

REDUCED LEASE RATE - \$4.40/SF NNN through 12/31/2025



38,200 SF of Warehouse For Lease

26050 Richmond Road
Bedford Heights, OH

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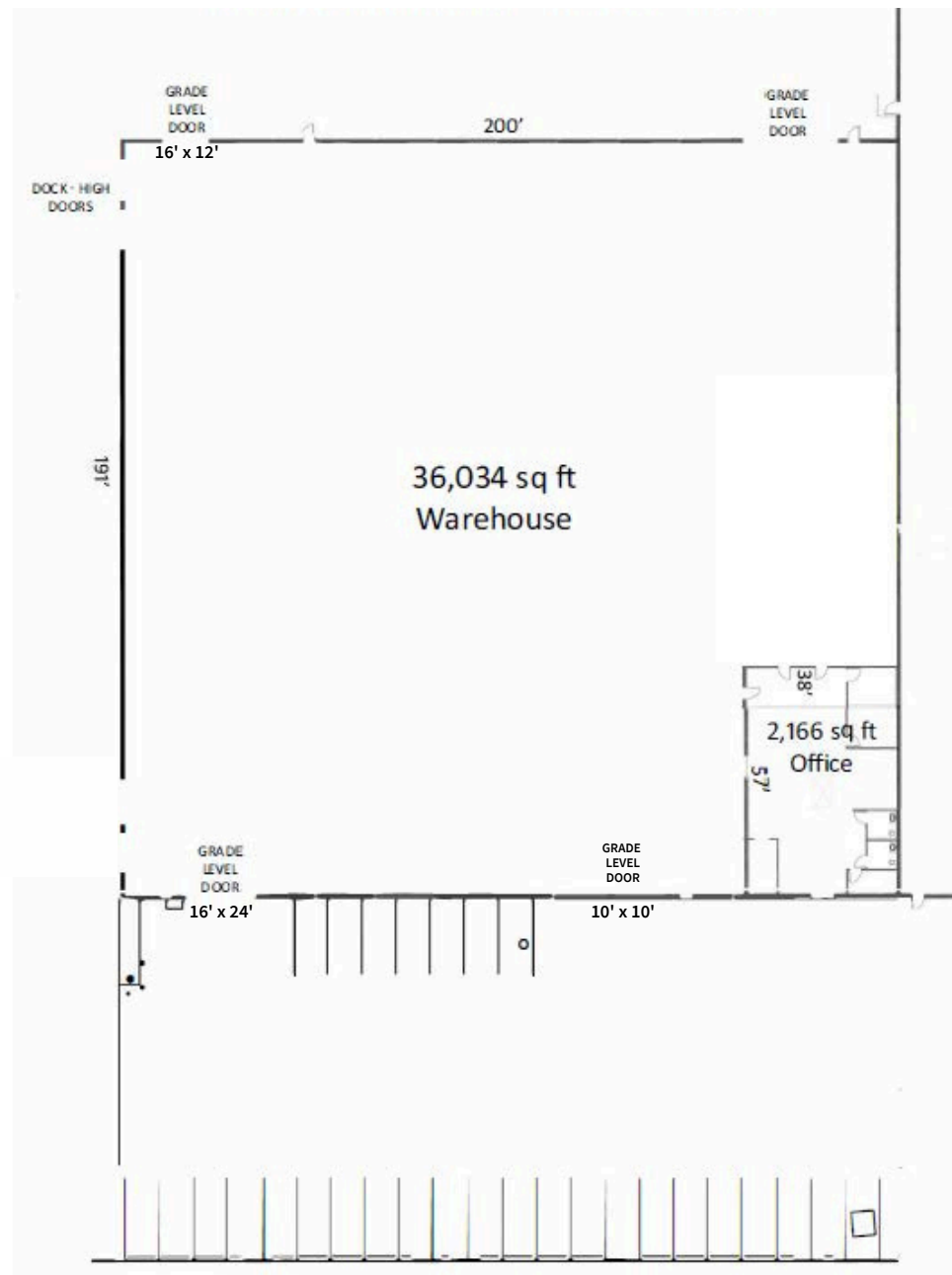
Property specifications

- 38,200 SF (2,166 SF office)
- 2 dock 10'x10'
- 3 drive in doors: 16'x24', 16'x12', 10'x10'
- 21' ceilings
- Wet sprinklers
- 40' x 48' columns
- LED lighting
- Radiant and reznor heat
- Ample car parking and opportunity for outdoor storage
- Signage available on Richmond Road
- Property management on site
- Excellent access to I-480, I-271, and SR-422
- Lease Rate: \$4.40/SF NNN though 12/31/2025
- Op Ex: \$1.25/SF



	1 mile	3 miles	5 miles
Total population	4,630	50,223	149,841
Daytime population	10,102	75,896	190,387
Daytime workers	7,626	49,819	113,849
Average HH income	\$68,407	\$88,181	\$108,202

Floor plan



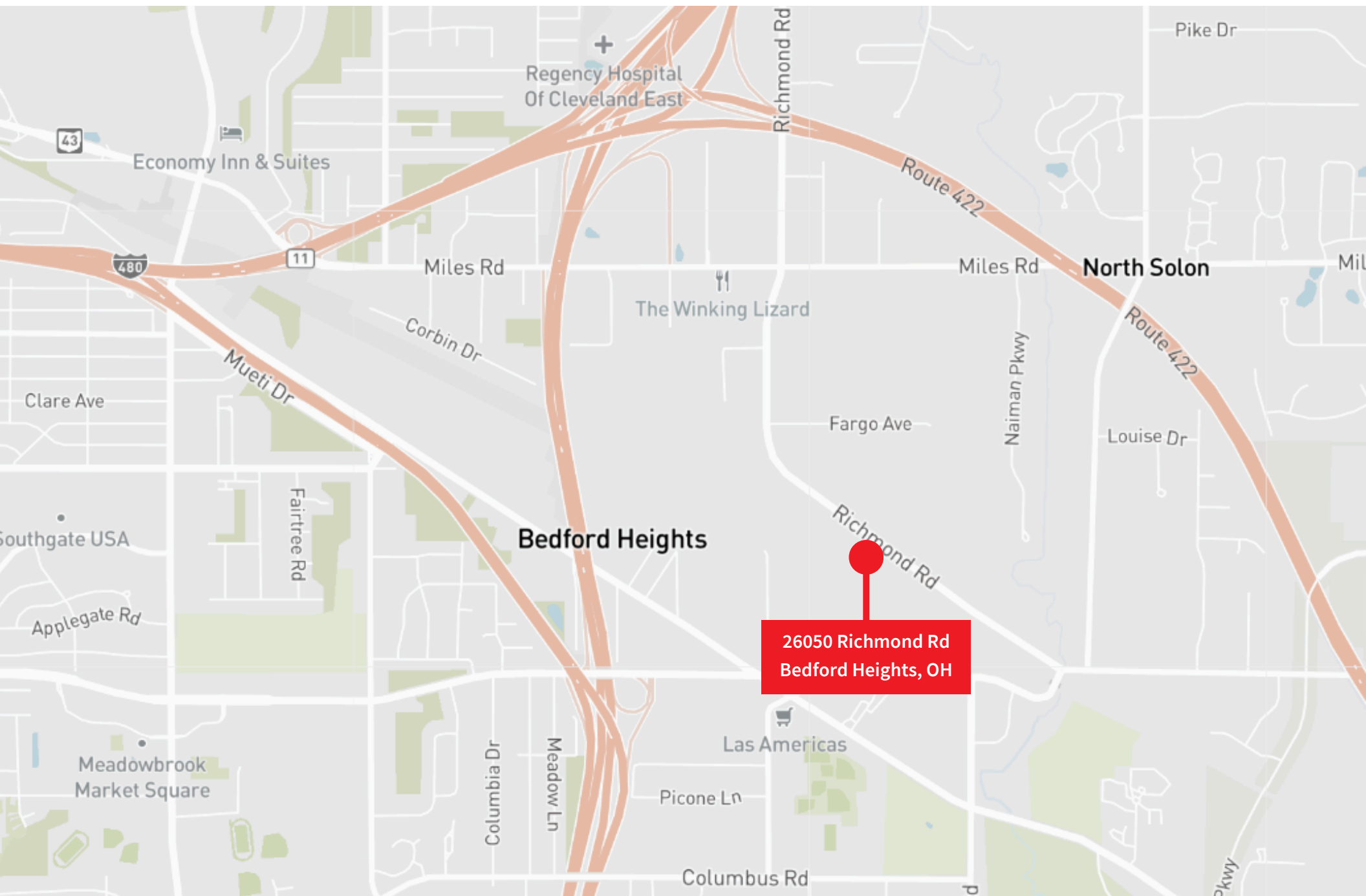
Photos



Property aerial



Location map



JLL**Kristy (Hull) Peters**

Senior Vice President

kristy.hull@jll.com

+1 (216) 937 4375

Sam Everson

Associate

samuel.everson@jll.com

+1 (216) 912 4509

Jones Lang LaSalle Americas, Inc.