

# AVAILABLE FOR LEASE OR SALE

## 26840 FARGO AVENUE | BEDFORD HEIGHTS, OHIO 44146

**LEASE RATE**  
\$6.50/SF NNN

**SALE PRICE**  
\$10,947,300 (\$75/SF)

### ESTIMATED OPERATING EXPENSES

INSURANCE	\$\$.23/SF
TAXES	\$.81/SF
CAM	\$.66/SF
TOTAL	\$1.70/SF

CLICK HERE



TO VIEW  
DRONE VIDEO



- ▶ AVAILABLE INDUSTRIAL SPACE: 45,000 SF – 145,964 SF
- ▶ IDEAL USES INCLUDE WAREHOUSE, LIGHT ASSEMBLY OR PRODUCTION

CONTACT



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## PROPERTY HIGHLIGHTS



### Property Upgrades

New ownership in 2024 with renovation underway, asphalt repairs, new interior and exterior LED lighting, paint, four new docks with levelers.

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### Freeway Access

Immediate access to the freeway system, including I-480, State Route 422 and I-271, ensuring superb access to Northeast Ohio.

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### Rare Opportunity

A unique opportunity presents itself to lease a standalone industrial facility.

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### Labor Availability

The property is situated in an desirable area with a growing labor market.

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### Amenities

Excellent location near a variety of restaurants, hotels, and other local services.

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### Expansion Options

Designed to accommodate multiple tenants, the building offers flexibility for expansion

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### Rail Options

- Rail Served
- Connection to Norfolk Southern intermodal in Maple Heights

## BUILDING FEATURES



### Warehouse

+/- 145,964 Clean and Efficient Industrial



### Office Build-To-Suit

+/- 5,000 SF (Expandable) and 2,500 SF  
Shop Office Restrooms



### Ceiling Height

21-22 Feet Clear



### Power

480 Volt/3-Phase/800 Amps



### Building Layout

Multi-Tenant Design



### Sprinkler

Wet System



### Docks/Drive-ins

- 16 Docks/1 Drive-in
- Cross-Docked for Material Handling & Efficient Movement of Product



### Construction

Solid Metal & Masonry Construction



### Parking

40+ Dedicated Employee Spaces



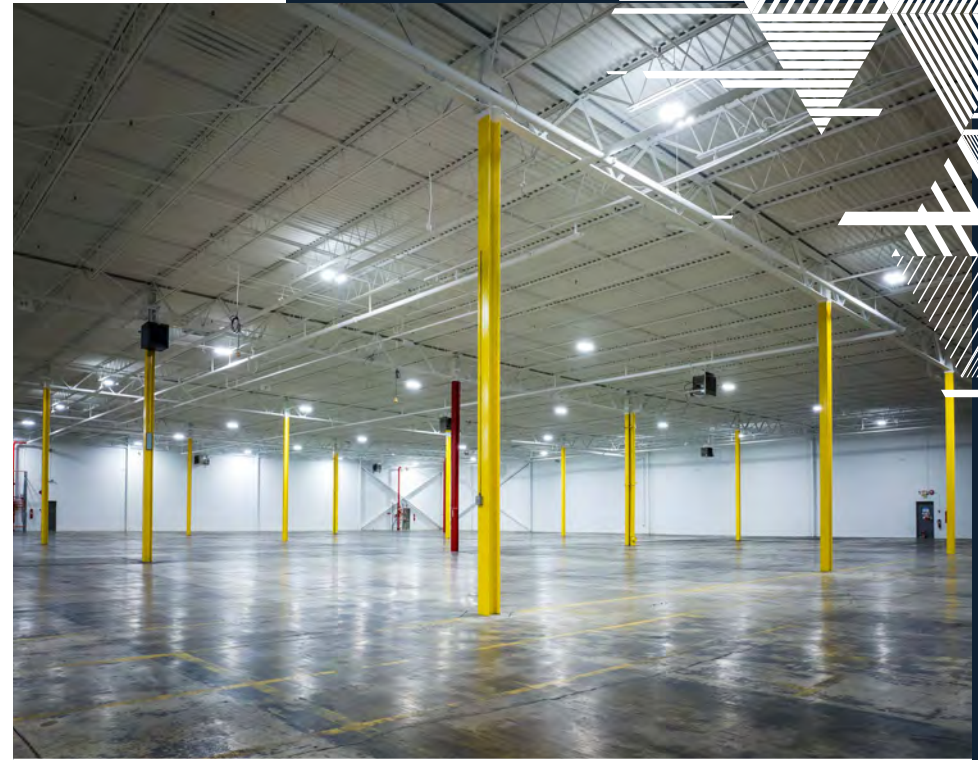
### Column Spacing

45 Ft X 36 Ft



### Floor Thickness

5 inches



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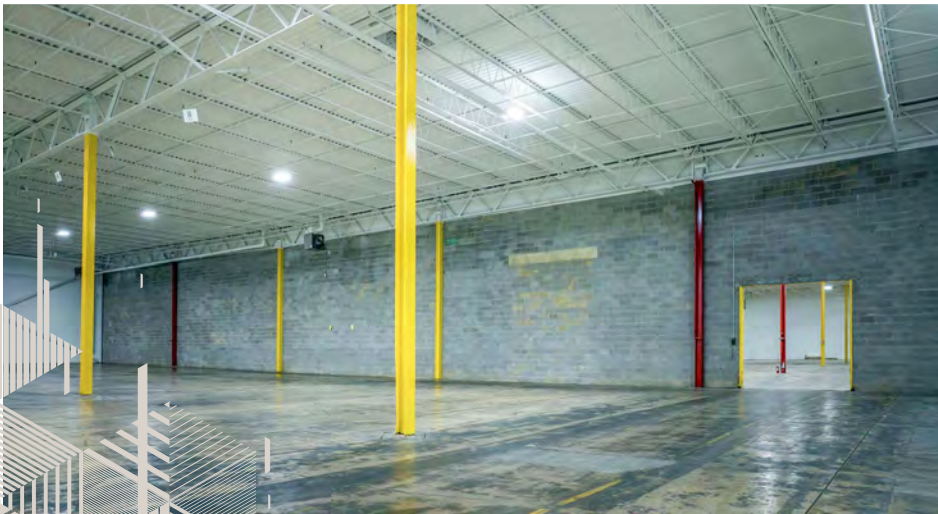
## SITE AERIAL



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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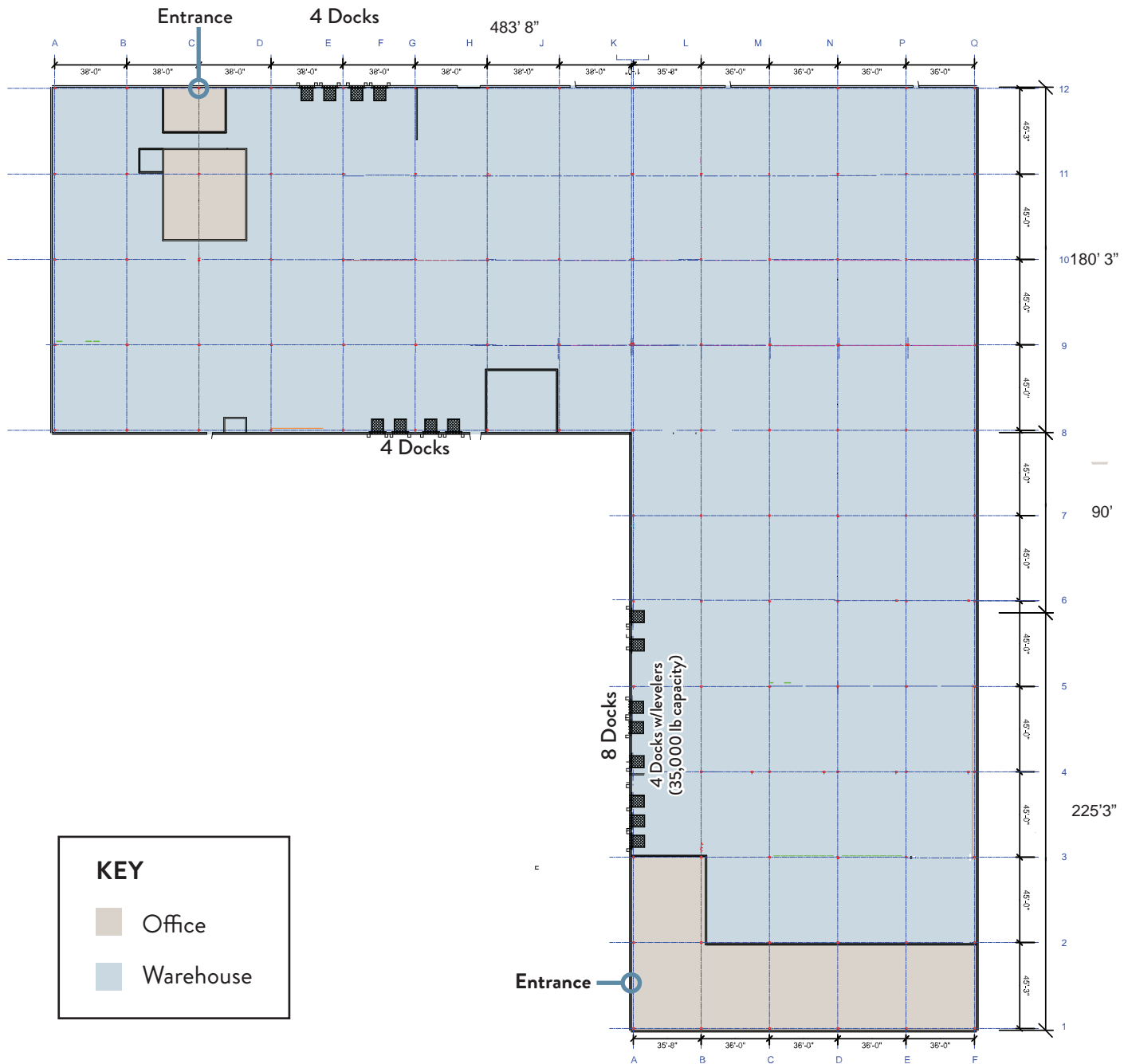
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## AERIAL PHOTOS



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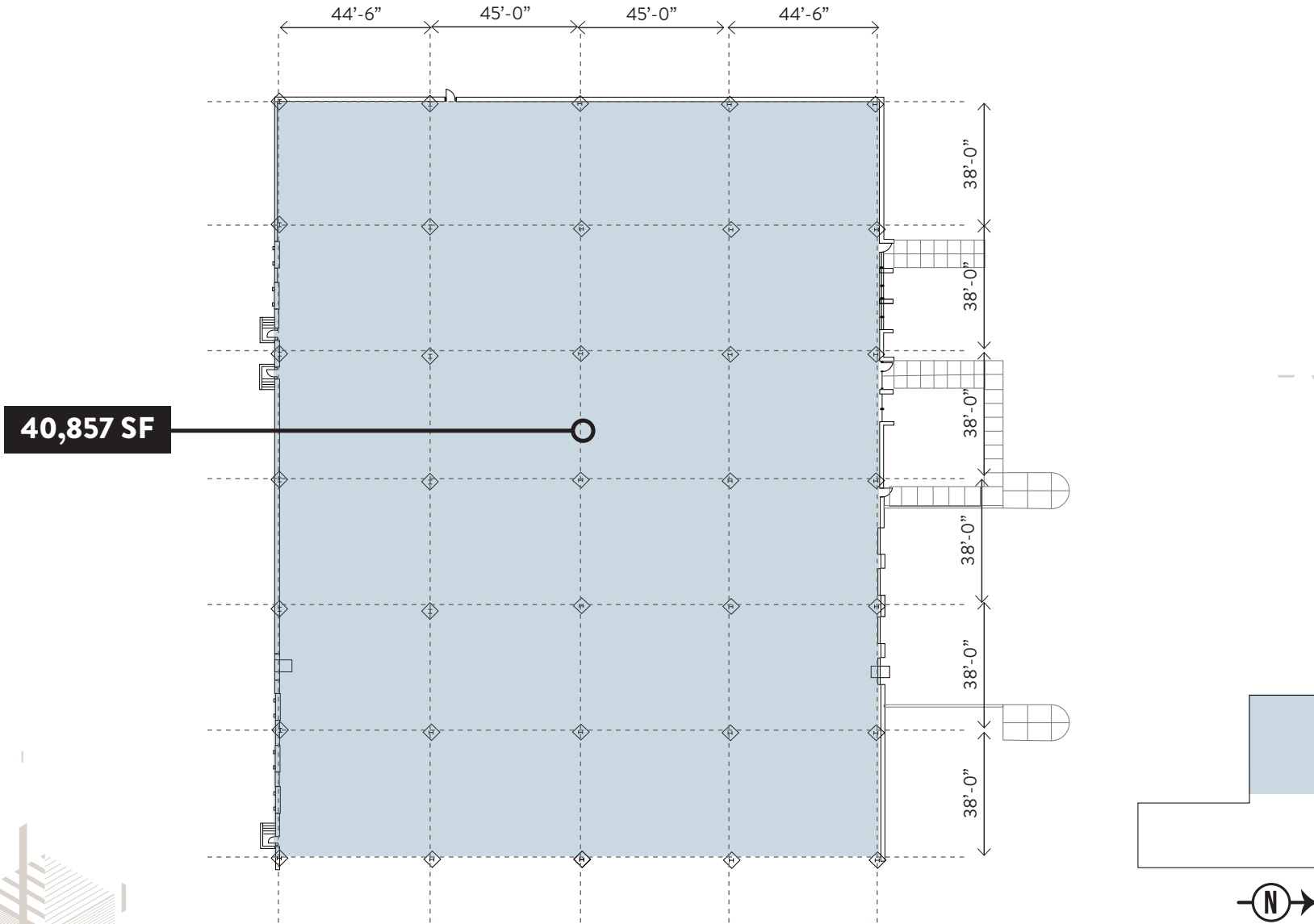
# OVERALL FLOOR PLAN



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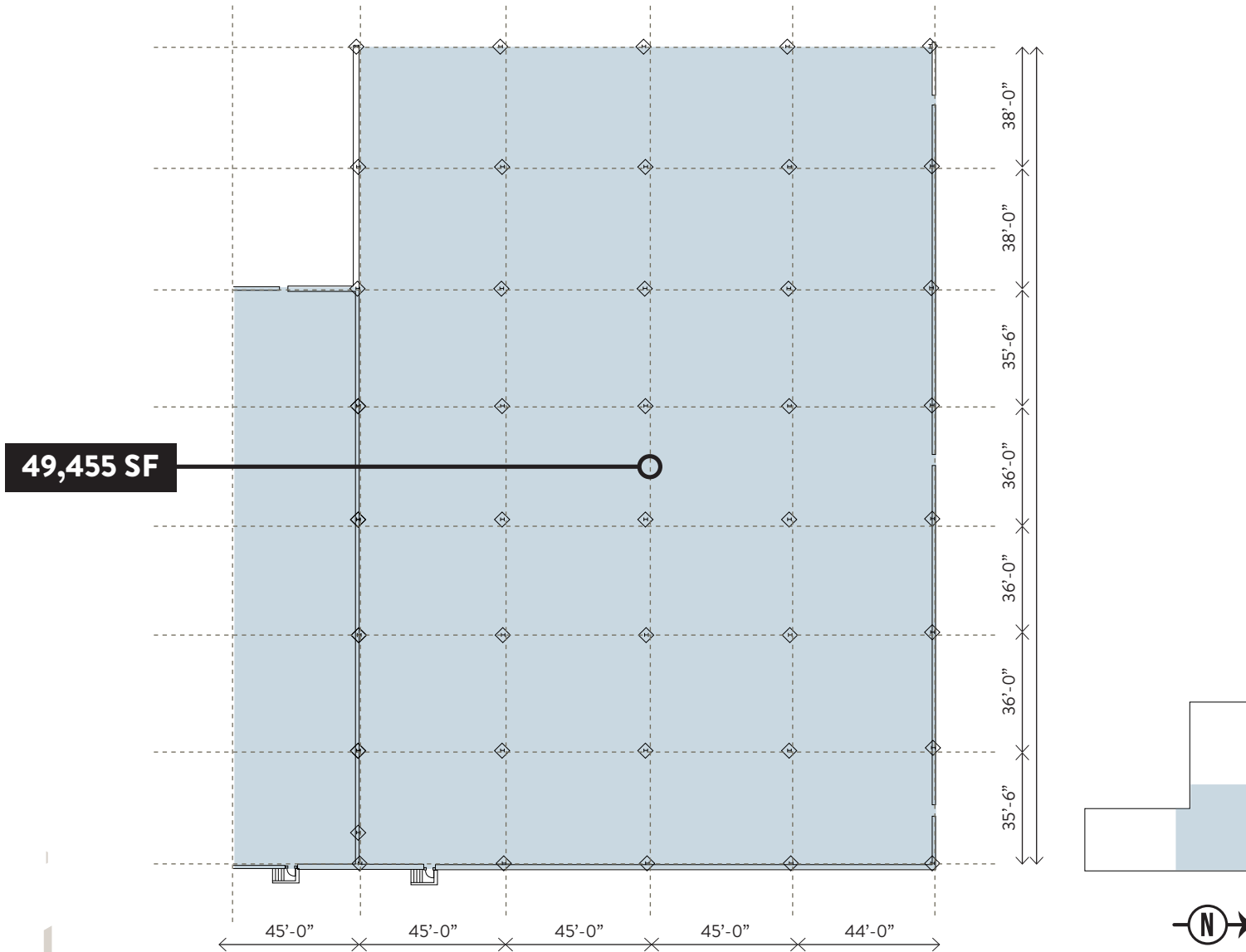


**TOP PARTIAL FLOOR PLAN**  
**40,857 SF**



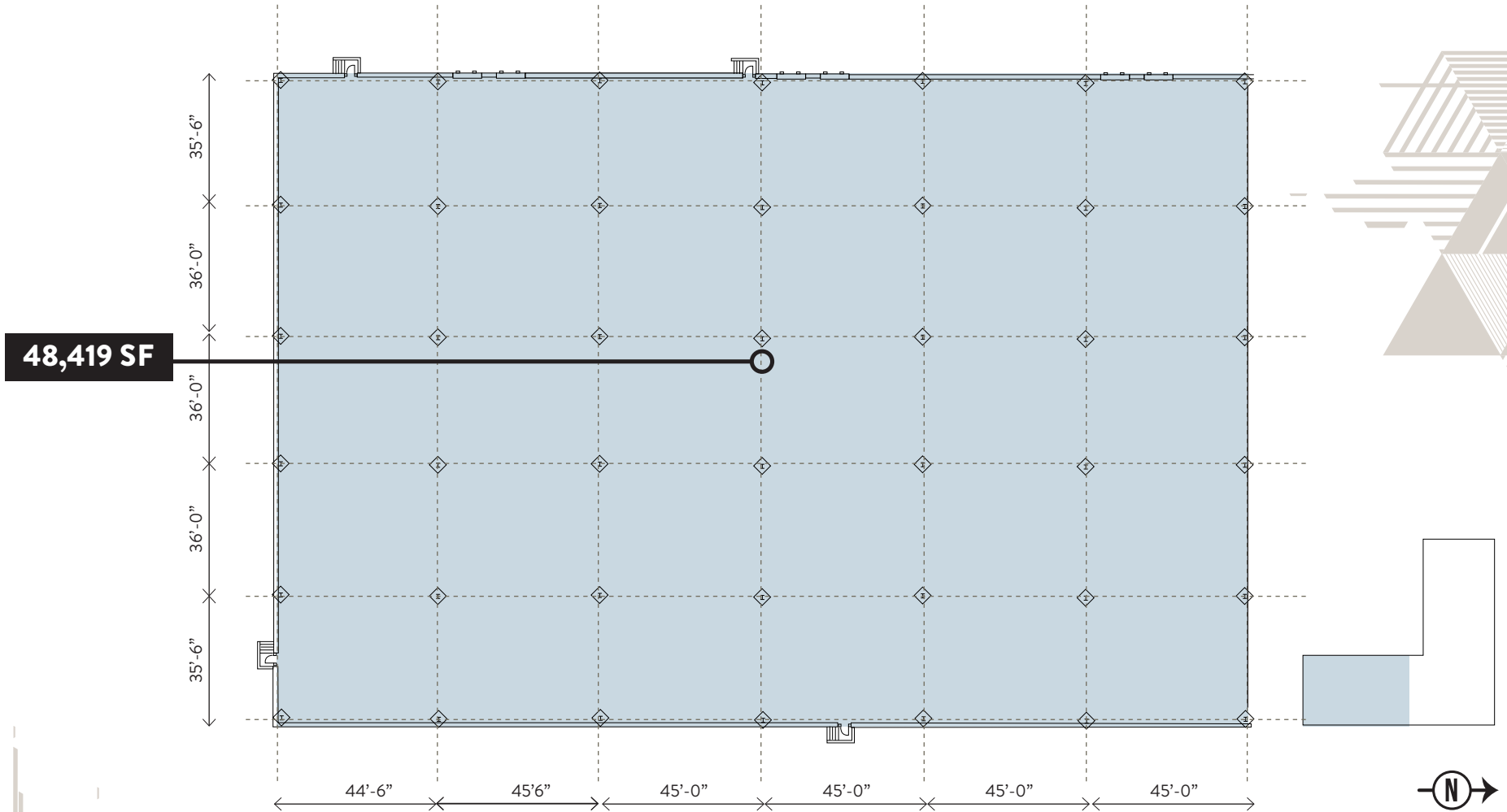
# MIDDLE PARTIAL FLOOR PLAN

49,455 SF



















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**BOTTOM PARTIAL FLOOR PLAN**  
**48,419 SF**



## EMPLOYMENT OVERVIEW (15-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>1,090,119</b> Population	 <b>23.6%</b> High School Diploma	 <b>\$62,660</b> Median Household Income	 <b>65.1%</b> White Collar	 <b>16.5%</b> Services
 <b>41.4</b> Median Age	 <b>26.5%</b> Some College	 <b>\$42,741</b> Per Capita Income	 <b>18.3%</b> Blue Collar	 <b>4.9%</b> Unemployment Rate
 <b>478,271</b> Households	 <b>38.4%</b> Bachelors/Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 <b>\$53,483</b> Median Disposable Income		 <b>15.2%</b> Spend 7+ hours commuting to and from work per week	 <b>46,560</b> Total Businesses	 <b>868,935</b> Total Employees

# NEIGHBOR AERIAL



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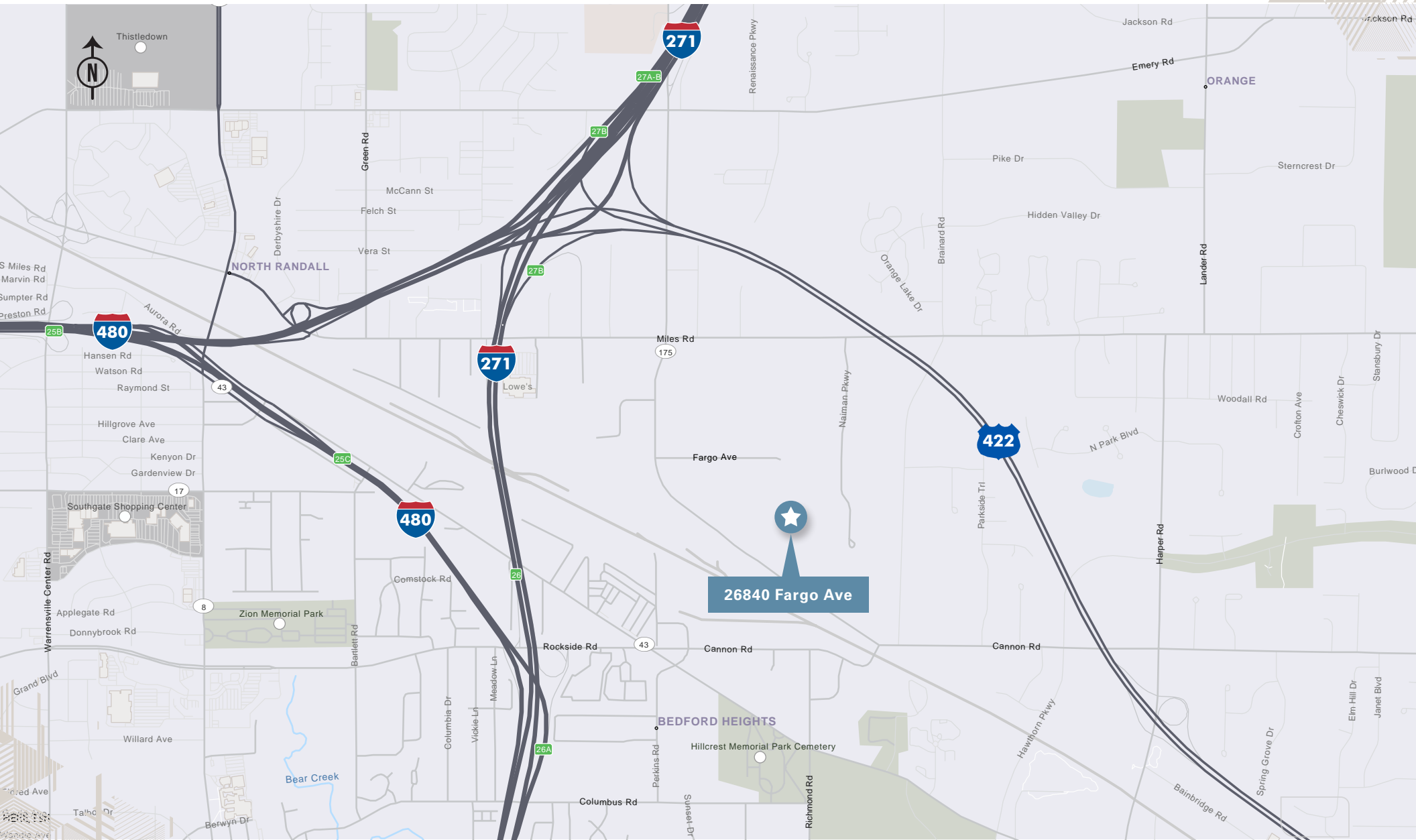
## BEDFORD HEIGHTS, OHIO DRIVE TIME MAP



LOCATION	DRIVE TIME	DRIVING DISTANCE
Cleveland, Ohio	20 minutes	14 miles
Akron, Ohio	29 minutes	24 miles
Pittsburgh, Pennsylvania	1 hours and 51 minutes	118 miles
Toledo, Ohio	1 hour and 55 minutes	122 miles
Columbus, Ohio	2 hour and 3 minutes	139 miles
Buffalo, New York	2 hours and 54 minutes	192 miles
Detroit, Michigan	2 hours and 43 minutes	176 miles
Cincinnati, Ohio	3 hours and 37 minutes	246 miles
Indianapolis, Indiana	4 hours and 34 minutes	312 miles
Toronto, Canada	4 hours and 37 minutes	290 miles
Chicago, Illinois	5 hours and 22 minutes	352 miles

Bedford Heights, often hailed as the “Best Location for Relocation,” is just a 12-minute drive from Downtown Cleveland. Conveniently accessible via two major highways, this community of 11,000 residents boasts a vibrant and competitive commercial and industrial sector while retaining the charm and comfort of a small town. The Cleveland, Ohio area is a vibrant metropolitan region experiencing significant growth and revitalization. As a hub of innovation and economic development, this region encompasses a diverse 11-county area that stands as a testament to the strength and potential of the Midwest. Home to a range of industries, from cutting-edge healthcare and biomedical research to advanced manufacturing and technology, Cleveland is shaping the future of business and commerce. Strategically positioned on the shores of Lake Erie, halfway between Chicago and New York, Cleveland offers unparalleled market accessibility. Nearly half of the U.S. population is within a 500-mile radius, making it an ideal location for businesses looking to reach a broad audience efficiently. **This unique positioning, combined with a rich heritage of industrial innovation, positions Cleveland not just as a player in today’s economy but as a leader in the industries of the future.**

# LOCATION MAP



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