

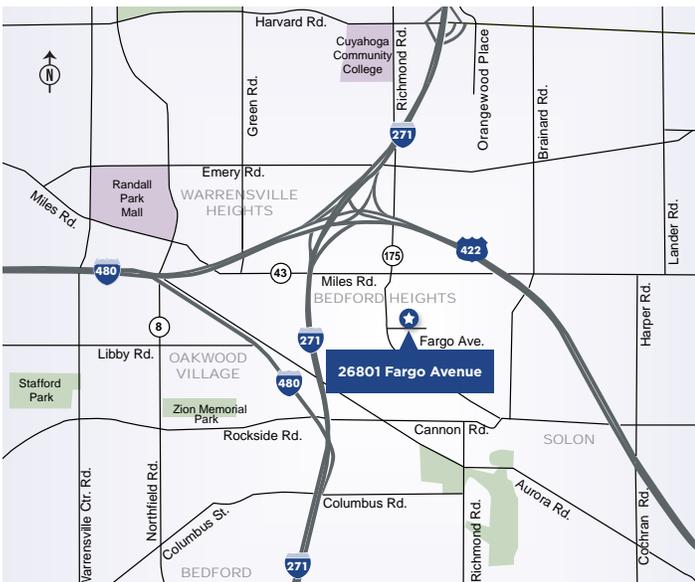
26801 FARGO AVENUE, BEDFORD HEIGHTS, OH

68,506 SF



LOCATION DETAILS

- Minutes From the I-271/I-480 Interchange Providing Access to All Major Freeways Minutes From the I-271/I-480 Interchange Providing Access to All Major Freeways
- 35 Minute Drive to Cleveland Hopkins International Airport



PROPERTY HIGHLIGHTS

- Available Space:
 - 64,680 SF Warehouse
 - 3,826 SF Office
 - 68,506 SF Total
- 18 Docks and 2 Drive-In Doors
- 24' Clearance Height
- Lease Rate: \$7.50/SF NNN
- Estimated Operating Expenses

Cam*	\$0.35/SF
Ins	\$0.12/SF
Taxes	\$1.25/SF
Total	\$1.73/SF

* Does Not Include Management Fee of 3.0% of Gross Rent.

LEASING

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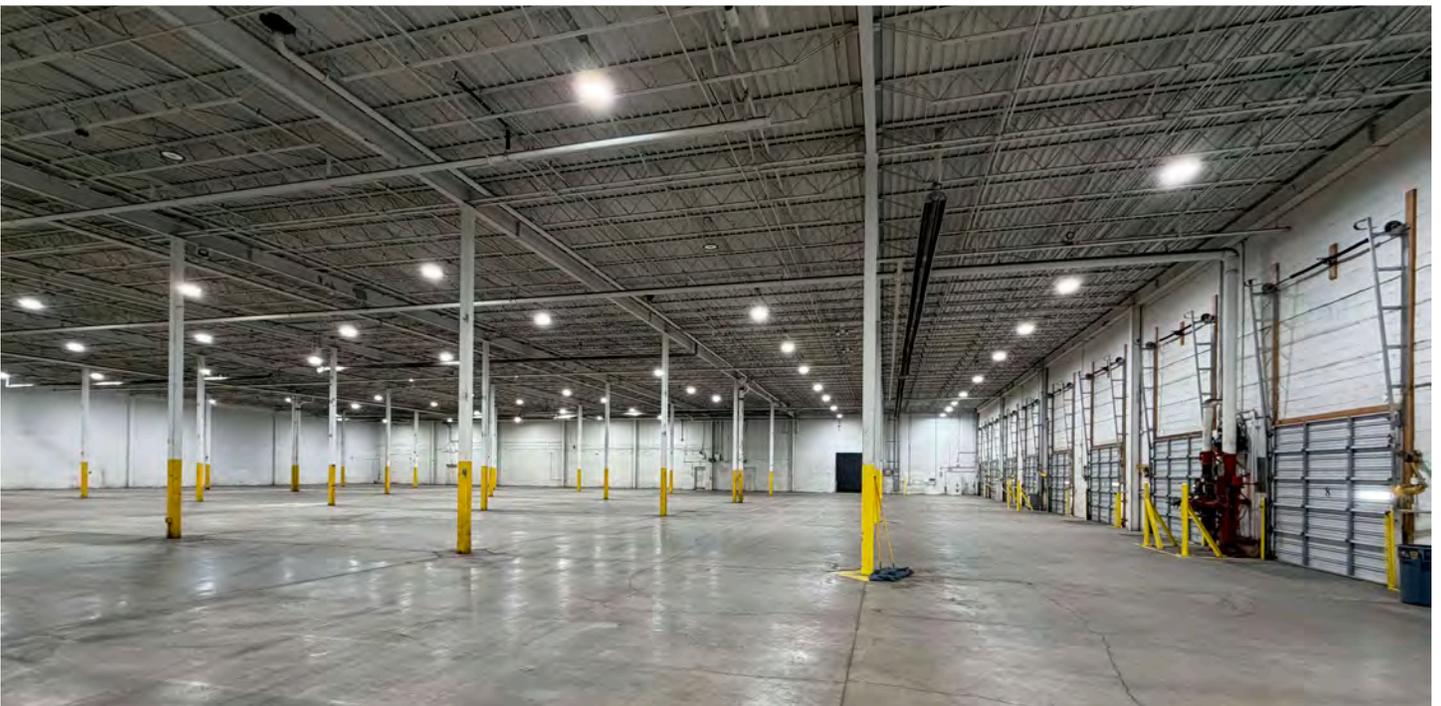


**PROPERTY
DETAILS**

Total Building Size	173,052 SF	Sprinklers	100% wet
Total Available Area	68,506 SF	Parking	Ample spaces
Available Warehouse Area	64,680 SF	Truck Court	Paved
Available Office Area	3,826 SF	Power	480v/2000a/3-phase
Site Area	8.34 acres	Roof	Replaced in 2017
Property Type	Warehouse/Distribution	Lighting	LED
Year Built	1956	Docks	18
Year Renovated	1987	Drive-in Doors	2
Zoning	Light Industrial	Clearance Height	24'
Column Spacing	24' X 36'		

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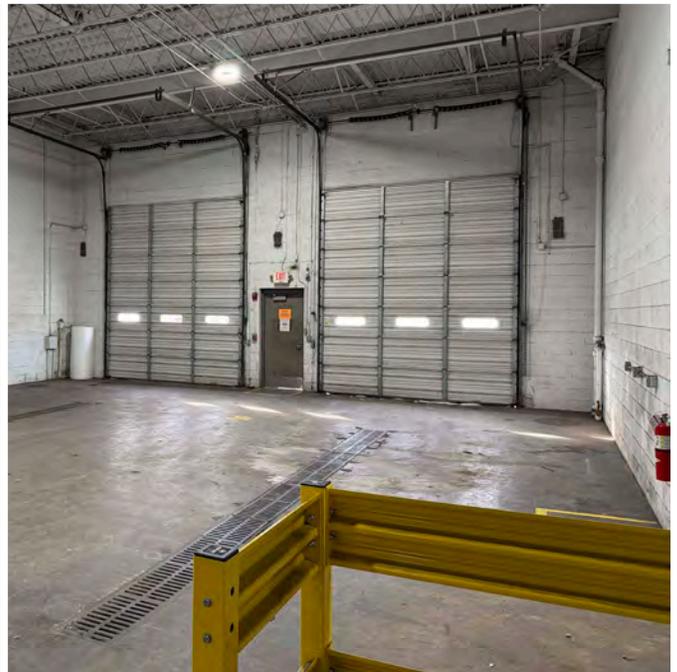
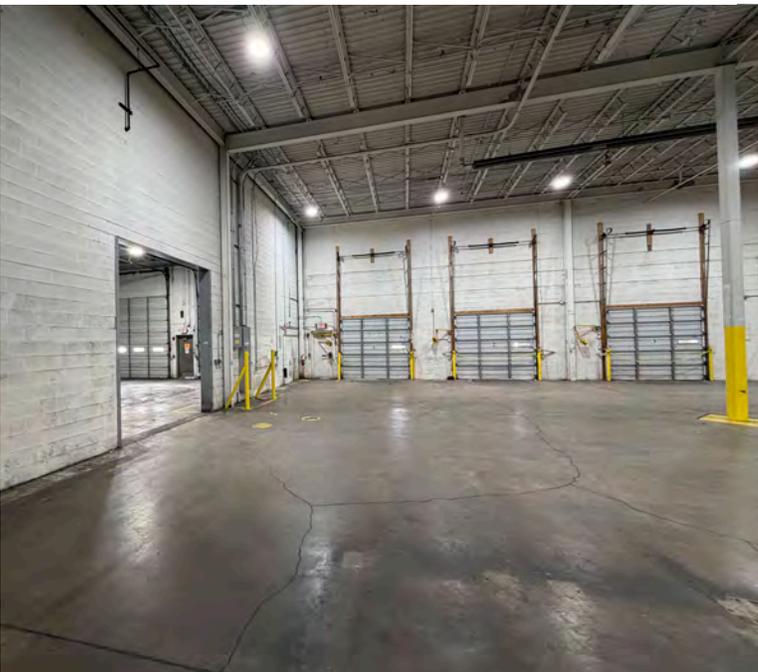
WAREHOUSE PHOTOS



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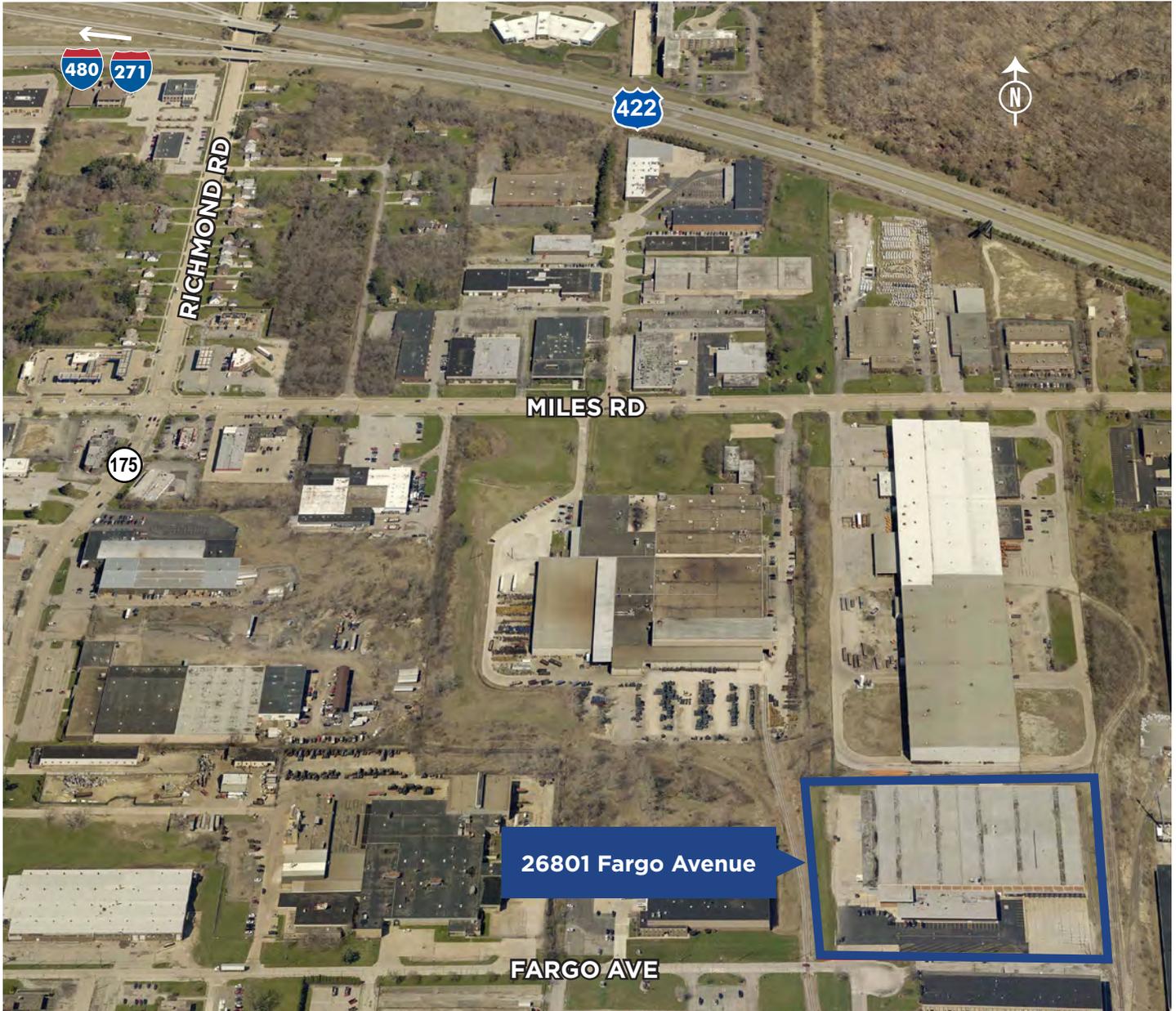
EMPLOYMENT OVERVIEW (15-MILES RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
<p>1,168,284 Population</p>	<p>24% High School Diploma</p>	<p>\$55,812 Median Household Income</p>	<p>63.9% White Collar</p>	<p>16.8% Services</p>
<p>42.4 Median Age</p>	<p>28% Some College</p>	<p>\$37,678 Per Capita Income</p>	<p>19.3% Blue Collar</p>	<p>4.9% Unemployment Rate</p>
<p>510,925 Households</p>	<p>35% Bachelors/ Graduate/ Professional Degree</p>	COMMUTERS	BUSINESS	
<p>\$48,030 Median Disposable Income</p>		<p>15% Spend 7+ hours commuting to and from work per week</p>	<p>43,554 Total Businesses</p>	<p>824,789 Total Employees</p>

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AERIAL



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