

# Turnkey Industrial Space For Lease

26241 CANNON ROAD, BEDFORD HEIGHTS, OHIO 44146



## Overview

Total property renovation with new ownership in 2025. Upgrades include: new roof, hot water tank, restrooms, LED lighting, pavement, paint, 6 new drive in doors and 1 dock. From 2,000-36,000 SF of turnkey space. Immediate freeway access to I-480 and I-271. Outdoor parking and dumpster service available on site. Includes flexible lease terms.

- Power 480 Volt / 3-Phase
- Multi-Tenant Design
- Masonry and Metal Construction
- Flexible Warehouse + Office Buildout

## Standard Features

- Full rehab from the inside out
- Private Bathroom in each unit
- Insulated 10x12 Garage Doors
- Walk in doors in front
- 100 AMP Electrical Service
- Powerful LED Lighting
- Water Heater
- Utility Sink
- Hanging Gas and Radiant Heat
- Security cameras

Unit:	Size:	Lease Rate:
1	2,213 SF	Leased
2	2,458 SF	Leased
3	2,112 SF	Leased
4	2,237 SF	Leased
5	7,592 SF	\$5,500 / Month
6	4,161 SF	\$3,200 / Month
7	15,288 SF	Leased

## Property Details



### Lease Rate

\$3,200 - \$5,500 / Month  
(Plus Utilities)



### Building Size

35,376 SF



### Zoning

General Industry



### Lot Size

1.61 Acres

Rev: January 14, 2026

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

### Cole Kroneker

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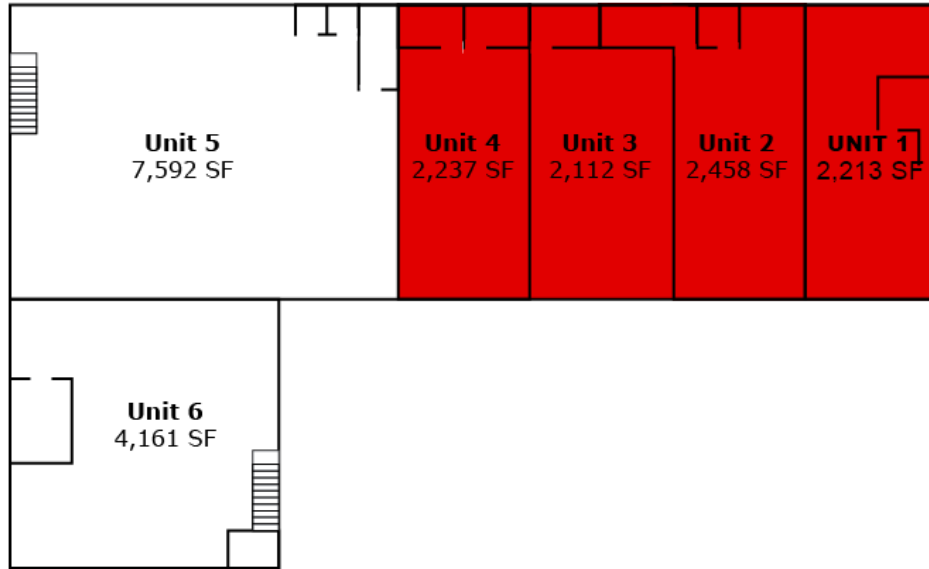
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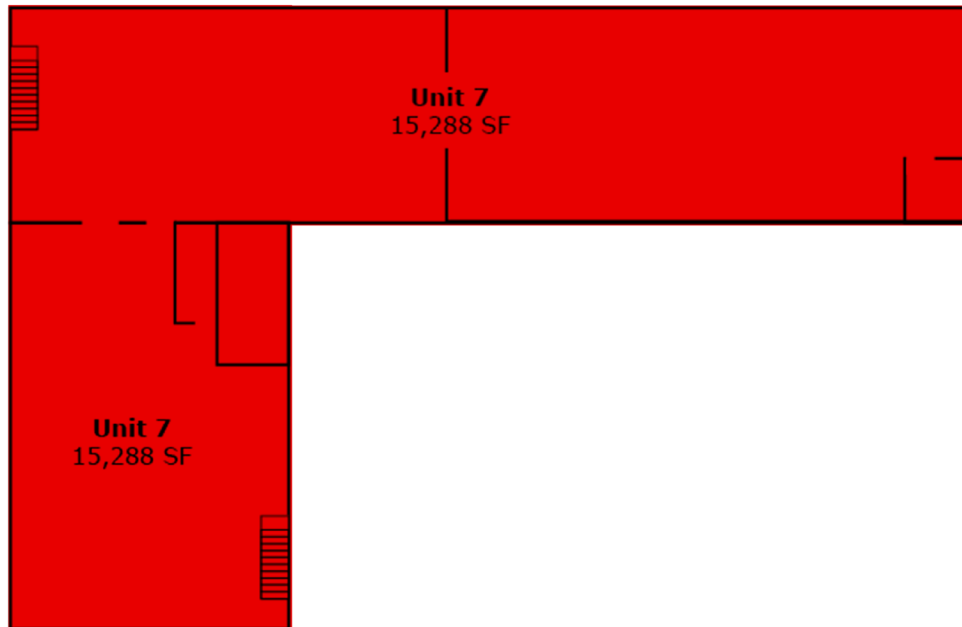
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## Floor 1

 **LEASED**



## Floor 2

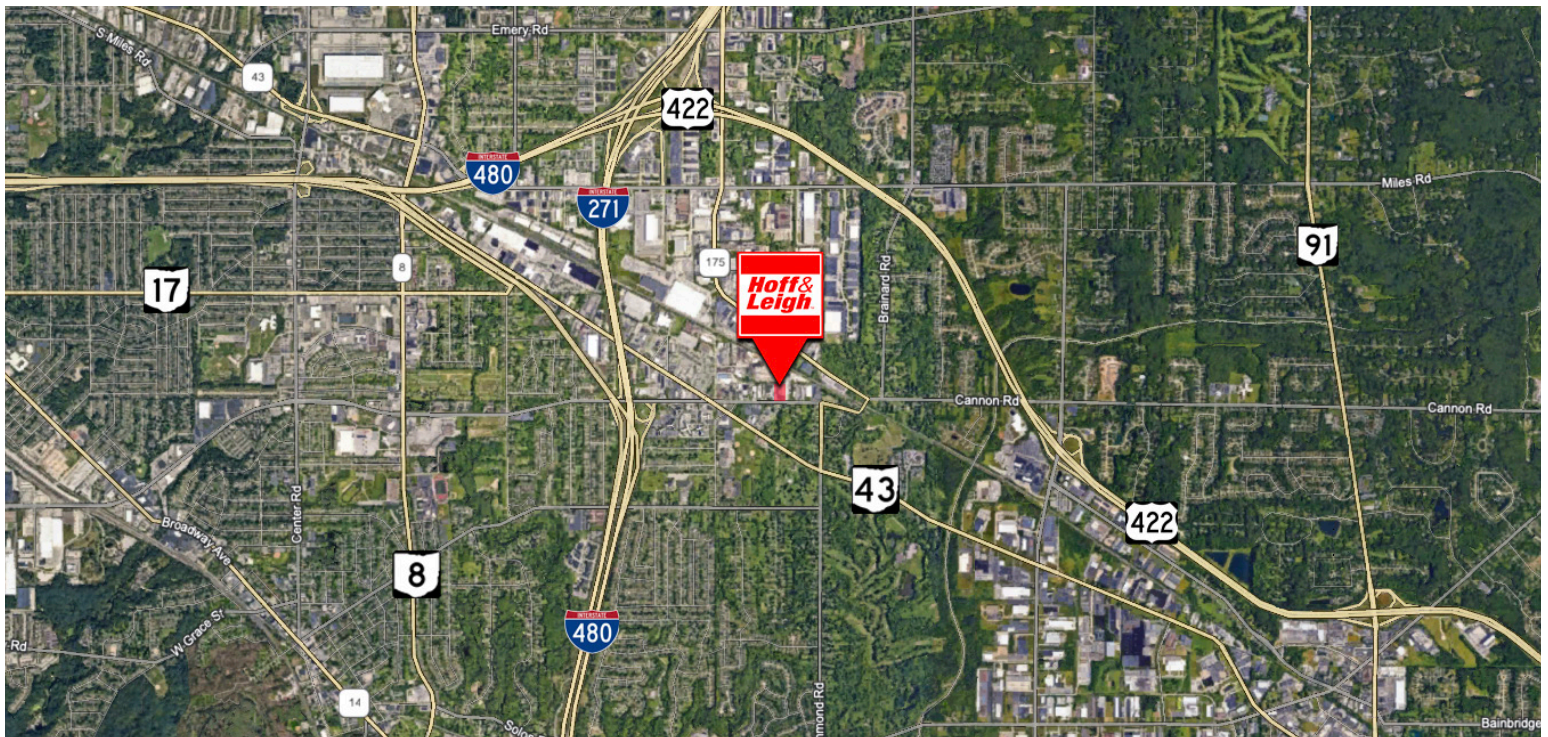


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