

# EXCEPTIONAL LEASE OPPORTUNITY

Three-Year Deal | Flexible Space Options



## 13,500 SF For Lease

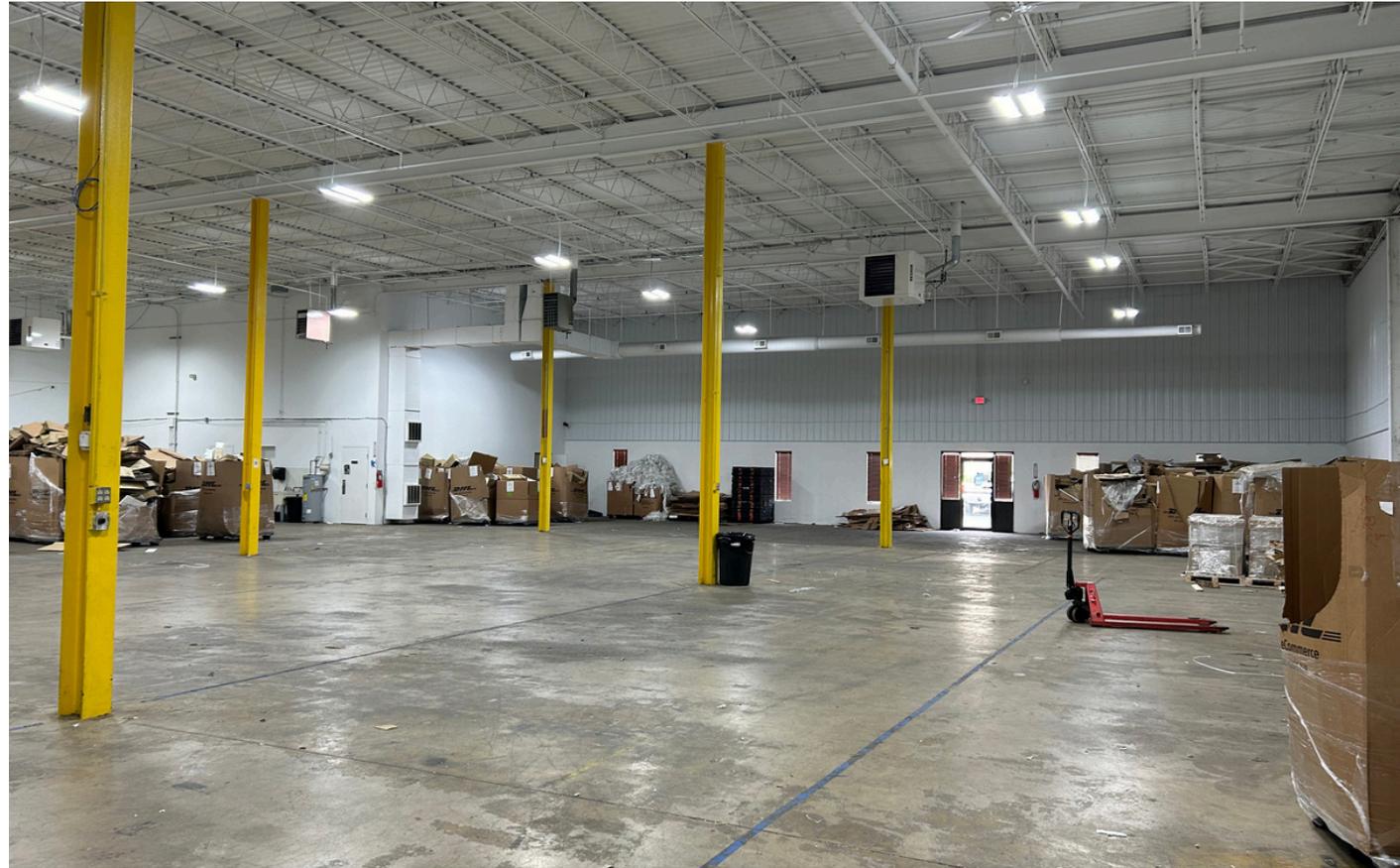
26820 Fargo Avenue  
Bedford Heights, OH

 **JLL** SEE A BRIGHTER WAY

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## Lease Opportunity

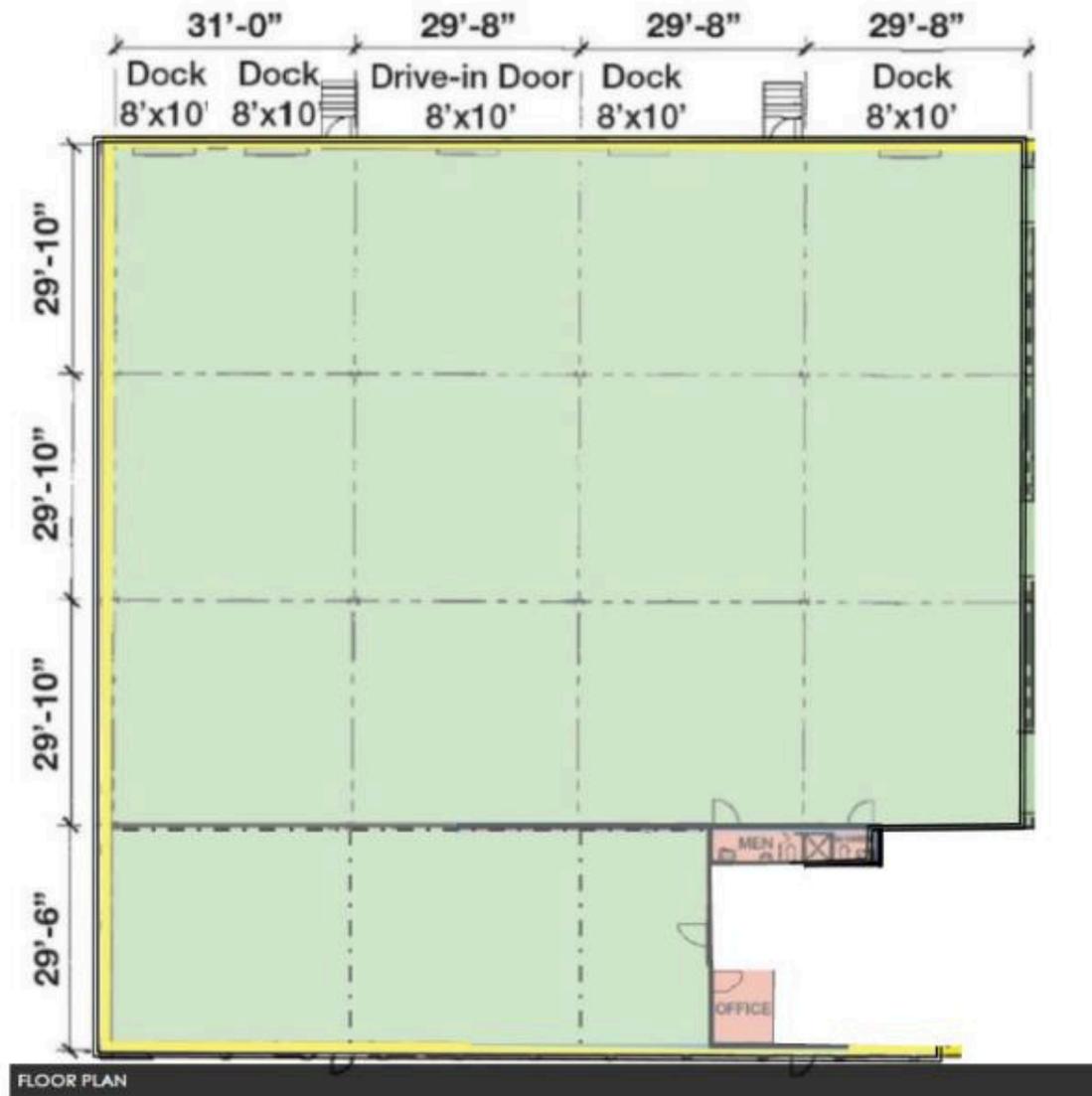
- **Offer 1:** Discounted rate for first 3-years on entire 13,500 SF space with minimal improvements
  - Year 1: \$3.50/SF NNN
  - Year 2: \$4.50/SF NNN
  - Year 3: \$5.50/SF NNN
- **Offer 2:** Up to 5,000 SF divisible space at a lease rate of \$6.50/SF NNN



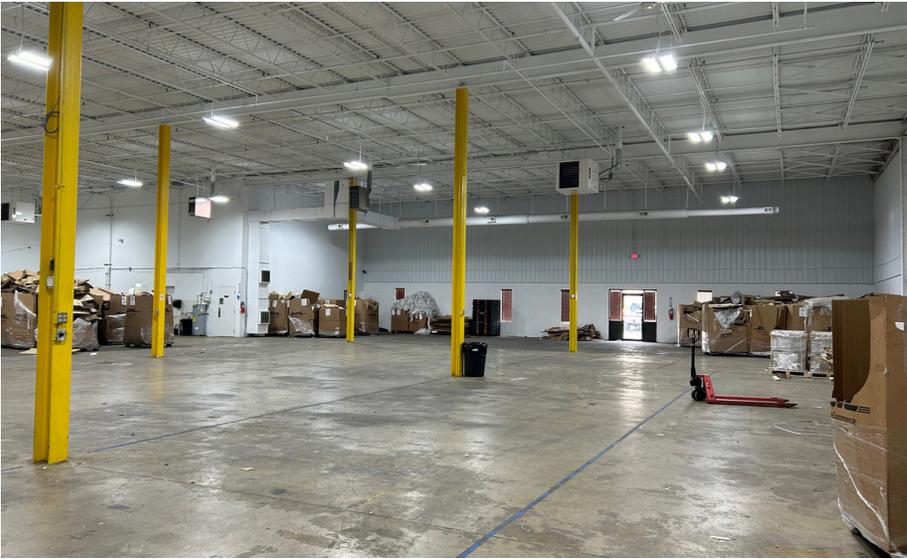
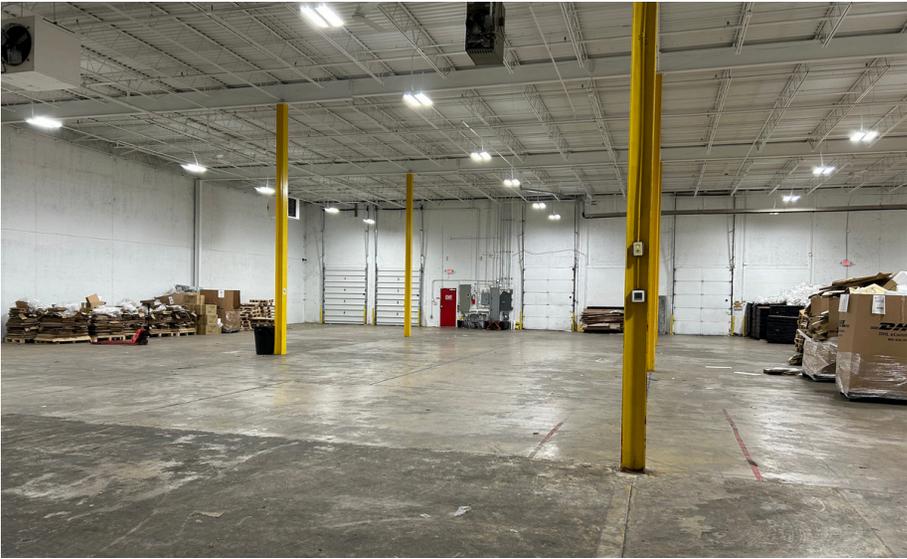
## Property Specifications

- 13,500 SF For Lease
- End unit consisting of one office and restroom
- 4 docks, 1 ramped drive in door
- 21' ceilings
- Wet sprinkler
- 30'x 30' column spacing
- Built in 1980
- Convenient access to I-271, I-480, SR-422
- Located in a multi-tenant building in an industrial area in Bedford Heights
- Lease Rate: \$6.50/SF NNN
- Op Ex: \$1.41 /SF

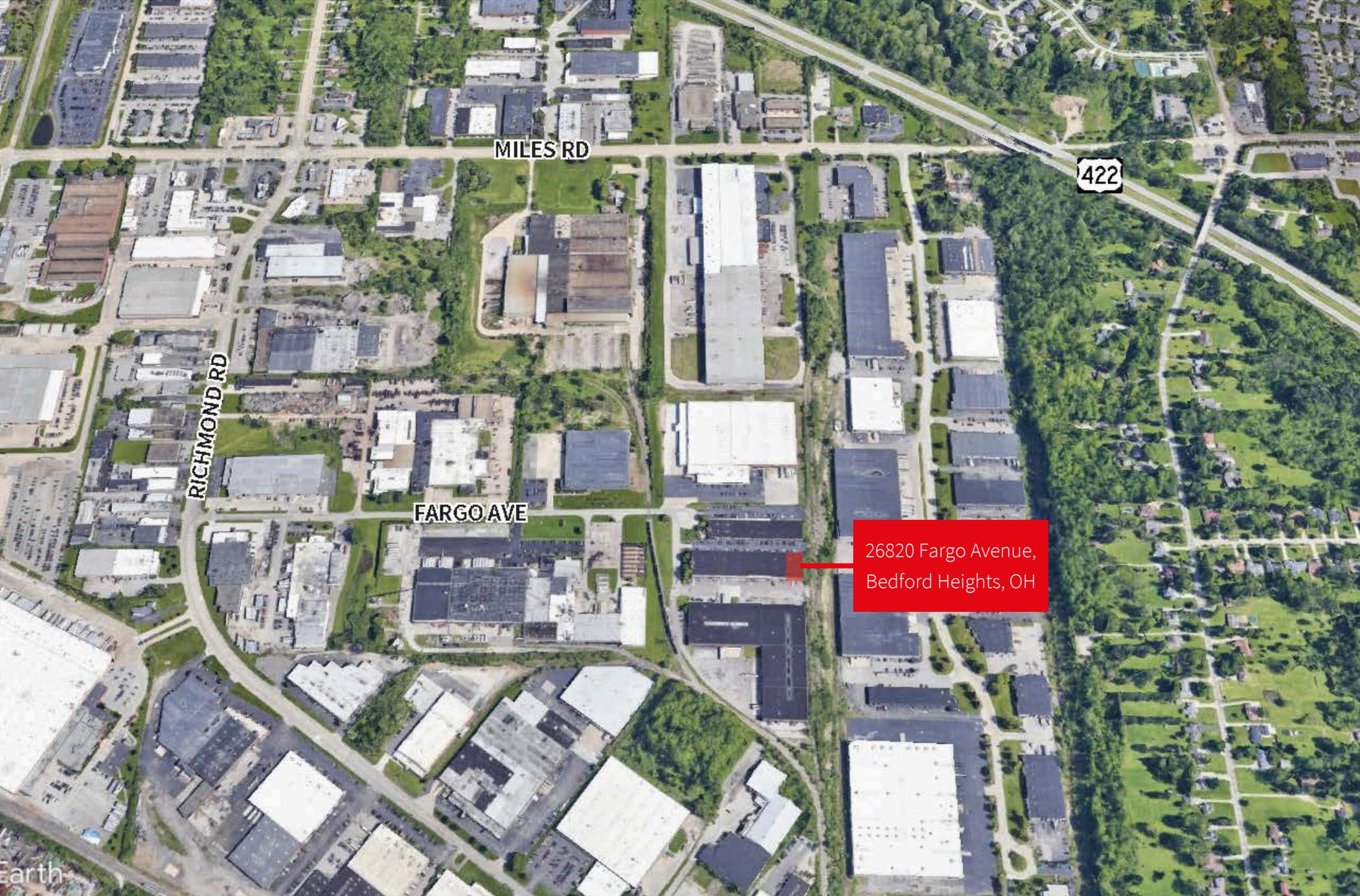
# Floor Plan



# Photos



# Property Aerial



MILES RD

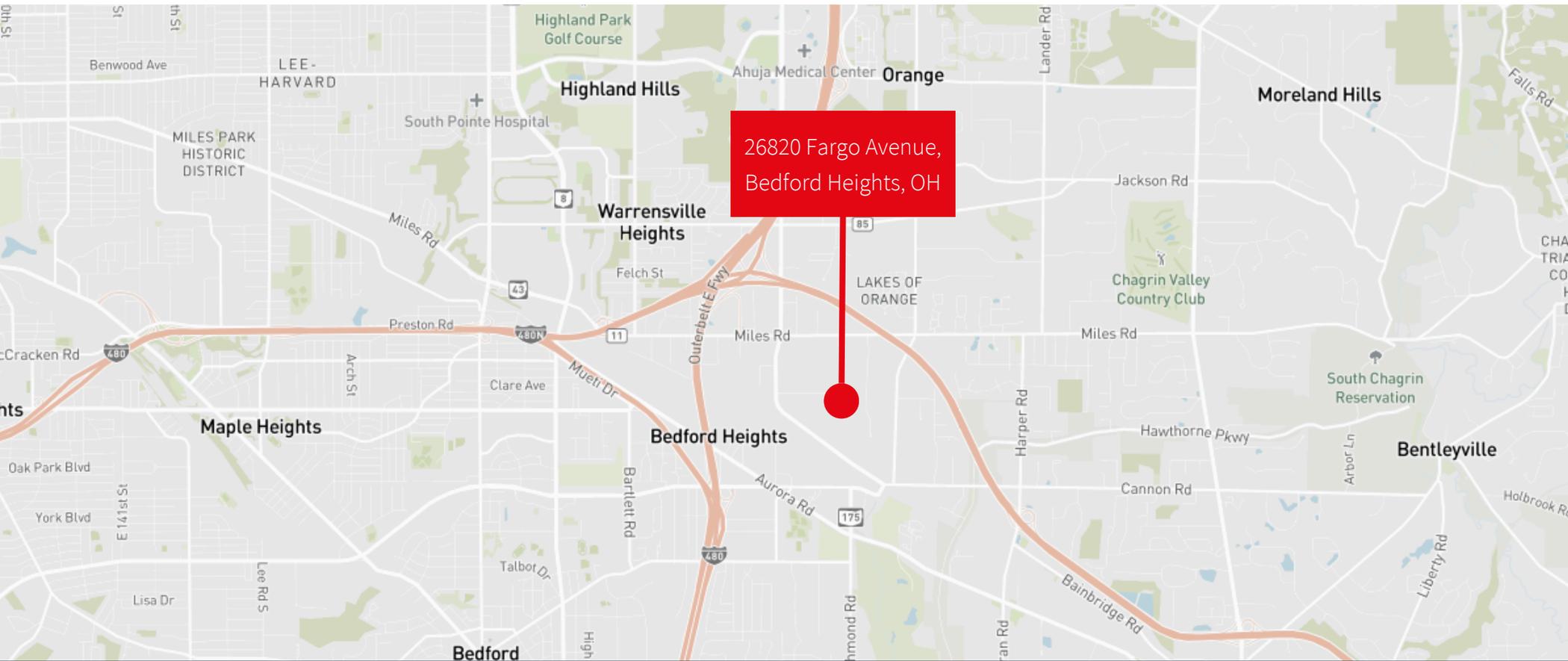
422

RICHMOND RD

FARGO AVE

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Bedford Heights, OH

# Location Map



	1 mile	3 miles	5 miles
<b>Total population</b>	46,257	143,564	577,954
<b>Daytime population</b>	74,691	187,163	698,187
<b>Daytime workers</b>	50,632	113,849	397,152
<b>Average HH income</b>	\$96,158	\$113,334	\$102,380

**JLL**

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