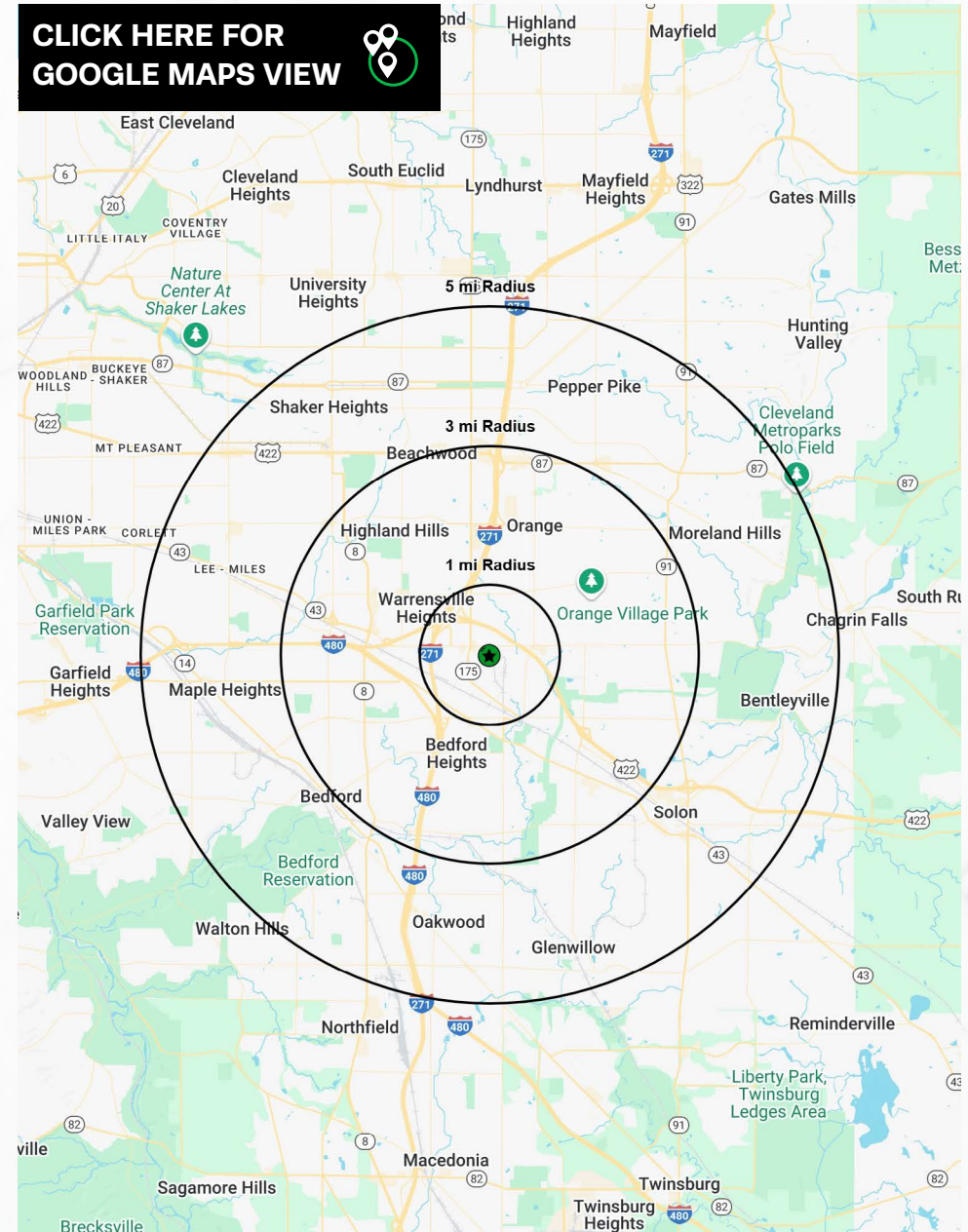
PROPERTY SUMMARY

- 29+ AC Site, 18'-36' ceilings
- Several cranes throughout
- 2 driveways, 6+ docks, & 1+ drive-in door
- Abundant parking
- Office space available
- Outdoor storage available
- \$5.75/SF/Year NNN
- Renovation to driveways, floors, lighting, and office
- Immediate access to I-480 with 95,845 vpd, I-271 with 84,093 vpd and 422 with 73,479 vpd

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	3,284	46,581	145,764
HOUSEHOLDS	1,568	21,021	63,492
AVERAGE HH INCOME	\$81,808	\$103,218	\$119,928
MEDIAN HH INCOME	\$57,464	\$72,569	\$84,777
DAYTIME POPULATION	10,061	75,737	171,808

CLICK HERE FOR
GOOGLE MAPS VIEW



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SITE PLAN



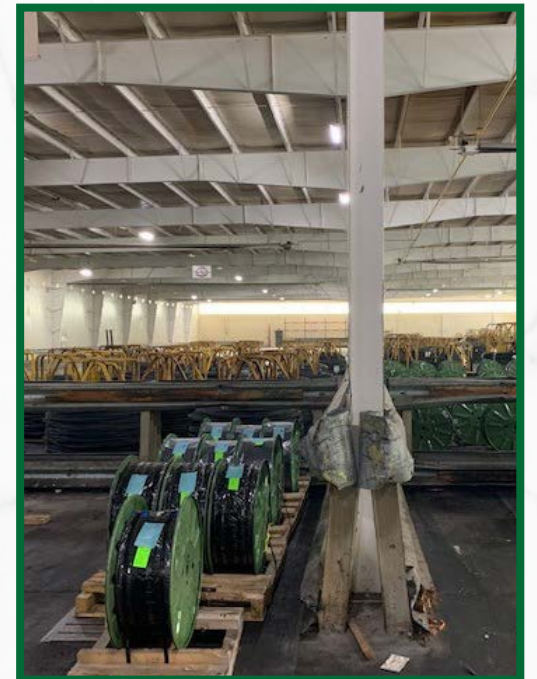
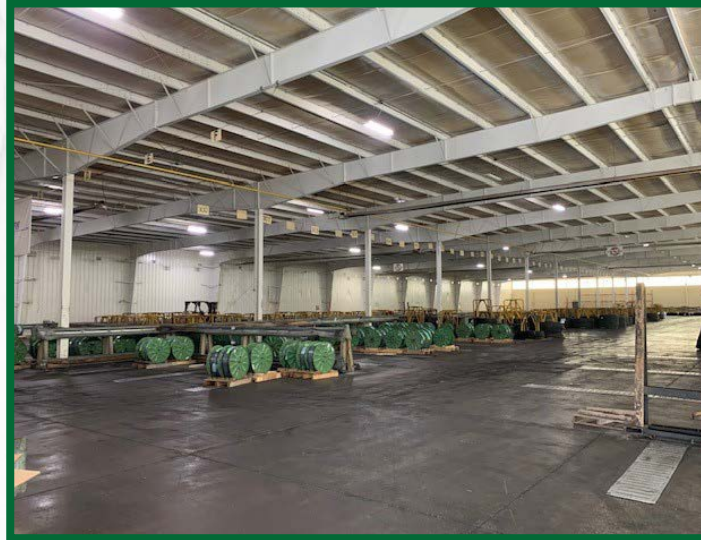
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SUITE A - PICTURES

Suite A: 52,500 SF

- 18' clear height
- Wide column spacing
- 2 docks with levelers
- Drive in door capable
- Separate entrance drive & ample outdoor storage
- Office area



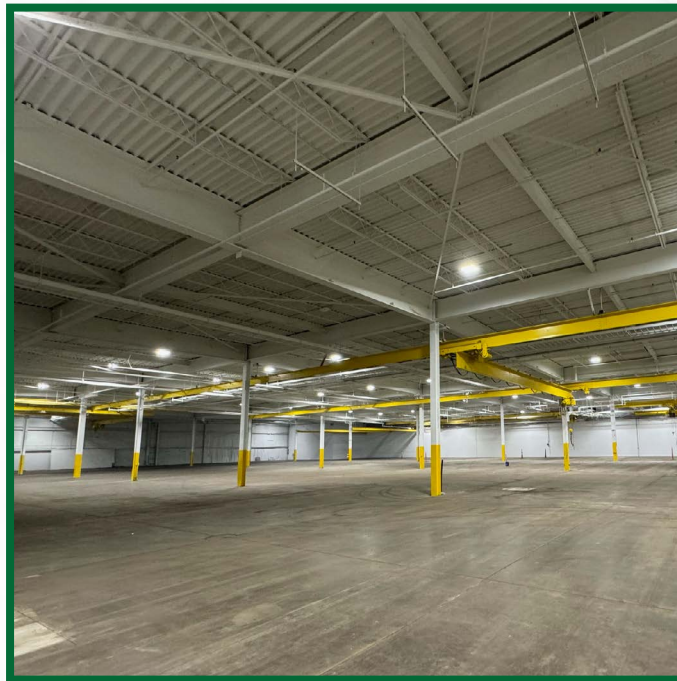
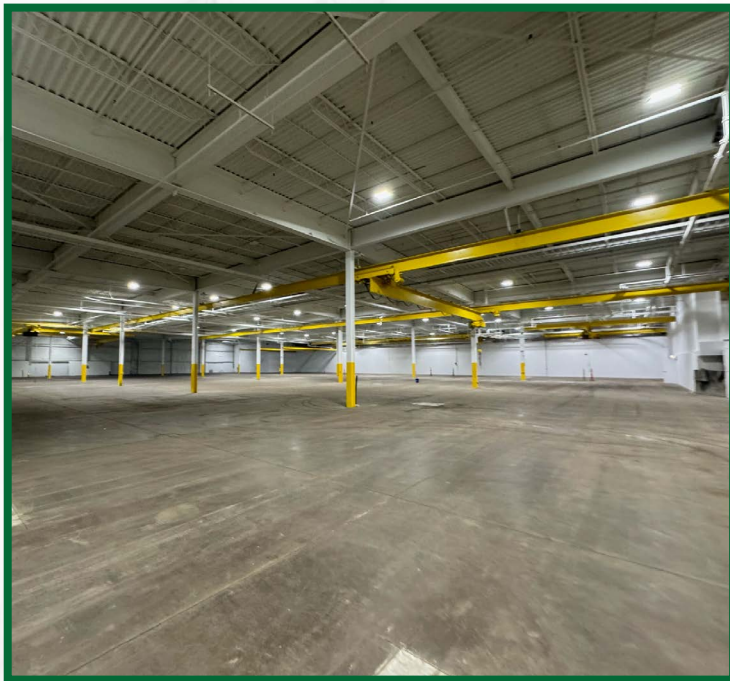
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SUITE B – PICTURES

Suite B: 108,000+ SF

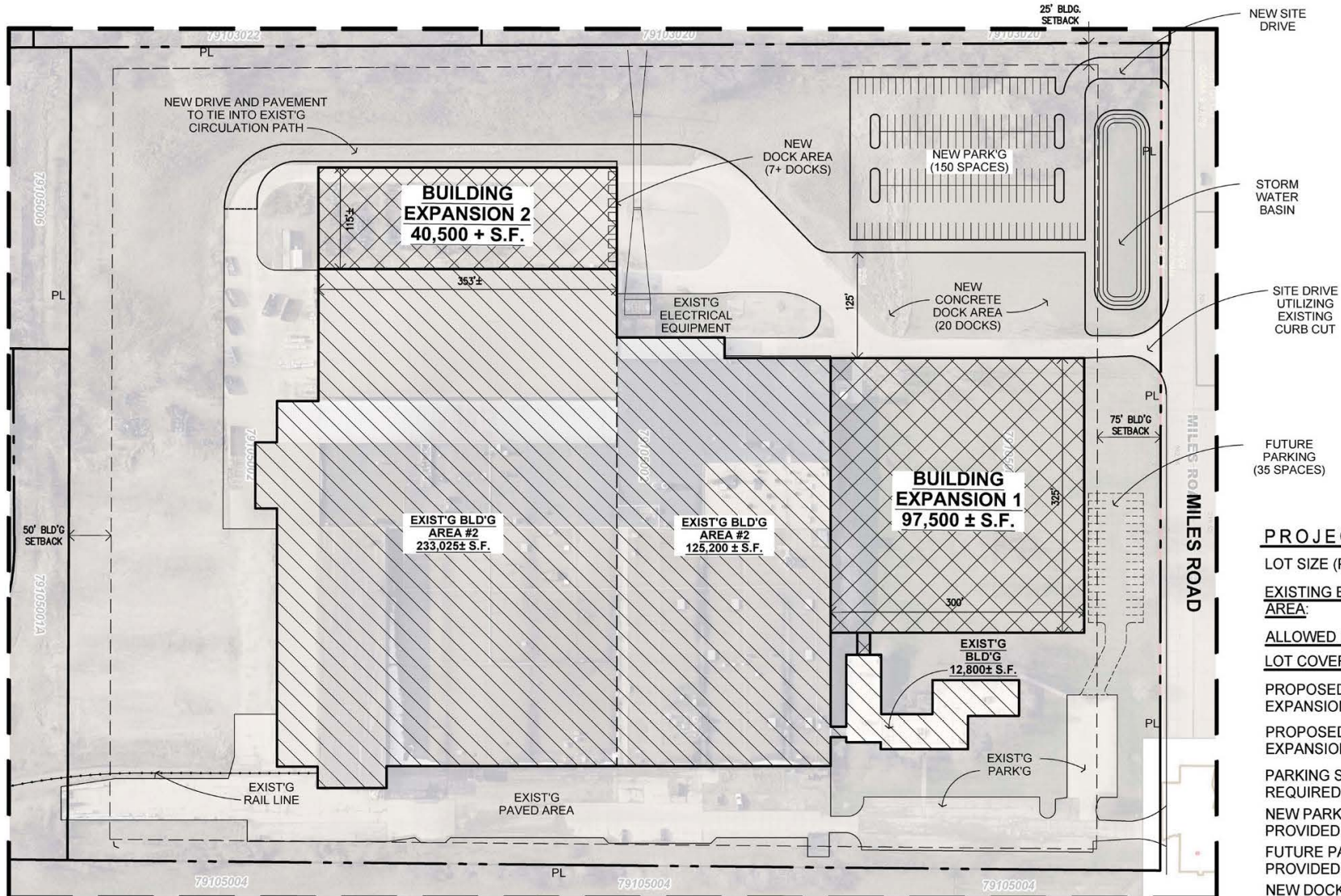
- 20–32'+ clear height
- Several cranes
- 2 docks – more available
- 1 Drive-in door
- 40 foot column spacing
- Rail spur + dock
- Recently renovated



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SITE PLAN - BUILDING EXPANSIONS



PROJECT SUMMARY

LOT SIZE (PARCEL #):	28.75 ACRES
<u>EXISTING BUILDING AREA:</u>	375,000 SF
<u>ALLOWED LOT COVERAGE:</u>	50%
<u>LOT COVERAGE PROVIDED:</u>	%
PROPOSED BUILDING EXPANSION 1 AREA:	97,500 SF
PROPOSED BUILDING EXPANSION 2 AREA:	40,500 SF
PARKING SPACES REQUIRED:	
NEW PARKING SPACES PROVIDED:	150 SPACES
FUTURE PARKING PROVIDED:	35 SPACES
NEW DOCKS PROVIDED:	27+ SPACES

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