

# Turnkey Industrial Space For Sale

26241 CANNON ROAD, BEDFORD HEIGHTS, OHIO 44146



## Overview

Total property renovation with new ownership in 2025. Upgrades include: new roof, hot water tank, restrooms, LED lighting, pavement, paint, 6 new drive in doors and 1 dock. From 2,000-36,000 SF of turnkey space. Immediate freeway access to I-480 and I-271. Outdoor parking and dumpster service available on site.

- Power 480 Volt/3-Phase
- Multi-Tenant Design
- Masonry and Metal Construction
- Flexible Warehouse + Office Buildout

## Standard Features

- Full rehab from the inside out
- Private Bathroom in each unit
- Insulated 10x12 Garage Doors
- Walk in doors in front
- 100 AMP Electrical Service
- Powerful LED Lighting
- Water Heater
- Utility Sink
- Hanging Gas and Radiant Heat
- Security cameras

## Property Details



**Sales Price**  
\$2,500,000



**Building Size**  
35,376 SF



**Zoning**  
General Industry



**Lot Size**  
1.61 Acres

Rev: November 18, 2025

### Our Network Is Your Edge

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### Cole Kroneker

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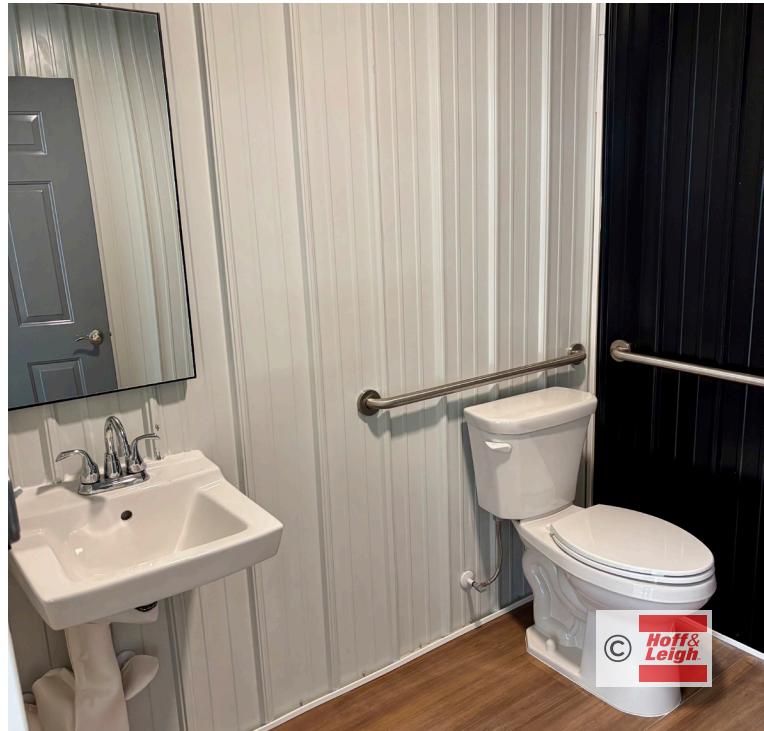
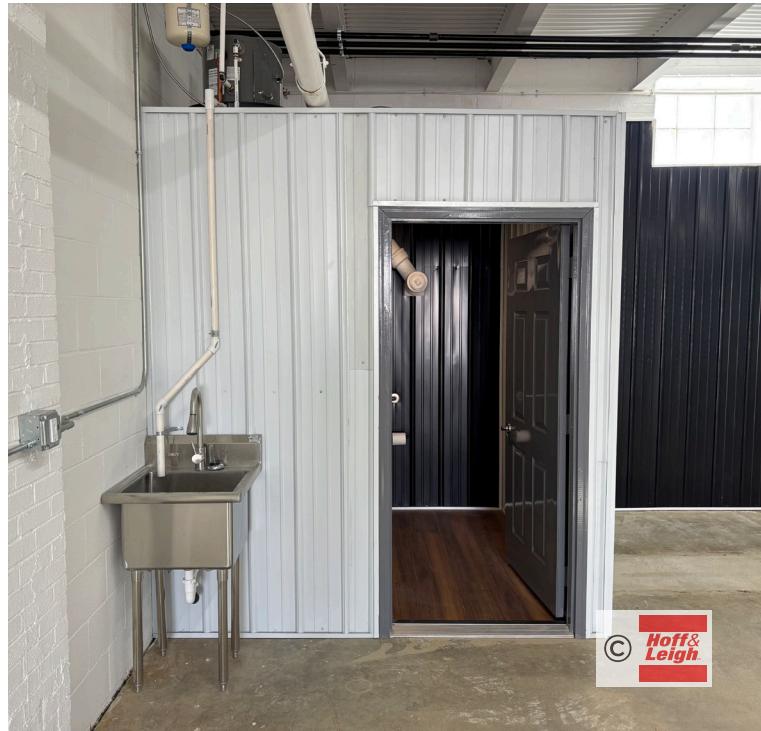
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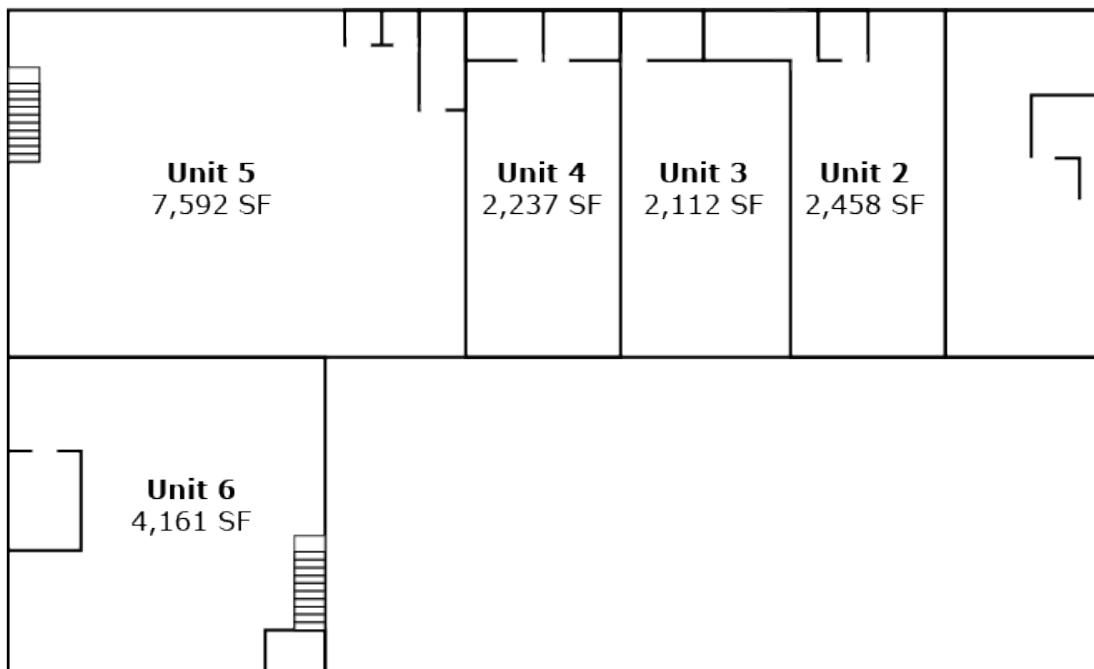
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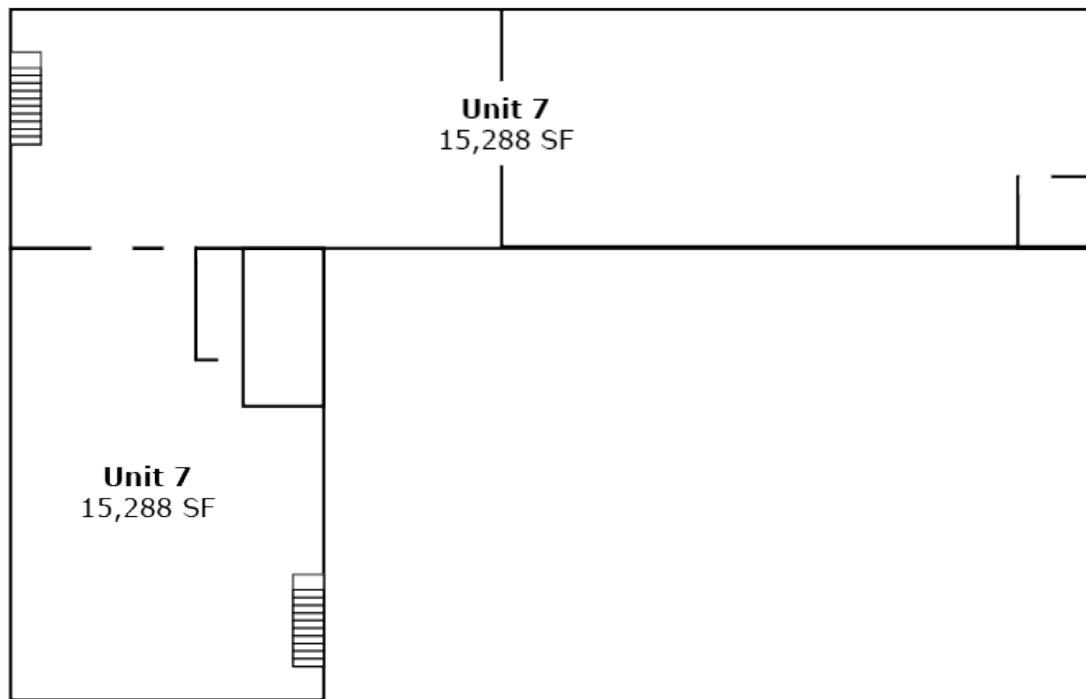
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## Floor 1



## Floor 2



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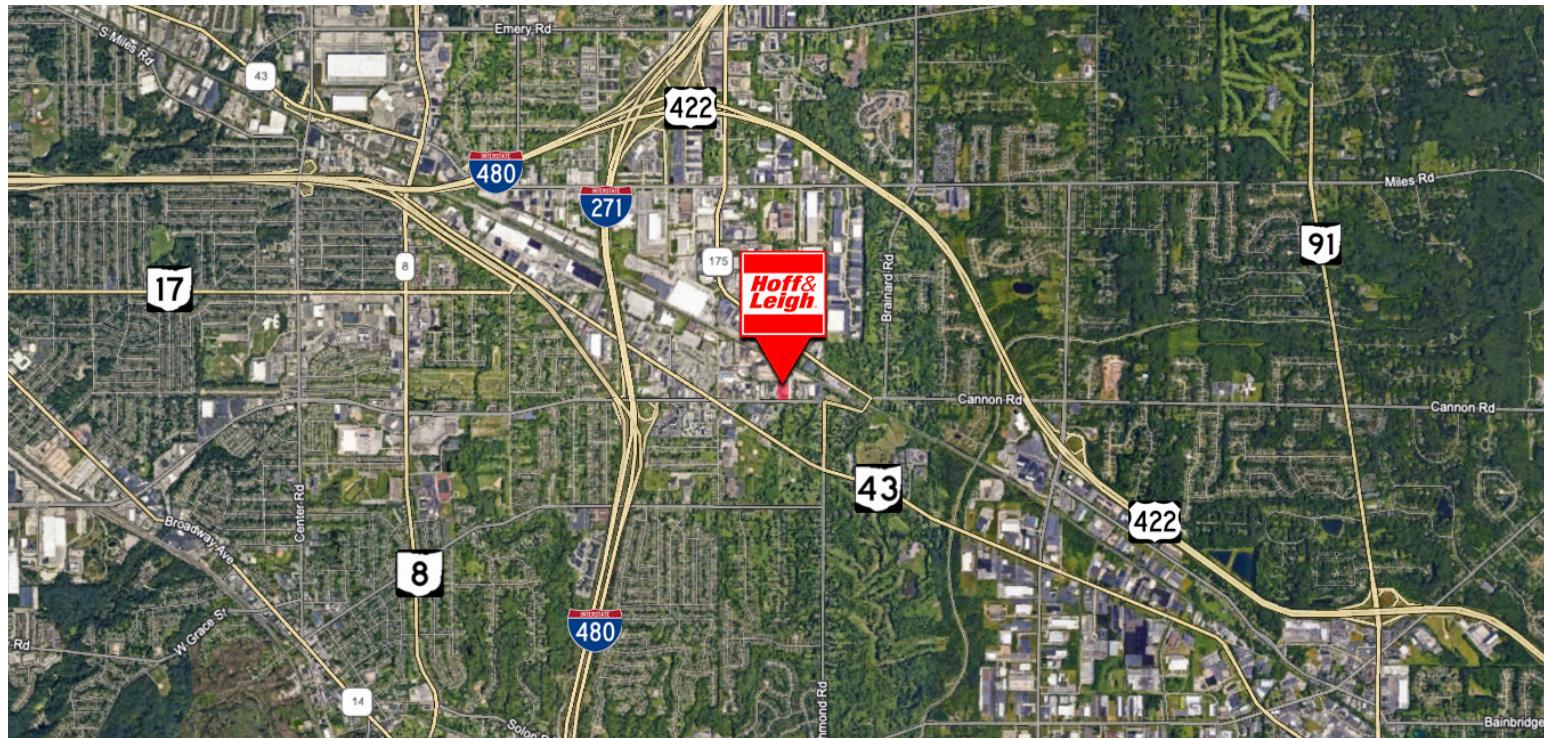
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