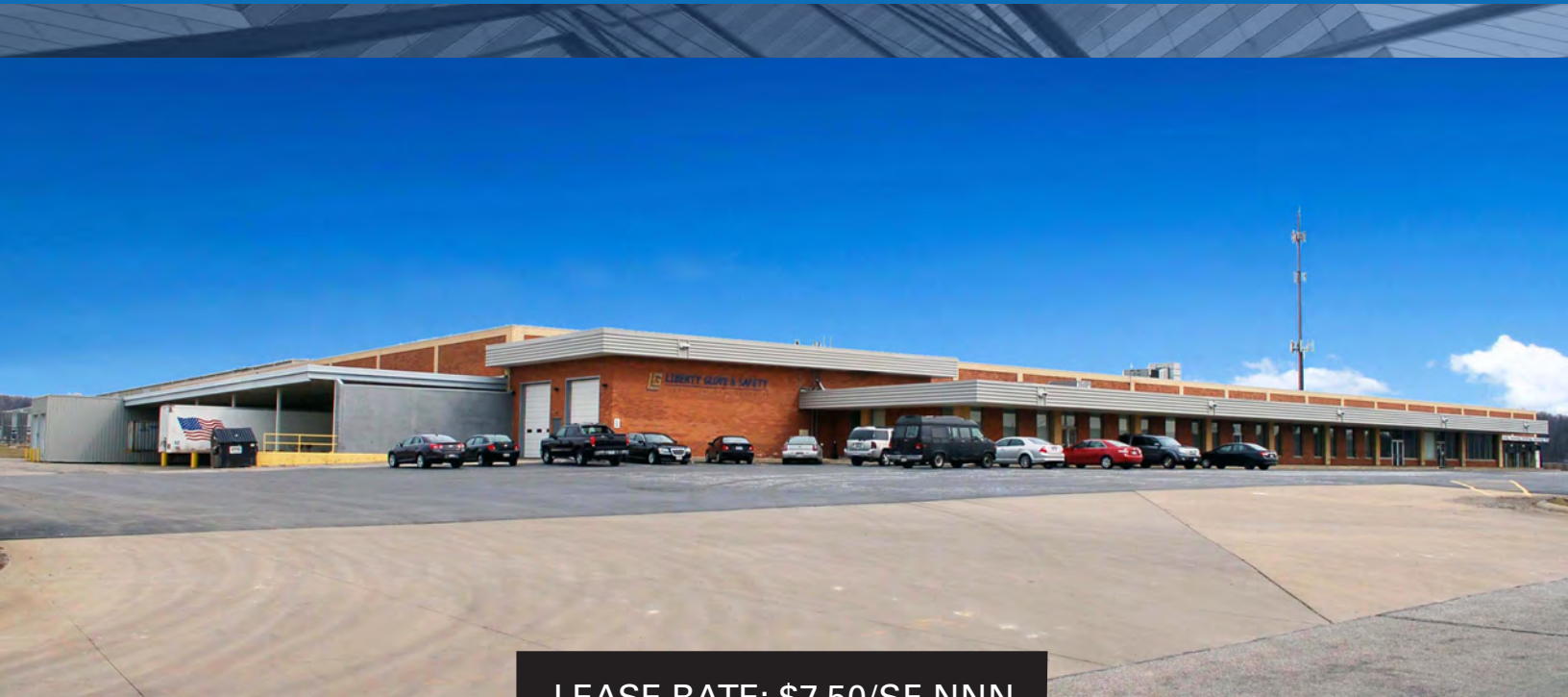


# AVAILABLE FOR LEASE

## 173,034 SF WAREHOUSE/DISTRIBUTION SPACE

26801 Fargo Avenue | Bedford Heights, Ohio



**LEASE RATE: \$7.50/SF NNN**

### HIGHLIGHTS



#### Available For Lease

- 64,680-157,480 SF warehouse
- 3,826-15,554 SF office
- 173,034 SF total available



#### Clearance Height

24'



#### Docks/Drive-ins

30 docks, 3 drive-ins



#### Freeway Access



Minutes from the I-480/I-271 interchange providing access to all major freeways

CONTACT



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**NEWMARK**

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*Terry* **COYNE**.com



**Property Size**

157,480 SF warehouse  
15,554 SF office

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173,034 SF building



**Year Built/Renovated**

Built in 1956, renovated in 1987



**Suite A & B Layout**

**Suite A**

- Available now
- 64,680 SF warehouse; 3,826 SF office; 68,506 SF available
- 18 docks, 2 drive-in doors

**Suite B**

- Available December 2026
- 92,800 SF warehouse; 11,728 SF office; 104,528 SF available
- 12 docks, 1 drive-in door



**Column Spacing**

24' X 36'



**Sprinklers**

100% sprinklered



**Parking**

Ample car parking spaces



**Truck Court**

With paving



**Power**

480 volt, 2000 amp, 3-phase



**Roofing**

New roof in 2017



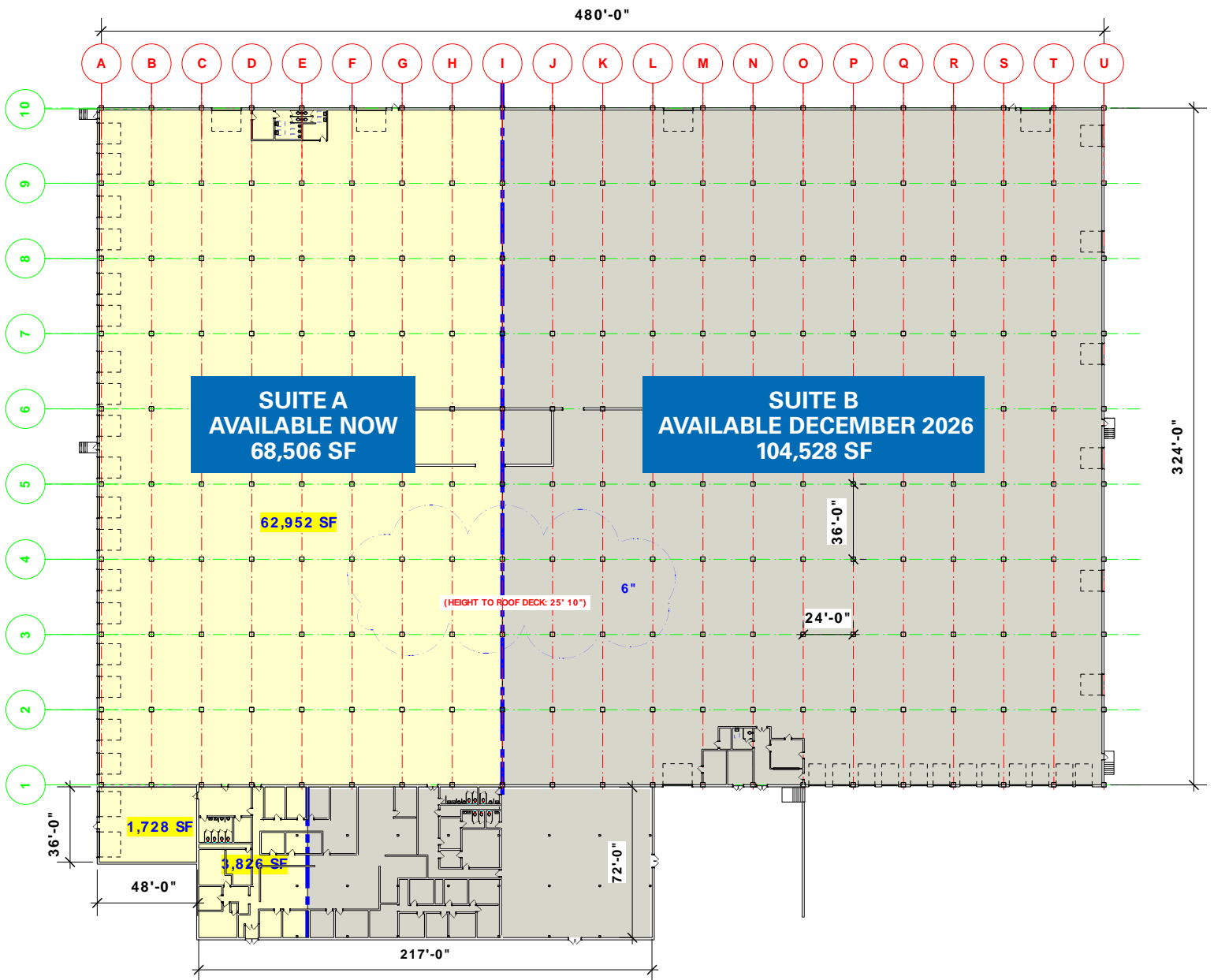
**Lighting**

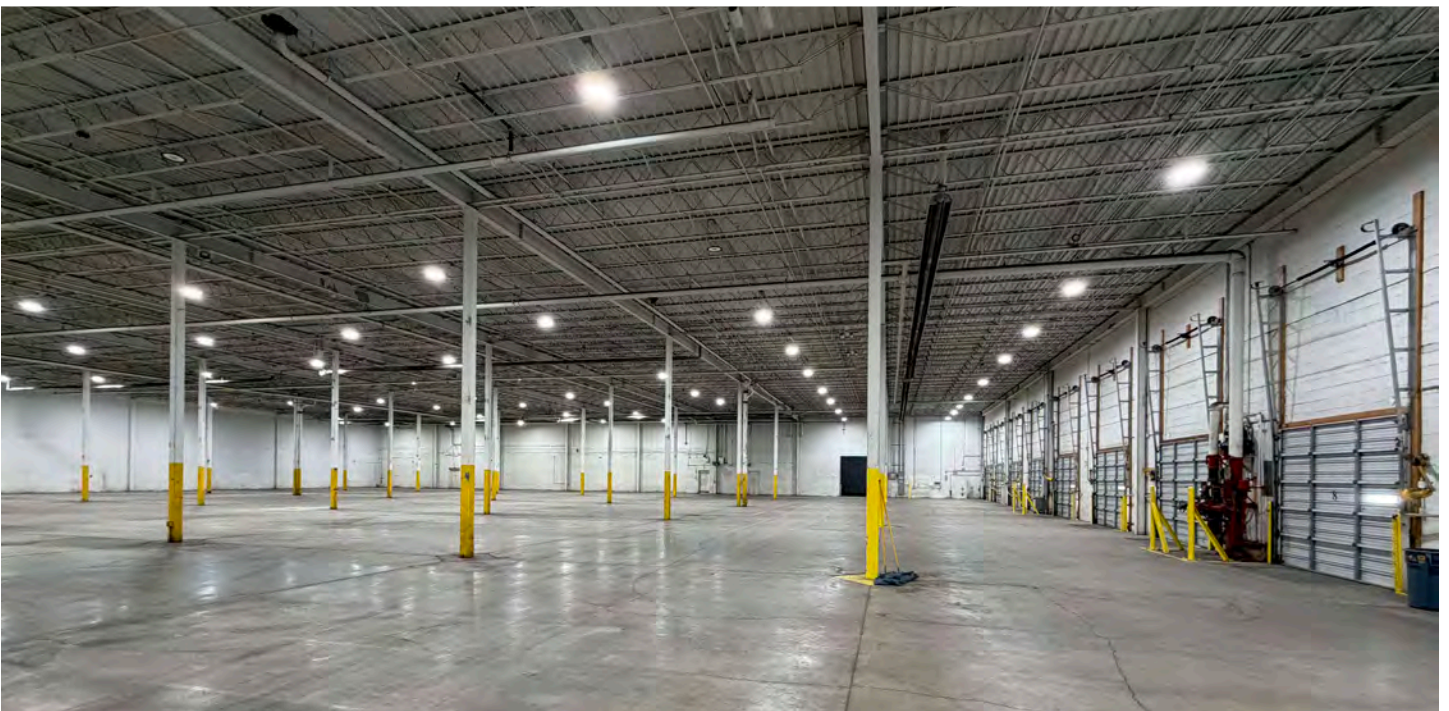
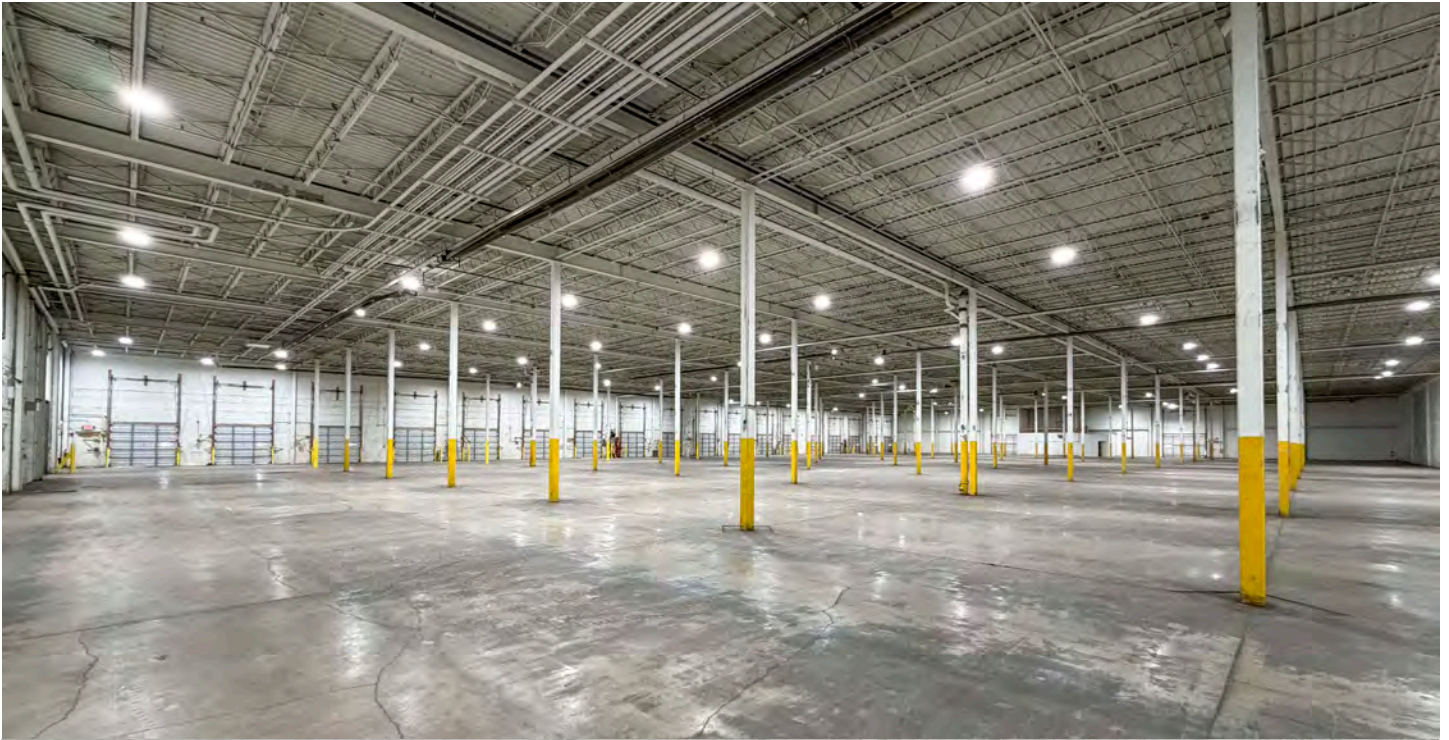
Metal halide

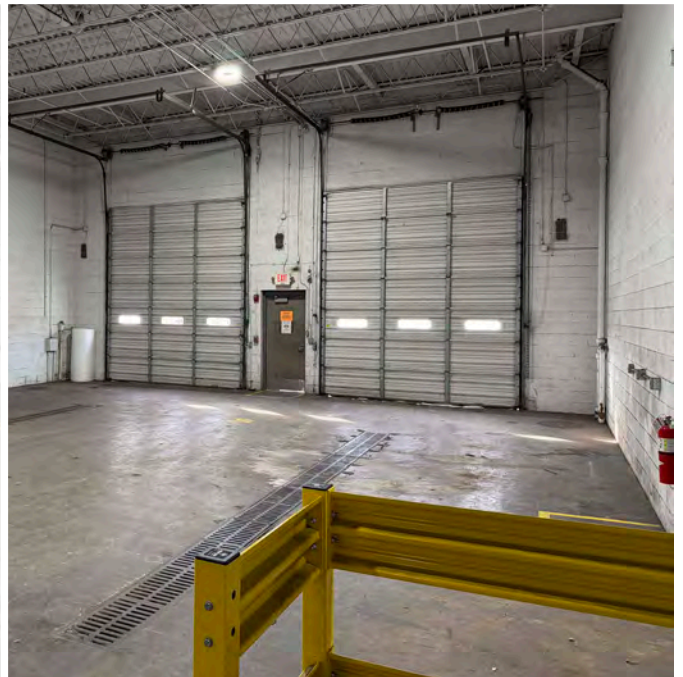
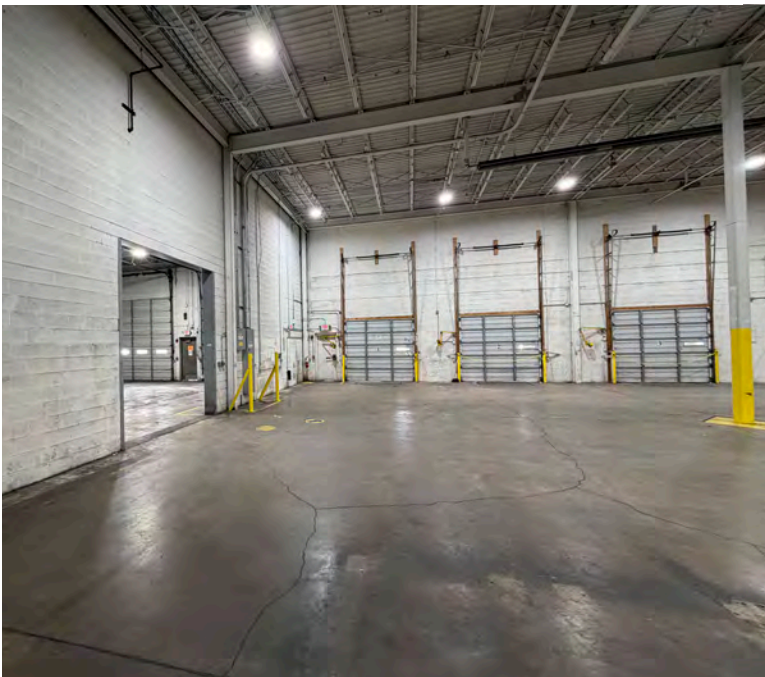
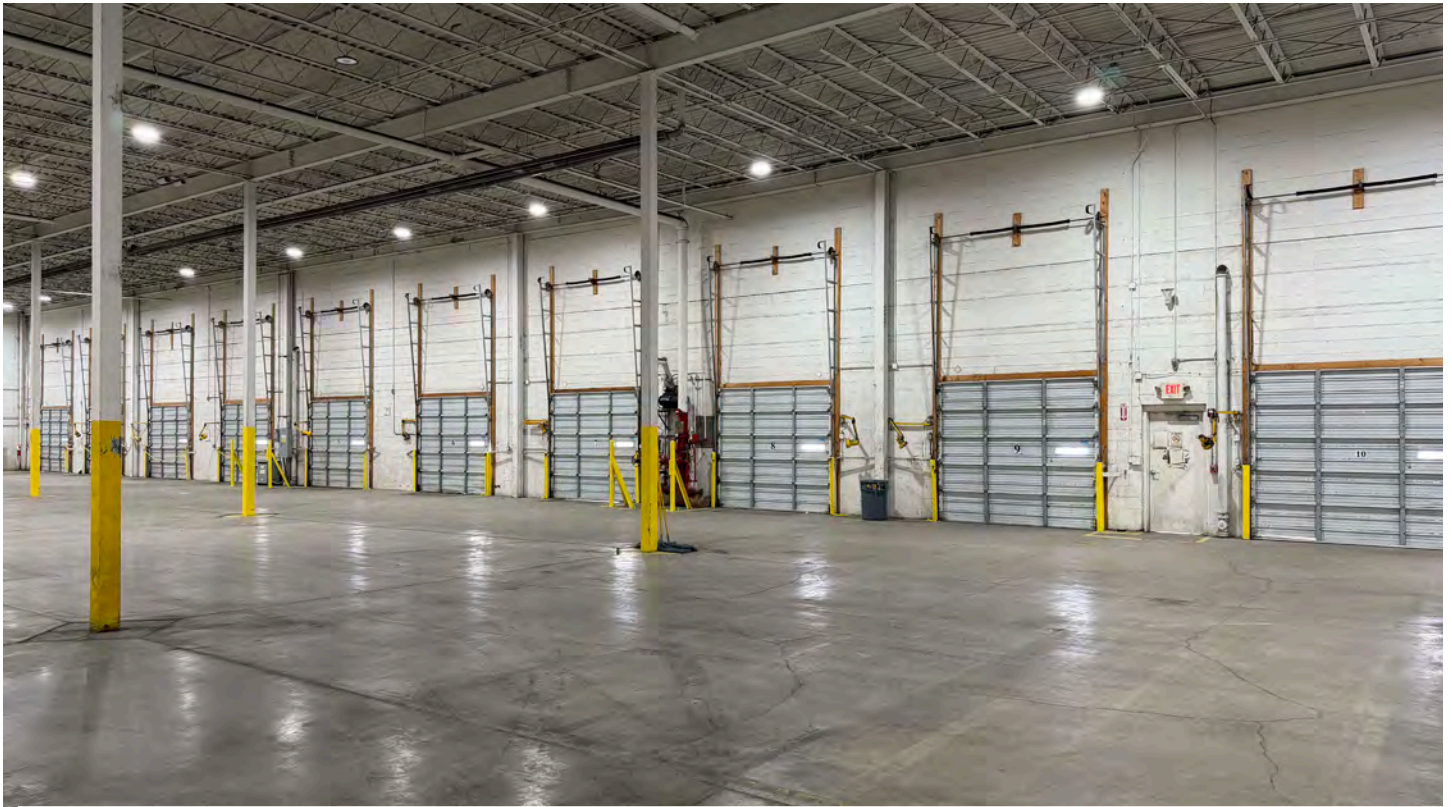


**35 Minutes Drive**

Cleveland Hopkins International Airport







26801 Fargo Avenue | Bedford Heights, Ohio

Exterior Photos



26801 Fargo Avenue | Bedford Heights, Ohio

Exterior Photos





