



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:

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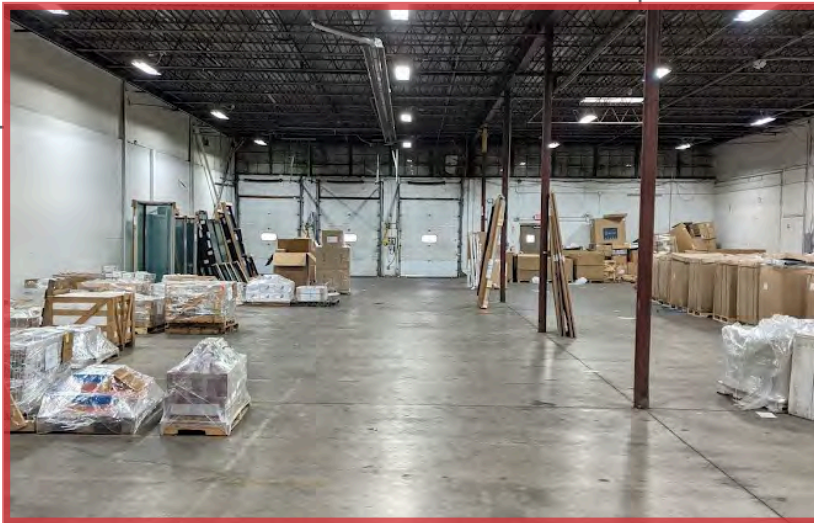
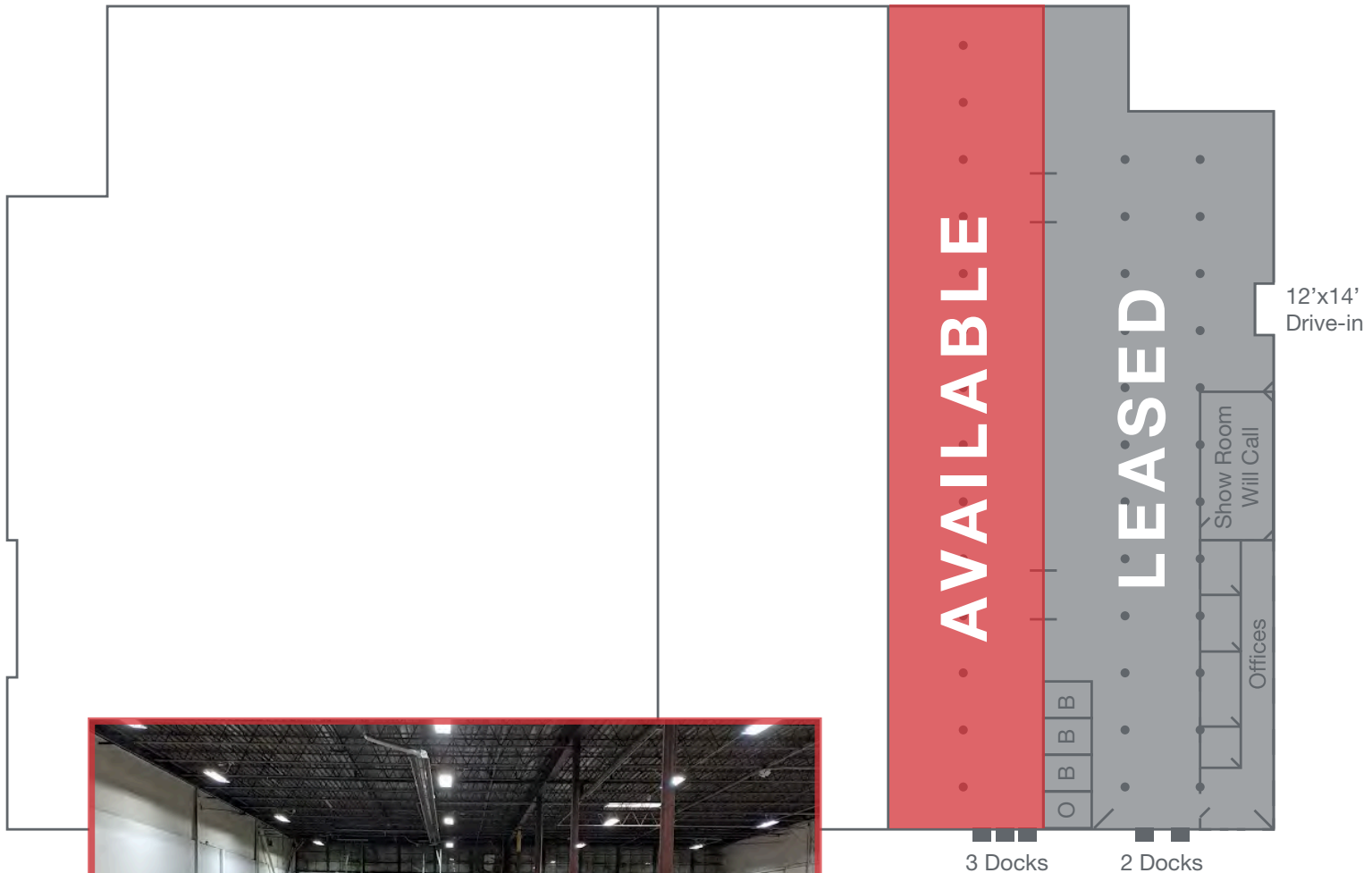
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For Lease
Photo & Floor Plan

51,808 SF

21,888 SF

29,920 SF
UNIT "D"



NAIPleasant Valley

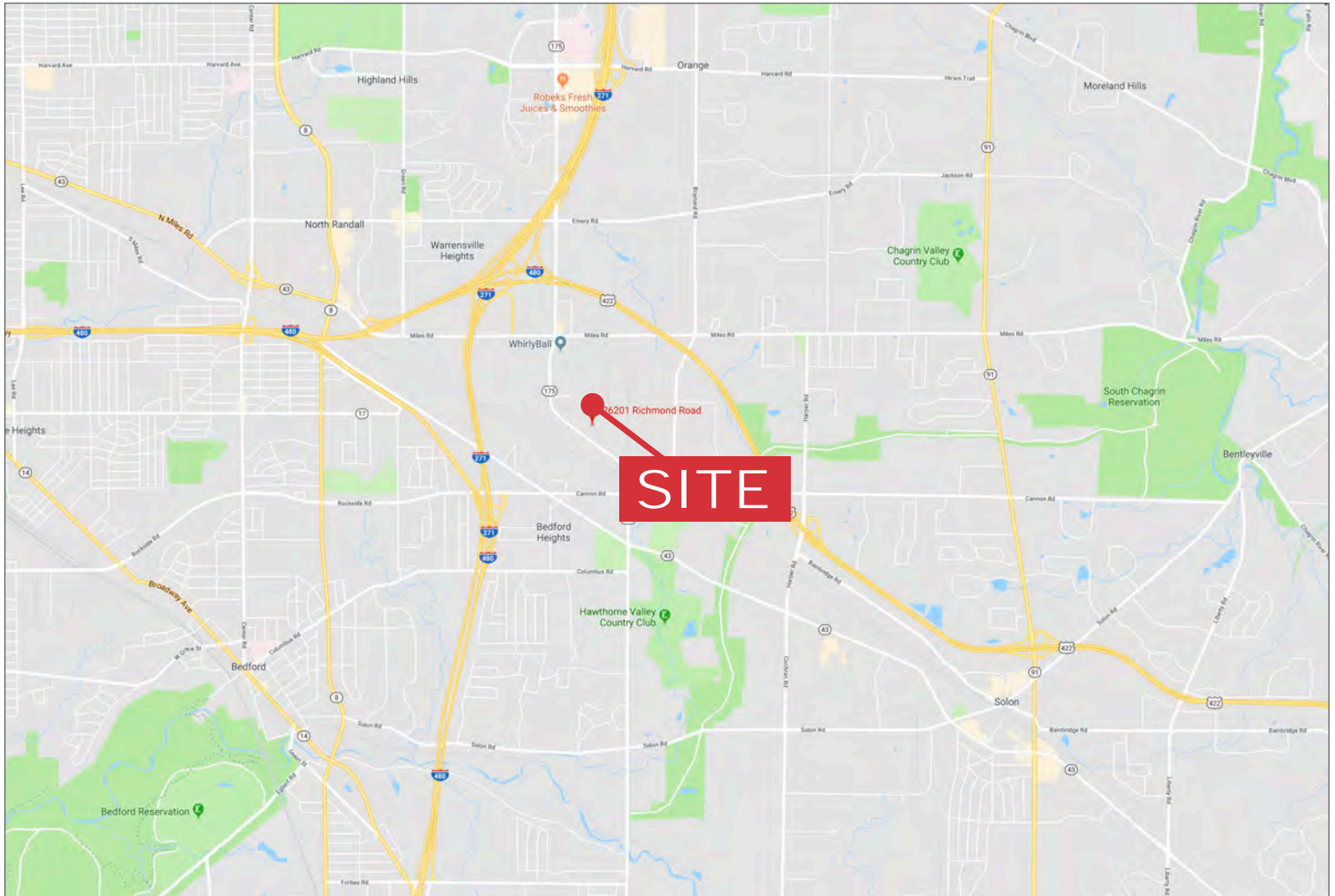
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For Lease
Property Location



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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



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