



Warehouse Building For Lease

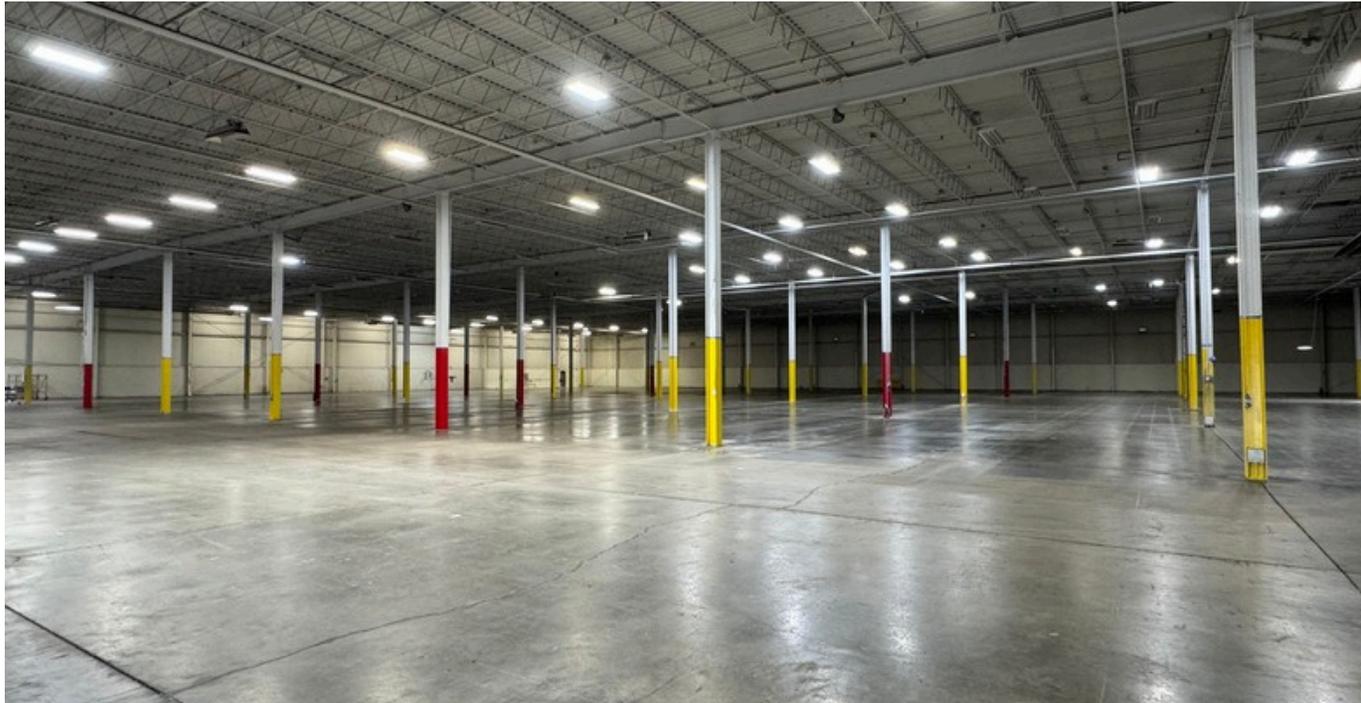
26401 Fargo Avenue, Bedford Heights, OH

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Bedford Heights, OH

Property Specifications

- 84,720 SF warehouse building
- Approximately 6,000 SF office space
- 11 docks, 1 drive in door
- 23' ceilings
- Wet sprinklers
- 40 parking spaces
- New improvements include: new LED lighting, new unit heaters, parking lot improvements, dock bumpers, and other cosmetic improvements
- Excellent access to I-480, I-271 and SR 422
- **\$5.95/ SF NNN**
- **\$2.04/ SF Operating Expenses**



2024 Demographics

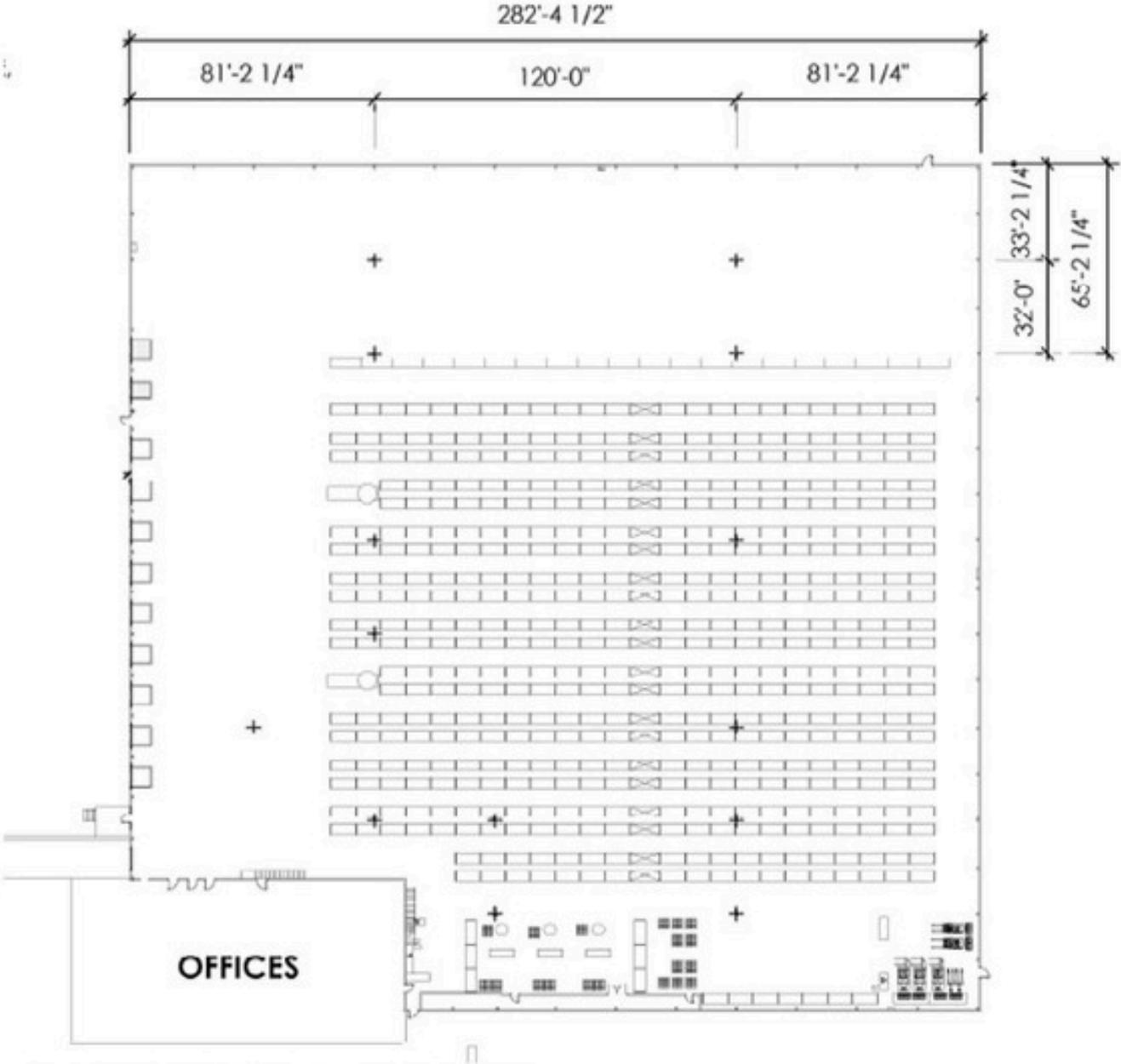
Total population			
3-miles	5-miles	10-miles	
46,257	143,564	577,954	

Daytime population			
3-miles	5-miles	10-miles	
74,691	187,163	698,187	

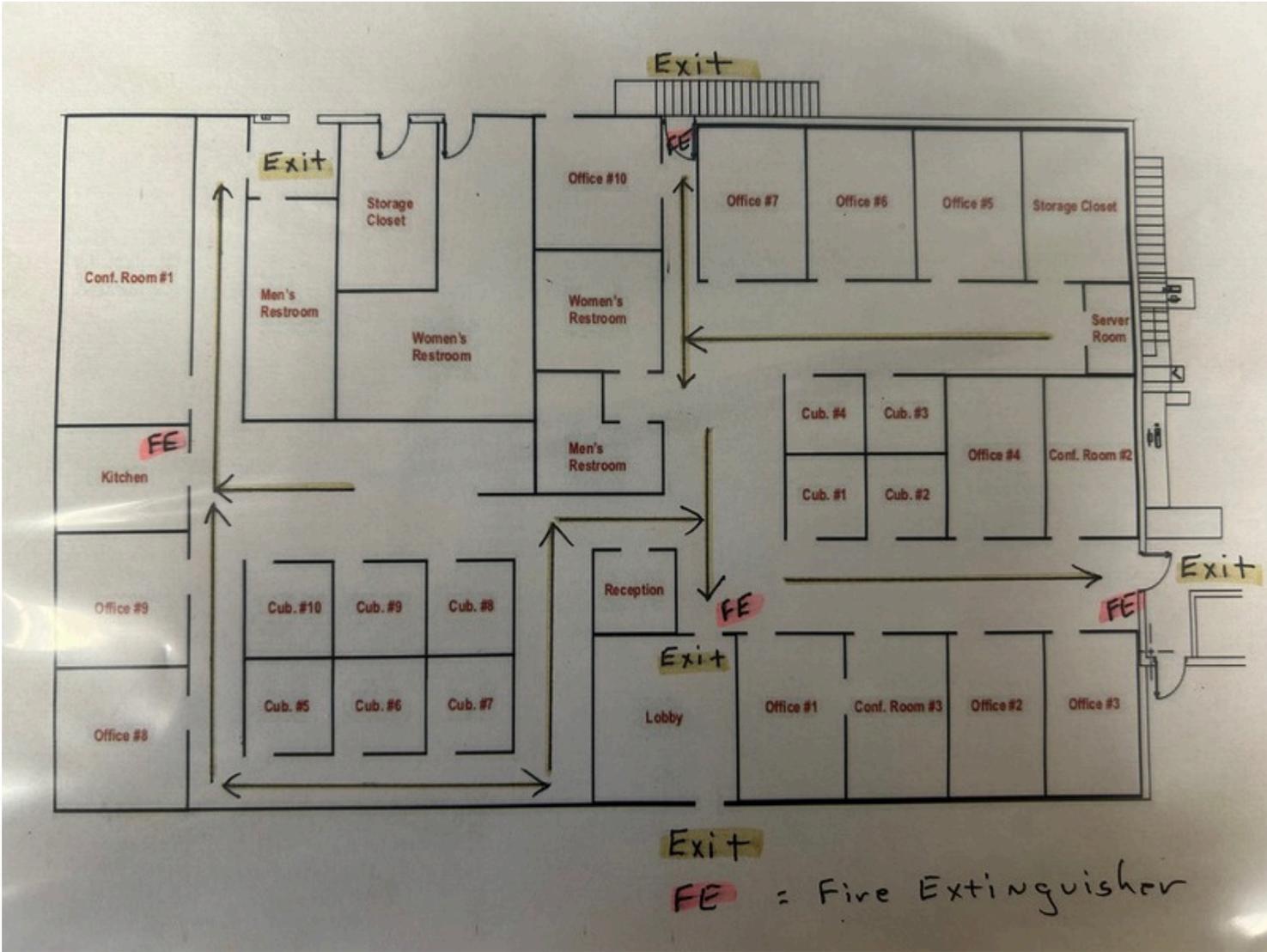
Daytime workers			
3-miles	5-miles	10-miles	
50,632	113,849	397,152	

Average household income			
3-miles	5-miles	10-miles	
\$96,158	\$113,334	\$102,380	

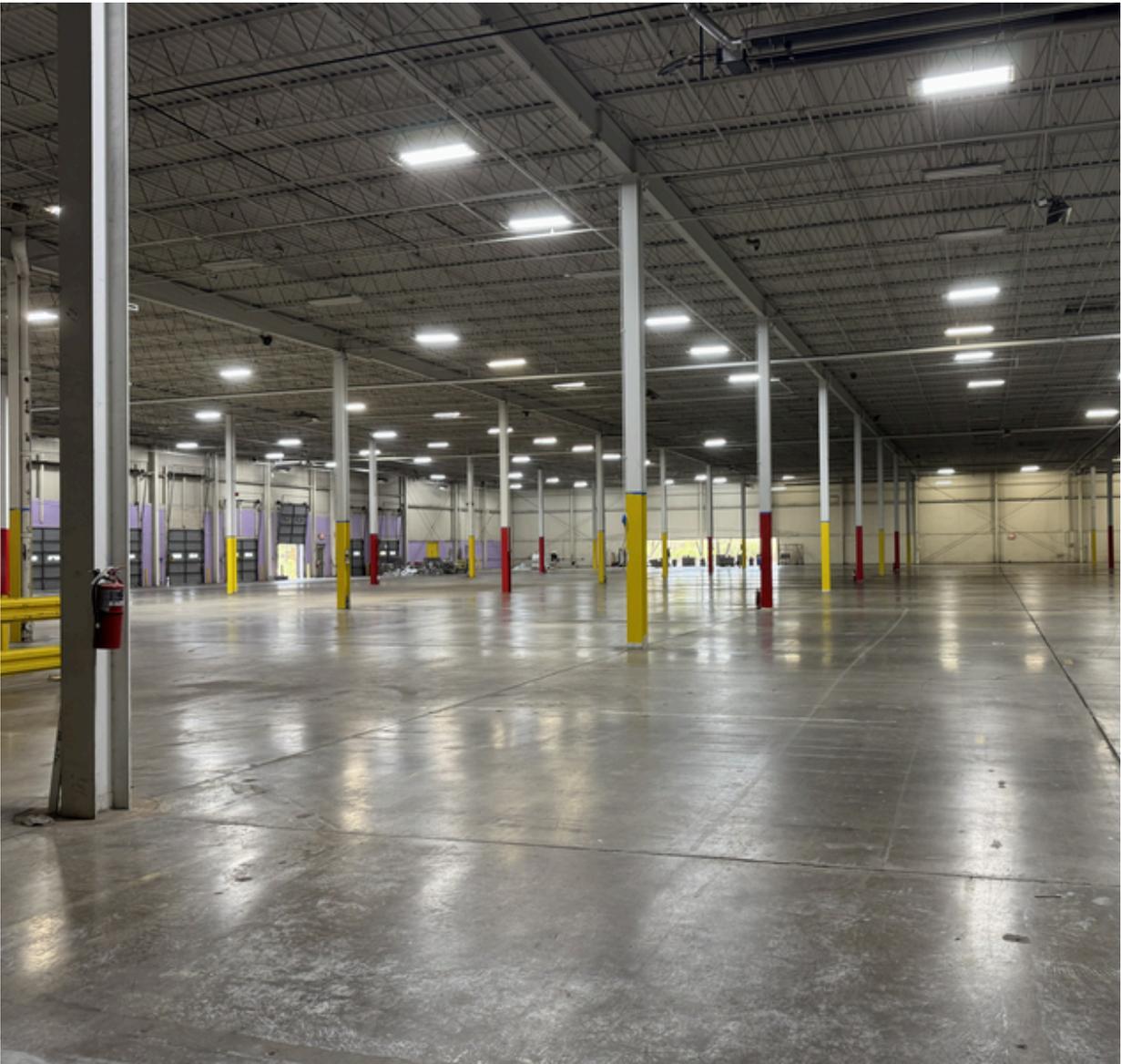
Warehouse floor plan

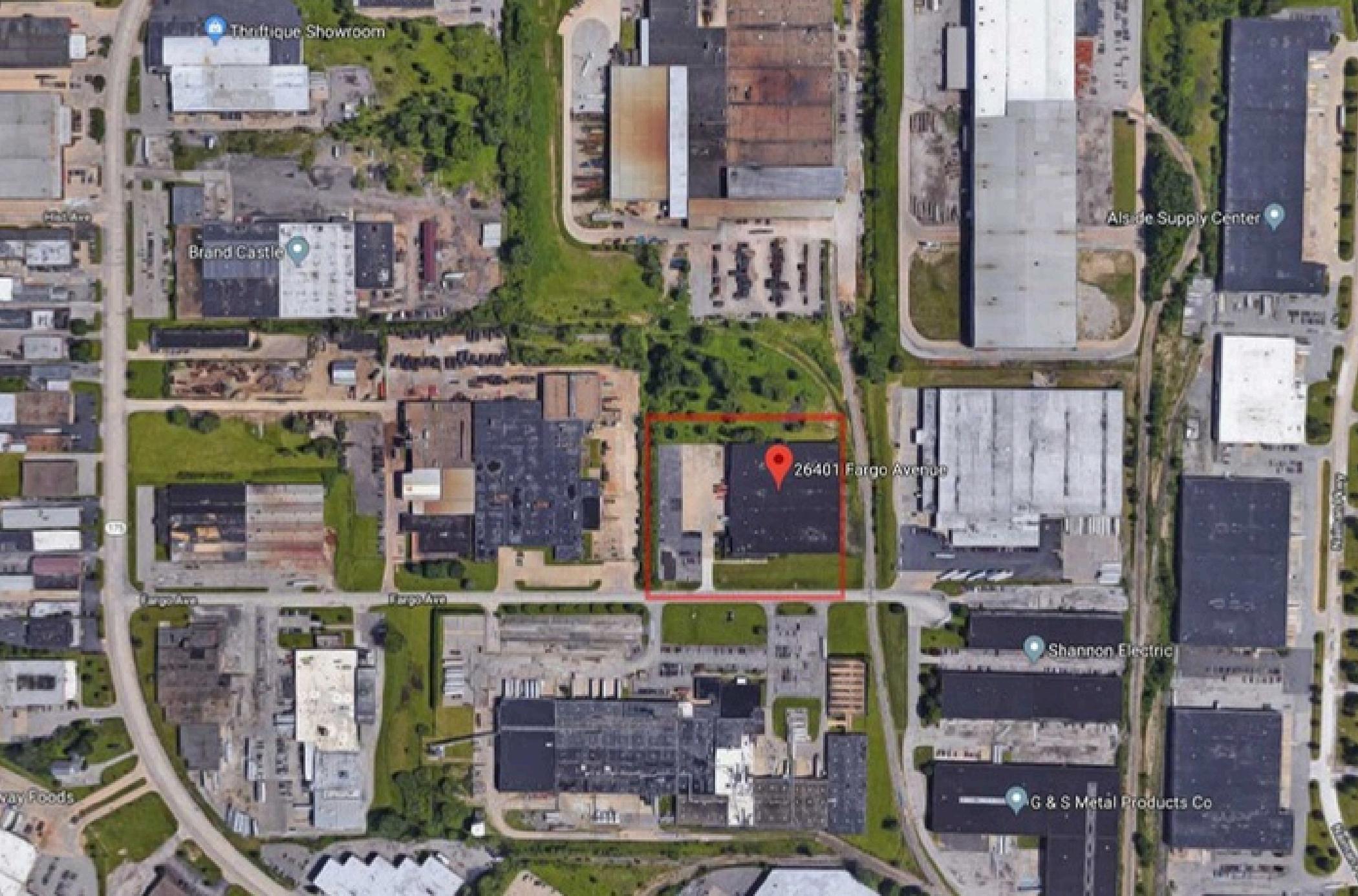


Office floor plan

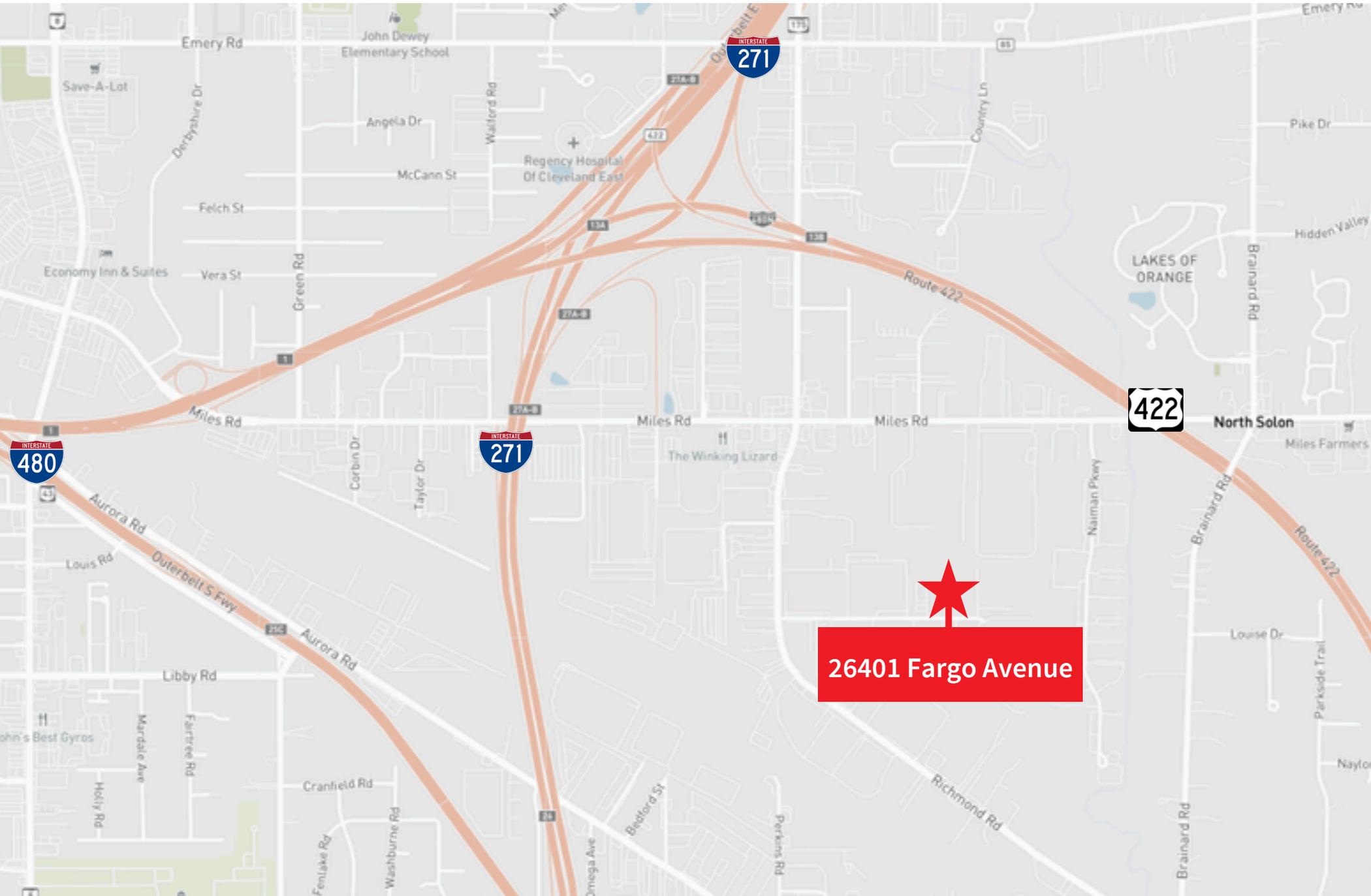


Building photos





Location map



26401 Fargo Avenue

JLL

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