



BEDFORD HEIGHTS OFFICE PROPERTIES II

- Address:** 24700 Aurora Road
Bedford Heights, Ohio 44146
- Total Building Area:** 23,330 (+/-) square feet
- Number of Floors:** One (1)
- Space Available:** 600 square feet to 6,500 square feet
- Rental Rate:** Office - \$10.50 per square foot per year (NNN)
Warehouse - \$5.00 per square foot per year (NNN)
- Operating Expenses:** Tenant pays prorata share of all common area expenses.
- Ceiling Heights:** 16' clearance (+/-)
- Warehouse Access:** Man door plus 12'x12' overhead door
- Tenant Improvements:** Negotiable
- Heating / Air Conditioning:** One 5 ton rooftop HVAC unit for office use and one Reznor forced air heater for warehouse use per bay.
- Cleaning:** By Tenant
- Parking:** Generous surface parking surrounds the building.
- Amenities:**
- Quick access to I-271 and I-480
 - Hands-on owner management

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