

26801 FARGO AVENUE, BEDFORD HEIGHTS, OH

68,506 SF



LOCATION DETAILS

- Minutes From the I-271/I-480 Interchange Providing Access to All Major Freeways Minutes From the I-271/I-480 Interchange Providing Access to All Major Freeways
- 35 Minute Drive to Cleveland Hopkins International Airport



PROPERTY HIGHLIGHTS

- Available Space:
64,680 SF Warehouse
3,826 SF Office

68,506 SF Total
- 18 Docks and 2 Drive-In Doors
- 24' Clearance Height
- Lease Rate: \$7.50/SF NNN
- Estimated Operating Expenses

Cam*	\$0.35/SF
Ins	\$0.12/SF
Taxes	\$1.25/SF
Total	\$1.73/SF

* Does Not Include Management Fee of 3.0% of Gross Rent.

LEASING

Terry Coyne
216-218-0259
Terry.Coyne@nmrk.com

Connor McCoy
216-453-3085
Connor.McCoy@nmrk.com

26801 FARGO AVENUE, BEDFORD HEIGHTS, OH

68,506 SF



PROPERTY DETAILS

Total Building Size	173,052 SF	Sprinklers	100% wet
Total Available Area	68,506 SF	Parking	Ample spaces
Available Warehouse Area	64,680 SF	Truck Court	Paved
Available Office Area	3,826 SF	Power	480v/2000a/3-phase
Site Area	8.34 acres	Roof	Replaced in 2017
Property Type	Warehouse/Distribution	Lighting	LED
Year Built	1956	Docks	18
Year Renovated	1987	Drive-in Doors	2
Zoning	Light Industrial	Clearance Height	24'
Column Spacing	24' X 36'		

26801 FARGO AVENUE, BEDFORD HEIGHTS, OH

68,506 SF

FLOOR PLAN



■ AVAILABLE
■ LEASED

26801 FARGO AVENUE, BEDFORD HEIGHTS, OH

68,506 SF

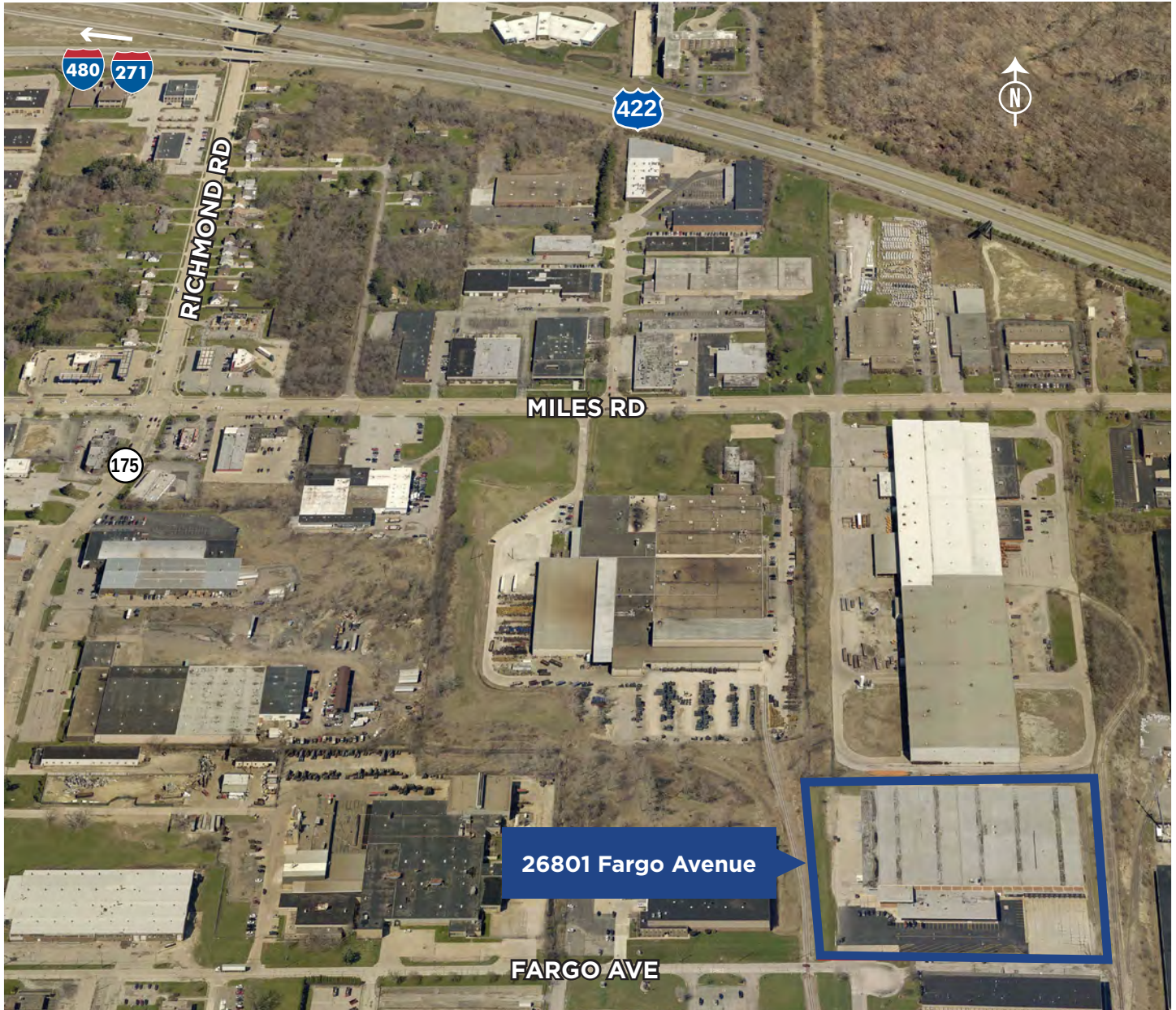
EMPLOYMENT OVERVIEW (15-MILES RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 1,168,284 Population	 24% High School Diploma	 \$55,812 Median Household Income	 63.9% White Collar	 16.8% Services
 42.4 Median Age	 28% Some College	 \$37,678 Per Capita Income	 19.3% Blue Collar	 4.9% Unemployment Rate
 510,925 Households	 35% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$48,030 Median Disposable Income		 15% Spend 7+ hours commuting to and from work per week	 43,554 Total Businesses	 824,789 Total Employees

26801 FARGO AVENUE, BEDFORD HEIGHTS, OH

68,506 SF

AERIAL



LEASING

Terry Coyne	Connor McCoy
216-218-0259	216-453-3085
Terry.Coyne@nmrk.com	Connor.McCoy@nmrk.com