



Warehouse Building For Lease

26401 Fargo Avenue, Bedford Heights, OH

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Bedford Heights, OH

Property Specifications

- 84,720 SF warehouse building
- Approximately 6,000 SF office space
- 11 docks, 1 drive in door
- 23' ceilings
- Wet sprinklers
- 40 parking spaces
- Excellent access to I-480, I-271 and SR 422
- **Available 8/1/2025**
- **\$5.00/ SF NNN through 12/31/2026**
- **\$1.55/ SF Operating Expenses**

*Lease Requirement: Must be a minimum of a three (3) year lease signed



2024 Demographics

Total population

3-miles	5-miles	10-miles
46,257	143,564	577,954

Daytime population

3-miles	5-miles	10-miles
74,691	187,163	698,187

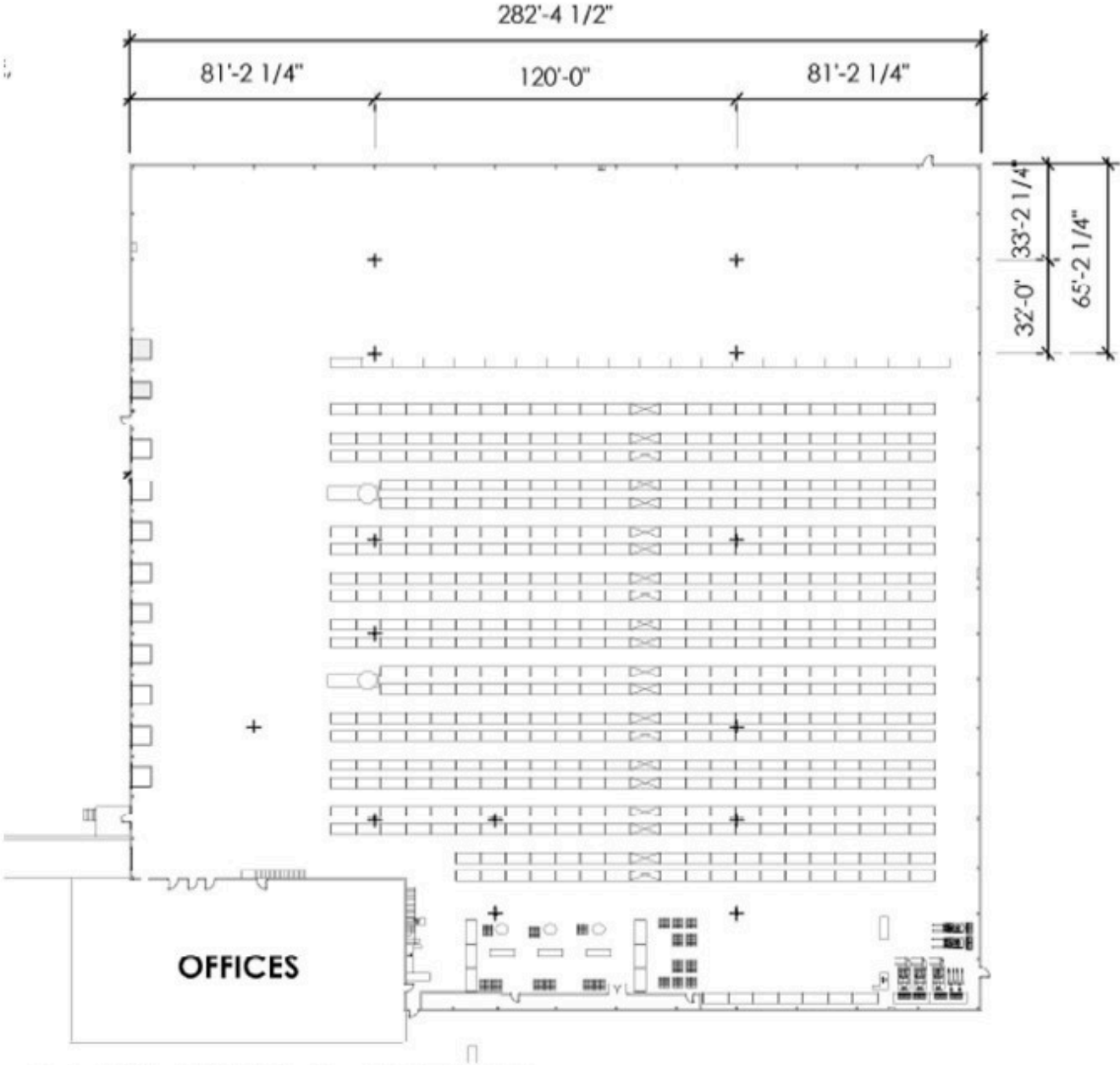
Daytime workers

3-miles	5-miles	10-miles
50,632	113,849	397,152

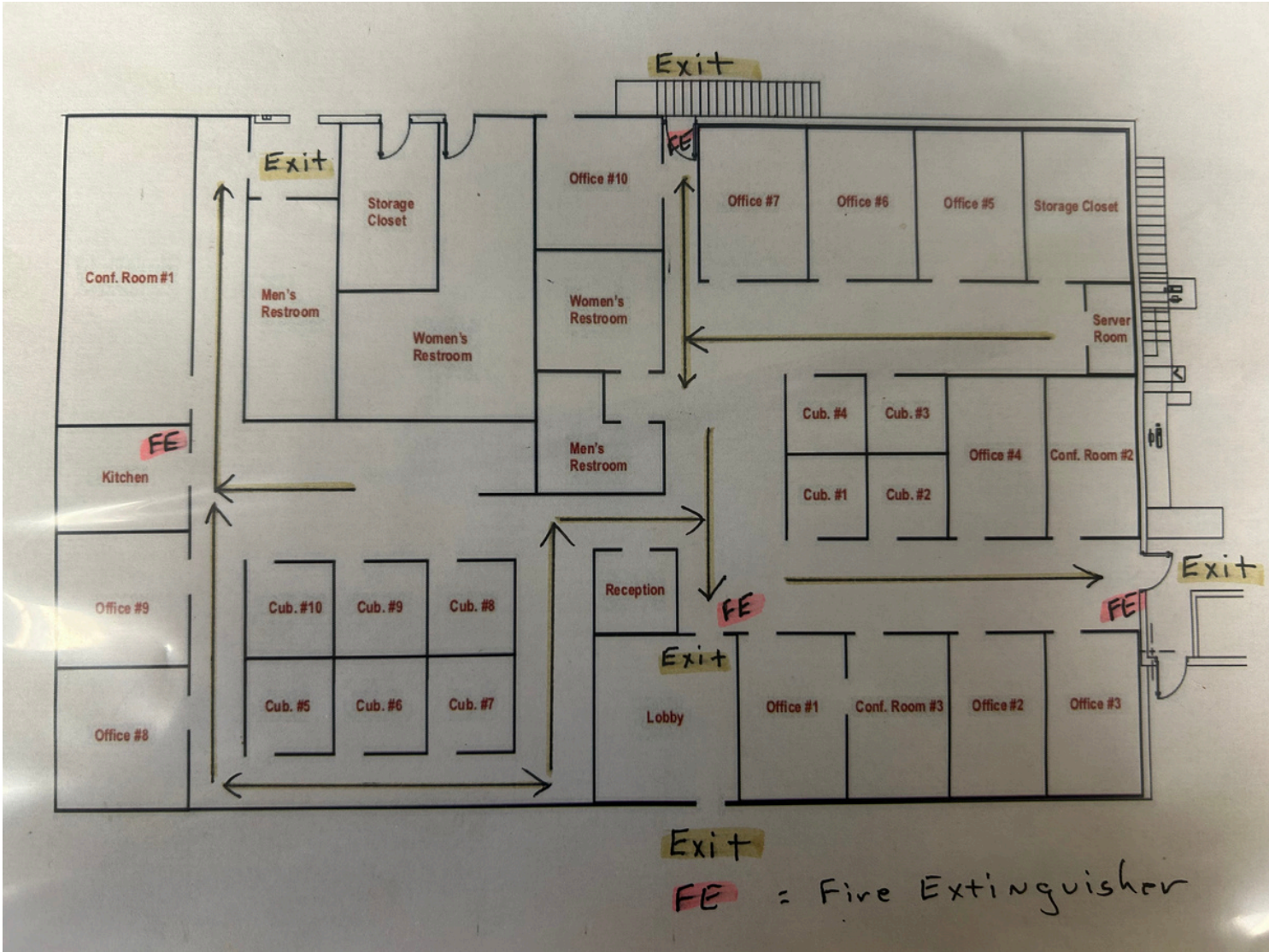
Average household income

3-miles	5-miles	10-miles
\$96,158	\$113,334	\$102,380

Warehouse floor plan

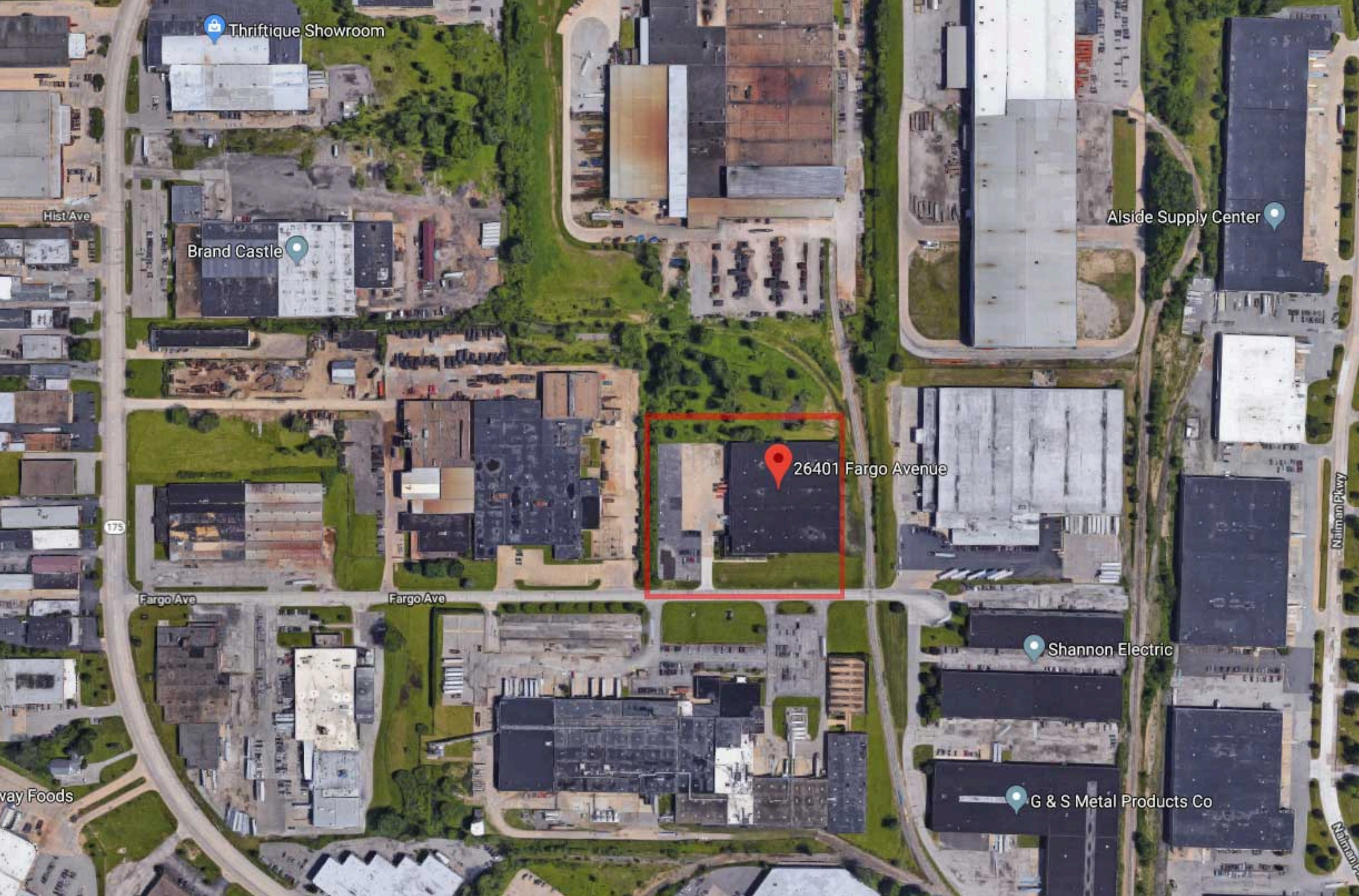


Office floor plan



Building photos





Location map



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