



26201 Richmond Rd.

Bedford Hts., OH 44146

Property Features

- Available: 21,888 SF
- Warehouse: 21,888 SF
- Office: Built to Suit
- Construction: Brick & Block
- Ceiling Height: 16' 6"
- Truck Docks: 3 with Levelers
- Sprinklers: 100% Wet System
- Lighting: LED
- Power: Electric - 400 Amp/240 Volt 3 Phase
- Heat: Gordon Ray Tube

Great access to I-271 & I-480. Located adjacent to Edelman & Somrak Kitchens showrooms - great for suppliers, builders & home remodelers.



For more information:

Joe Hauman, CCIM

440 591 3723 • joe.hauman@naipvc.com

David Hexter, SIOR

216 455 0890 • dhexter@naipvc.com

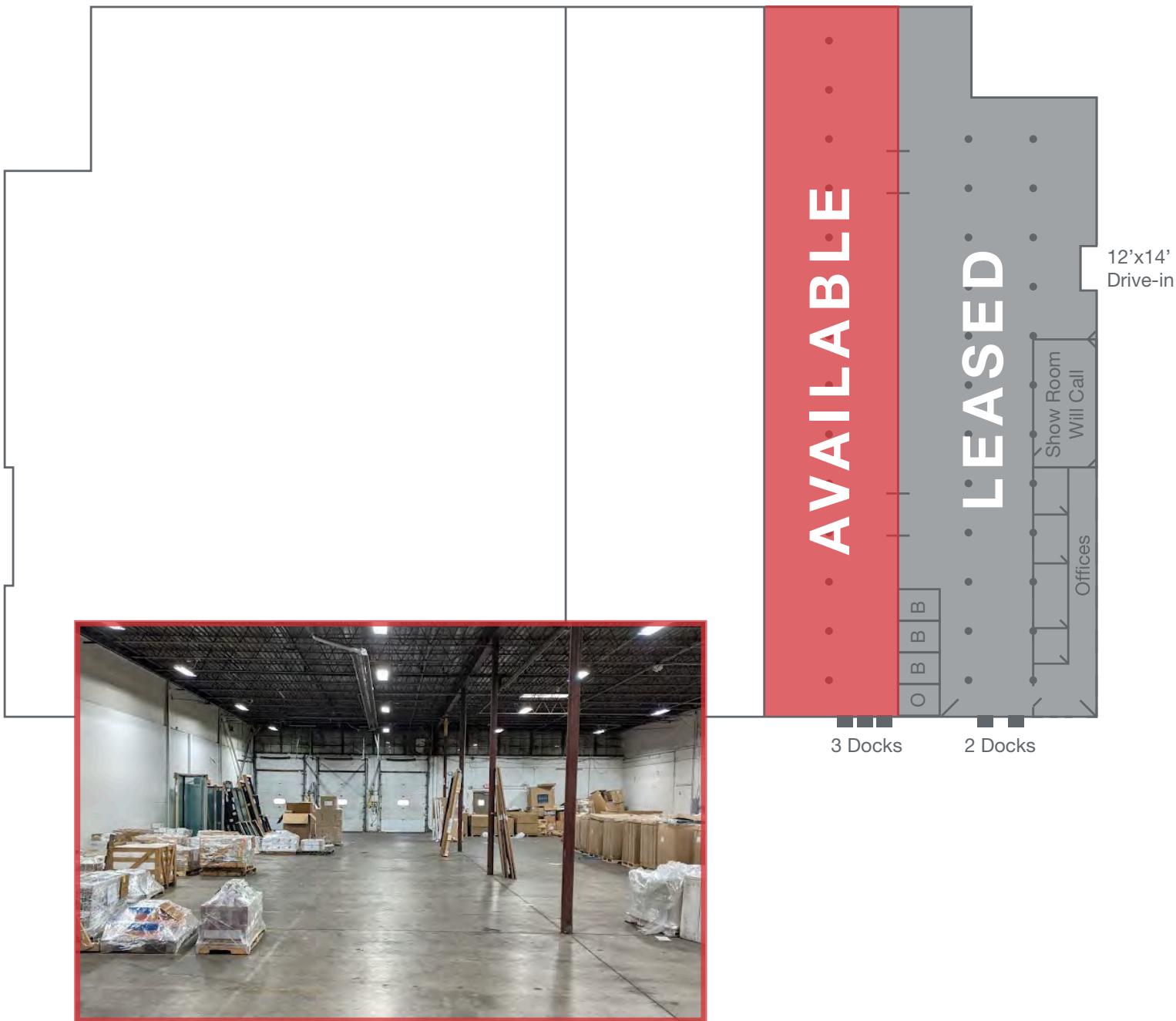
26201 Richmond Rd.
Bedford Hts., OH 44146

For Lease
Photo & Floor Plan

51,808 SF

21,888 SF

29,920 SF
UNIT "D"



NAIPleasant Valley

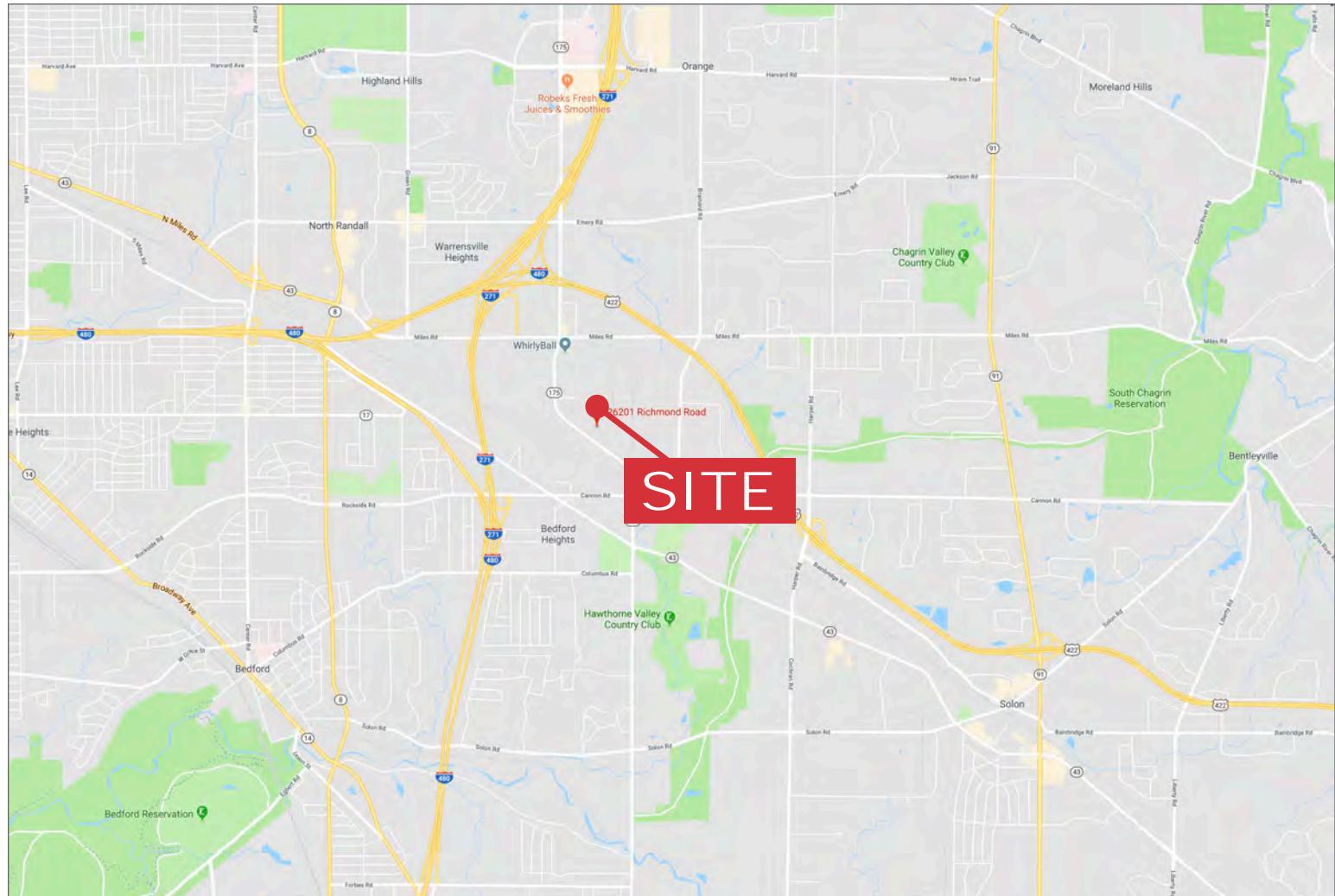
Joe Hauman, CCIM
440 591 3723 • joe.hauman@naipvc.com

David Hexter, SIOR
216 455 0890 • dhexter@naipvc.com

26201 Richmond Rd.

Bedford Hts., OH 44146

For Lease
Property Location



NAIPleasant Valley

Joe Hauman, CCIM
440 591 3723 • joe.hauman@naipvc.com

David Hexter, SIOR
216 455 0890 • dhexter@naipvc.com

BUILDING INFORMATION SHEET

LOCATION:	26201 Richmond Road, Bedford Hts., OH
SPACE AVAILABLE:	21,888 sq. ft.
WAREHOUSE AREA:	21,888 sq. ft.
OFFICE/SHOWROOM:	Built to Suit
CONSTRUCTION:	Brick & Block
YEAR BUILT:	1969
LAND AREA:	9.9 acres
ZONING:	Industrial district
CEILING HEIGHT:	16' 6"
TRUCK DOCKS:	3 with levelers
COLUMN SPACING:	23' x 32'
FLOORS:	Concrete
PARKING:	Ample
SPRINKLERED:	Yes, 100% wet system
HEAT:	Gordon Ray tube
LIGHTING:	LED
ELECTRIC POWER:	400 amps/240 V/3 phase
LEASE RATE:	\$4.25/SF NNN
TAXES & OPERATING EXP.:	Approximately \$2.00/SF
SECURITY SYSTEM:	Tenant
ROOF:	Built Up
COMMENTS:	Great access to I-271 and I-480. Located adjacent to Edelman and Somrak Kitchens showrooms – great for suppliers, builders and home remodelers.
CONTACT	Joe Hauman, CCIM 440.591.3723 joe.hauman@naipvc.com David R. Hexter, SIOR 216.469.6979 dhexter@naipvc.com



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.