



For Lease

Two Units Available

- **Unit A—43,093 SF**
 - Available January 2023
 - 40,032 SF warehouse
 - 3,061 SF office (more is available if needed)
 - 5 docks (outdoor covered platform)
 - 3 large drive in doors
- **Unit B—24,564 SF**
 - 23,564 SF warehouse
 - ≈ 1,000 SF office (more is available if needed)
 - 2 docks, 1 drive in door
- **Can be combined up to 70,586 SF total**
 - 63,596 SF warehouse, 6,990 SF office
- 20' clear height
- 48' x 40' column spacing
- 240v, 400a, 3 phase power
- Outdoor storage and/or truck parking available
- Easy access to I-480, I-271, SR 422

Lease Rate: \$4.75/SF NNN + \$1.35/SF operating expenses

26000 Richmond Road
Bedford Heights, OH 44146

Kristy Hull, SIOR, CCIM

Senior Vice President

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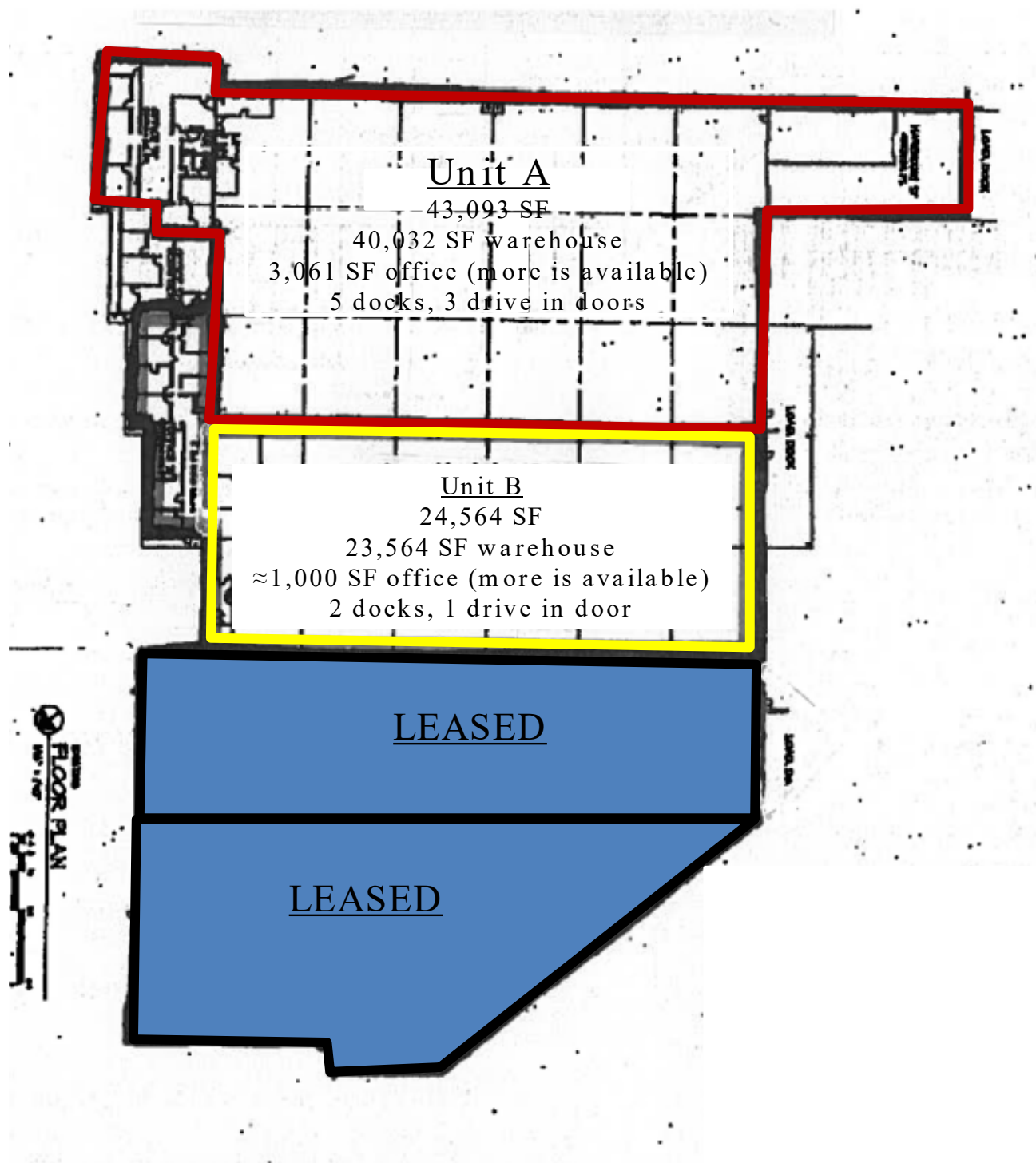
M 440 226 1550

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[Click here for drone video!](#)



Floorplan

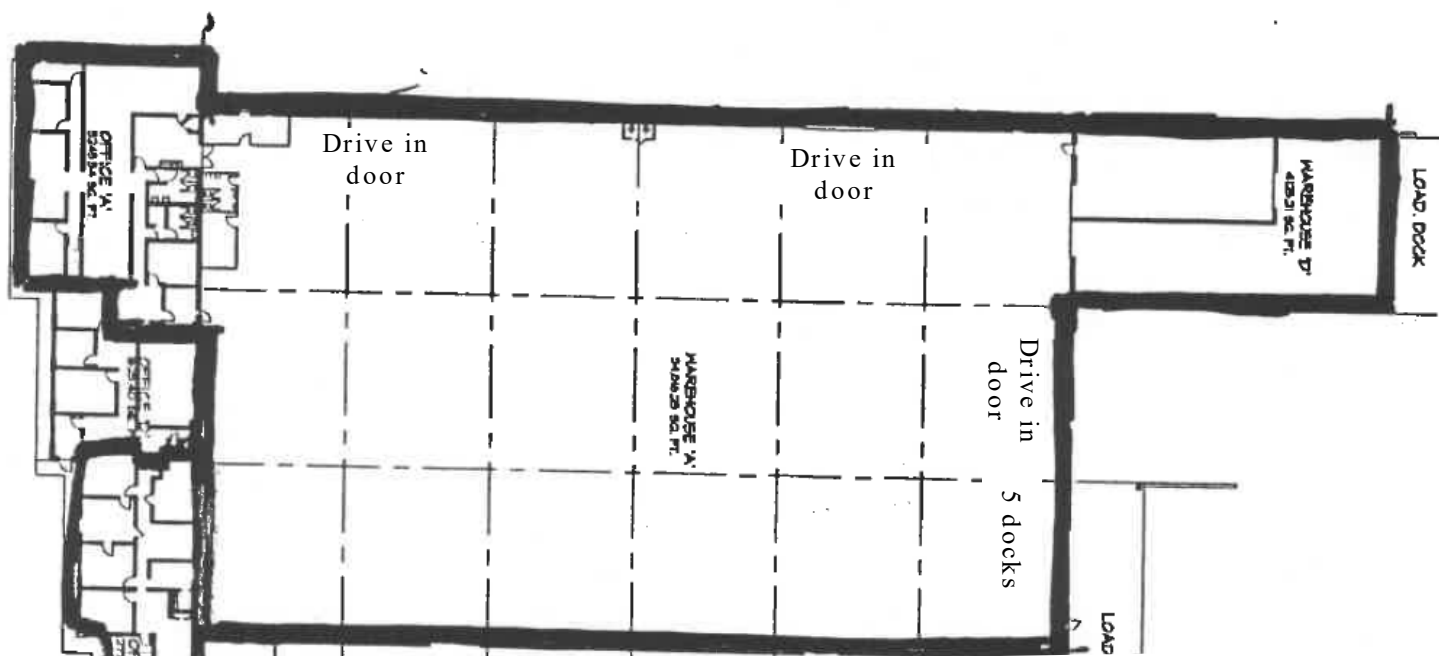


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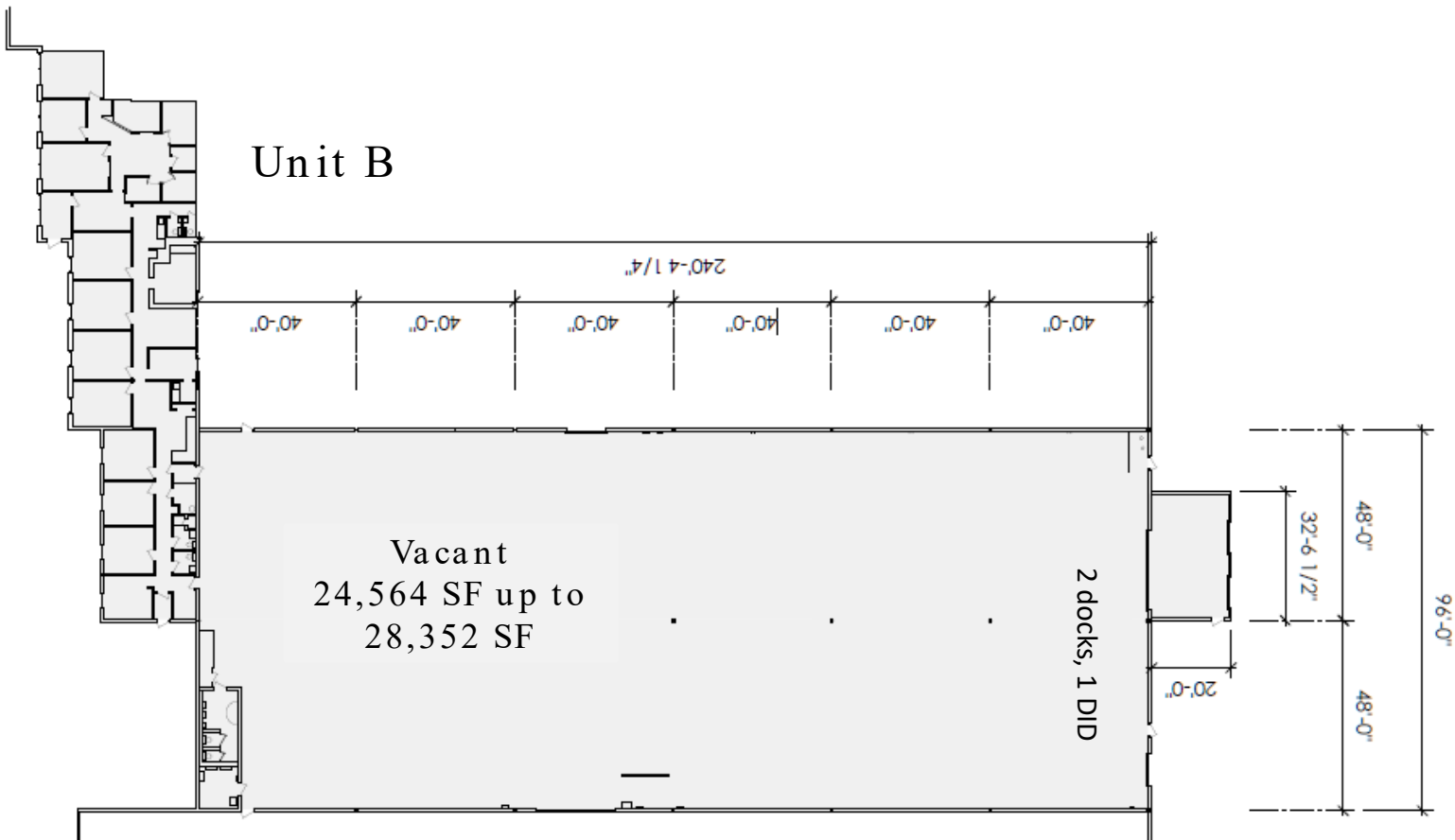


Floorplan

Unit A



Unit B



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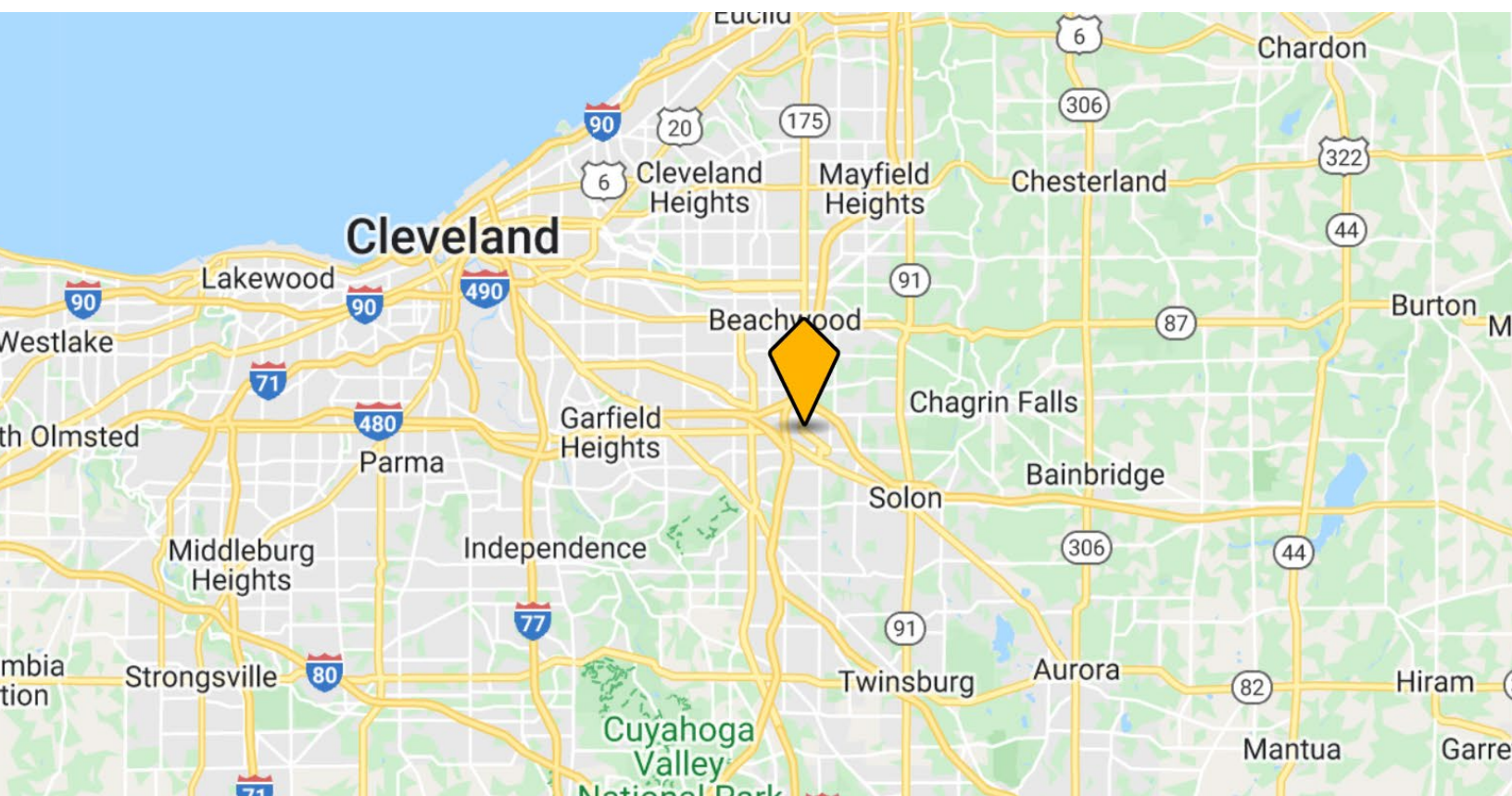


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