

Warehouse Building For Lease

26401 Fargo Avenue, Bedford Heights, OH



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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 workers

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

Daytime population

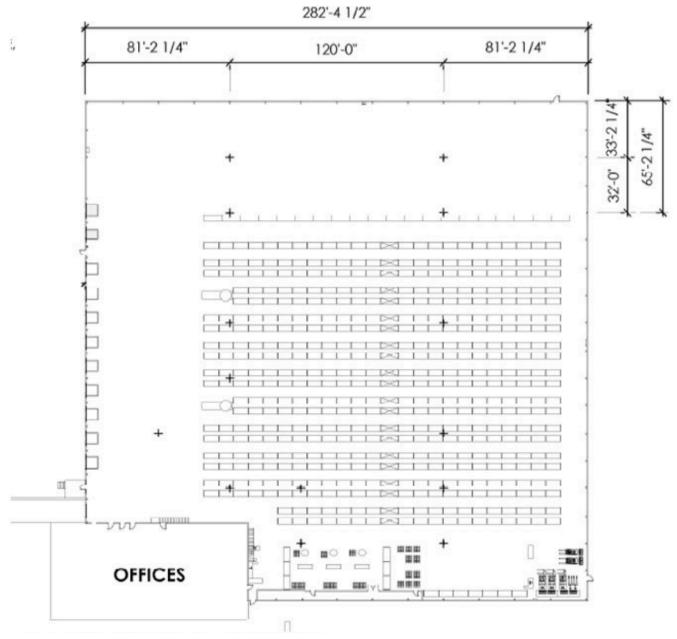
3-miles 5-miles 10-miles **74,691 187,163 698,187**

Average household income

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

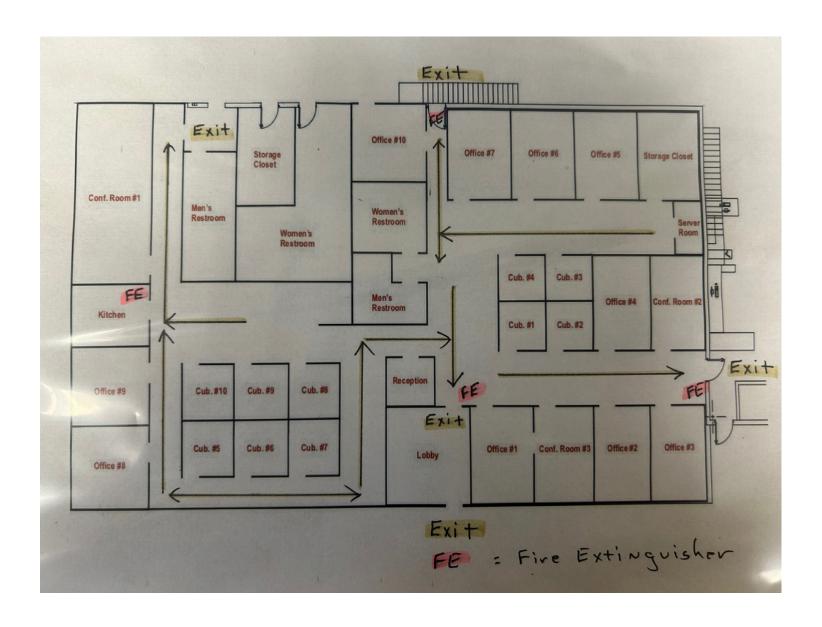


Warehouse floor plan

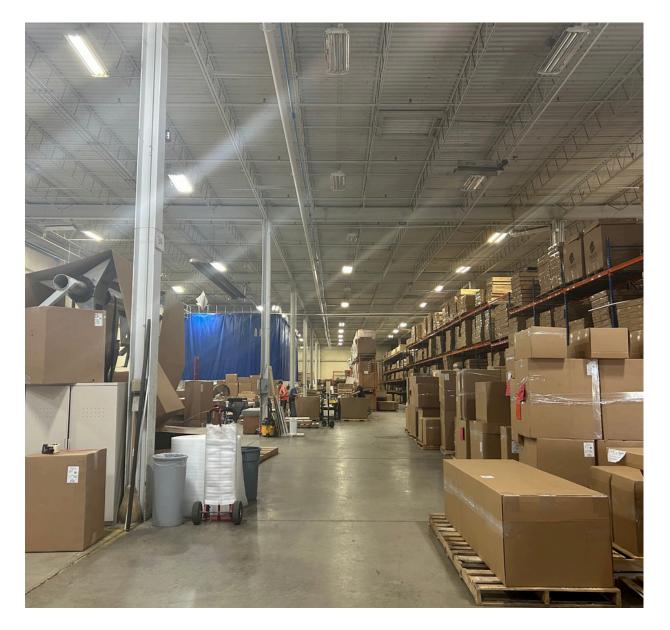




Office floor plan



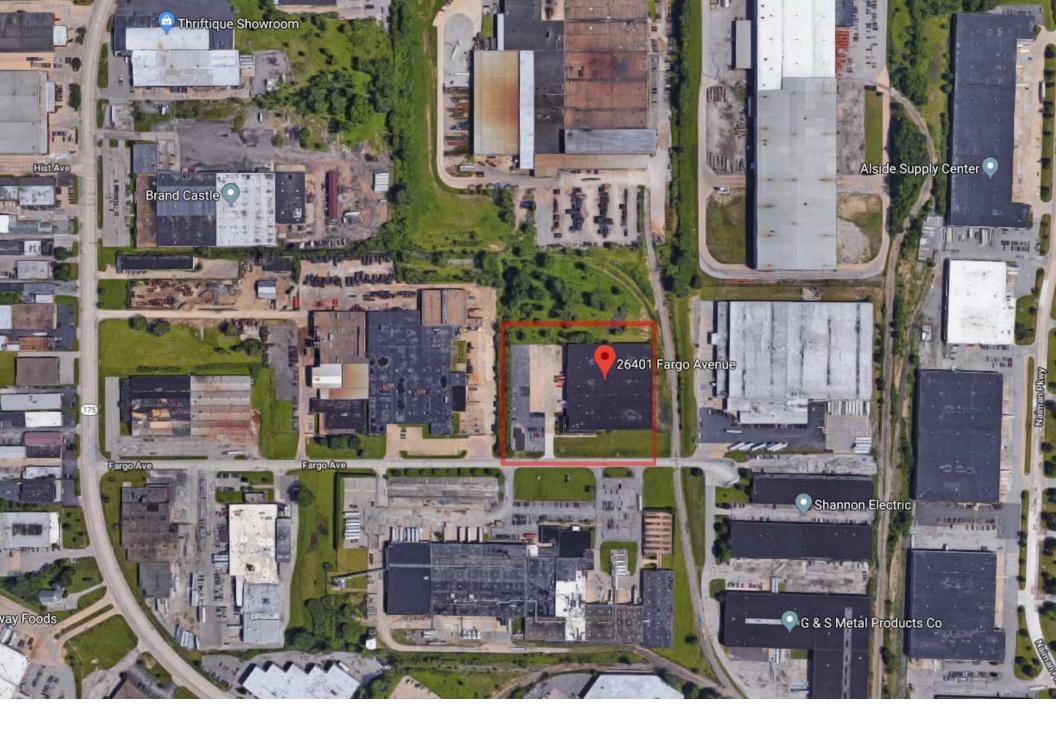
Building photos



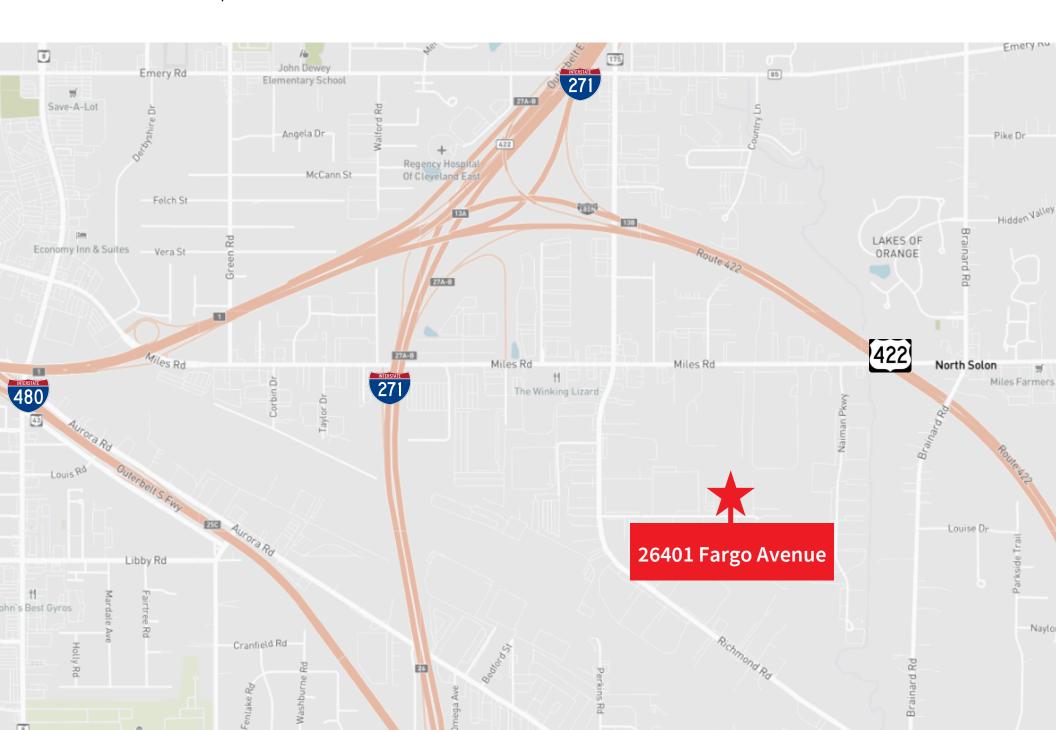








Location map







JLL

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