

13,500 SF For Lease

26820 Fargo Avenue, Bedford Heights

JLL SEE A BRIGHTER WAY

26820 Fargo Avenue / Bedford Heights

Property Summary

Warehouse Space
For Lease

13,500 SF
Total Size

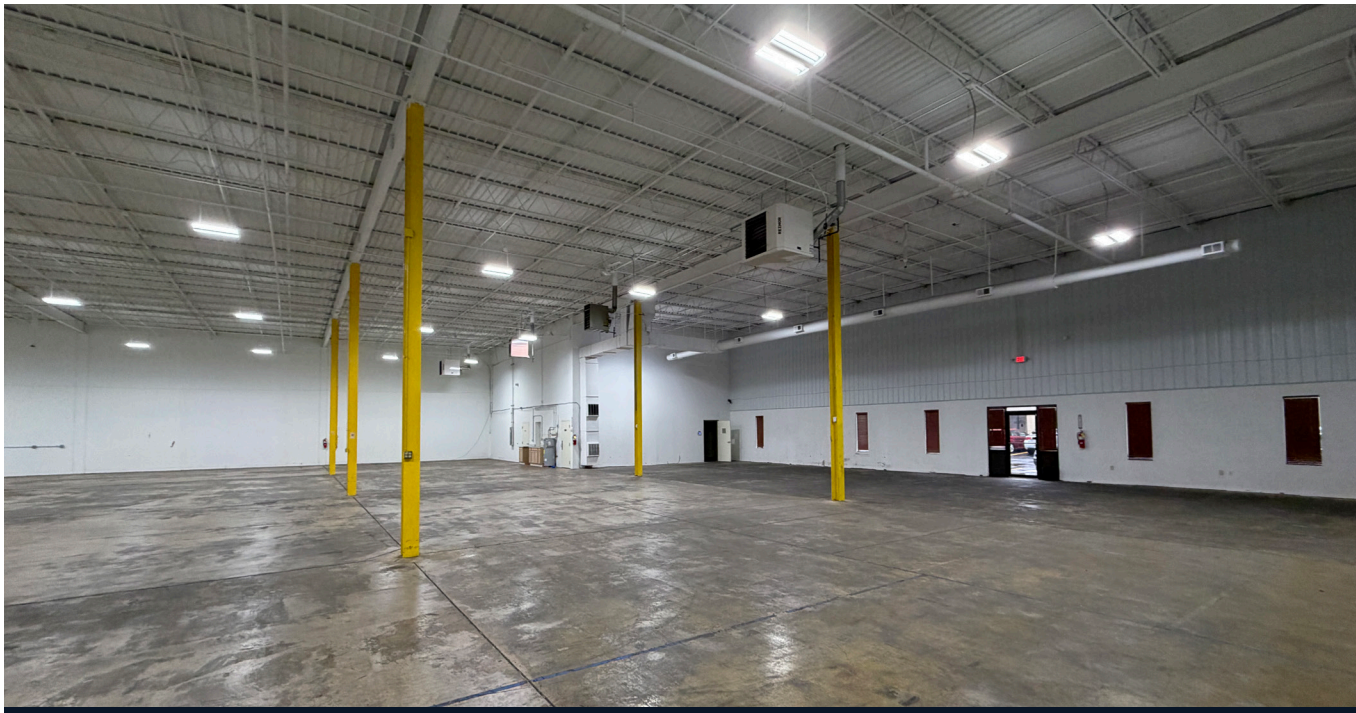
208/400V
Power

$4.75/ SF NNN
Lease Rate

$1.41/ SF NNN
OPEX

Available
for immediate occupancy

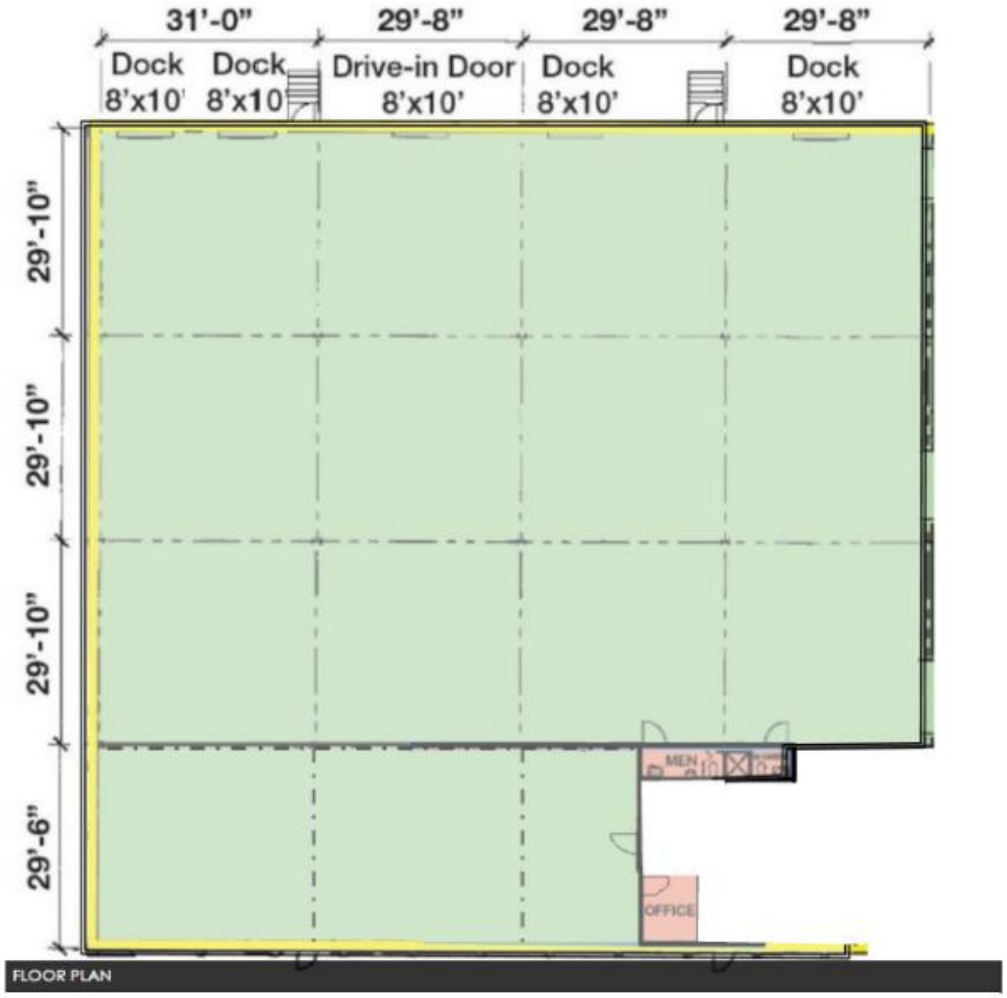
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Property Specifications

- Clean and functional warehouse space
- One office, two restrooms, and kitchenette
- 4 docks, 1 ramped drive in door (8’ x 10’)
- Reznor and radiant tube heat in warehouse
- LED lighting in warehouse
- 21’ ceilings
- Wet sprinkler
- 30’ x 30’ column spacing
- Built 1980
- Convenient access to I-271, I-480 and SR-422
- Located in a multi-tenant building in an industrial area in Bedford Heights

Floor Plan

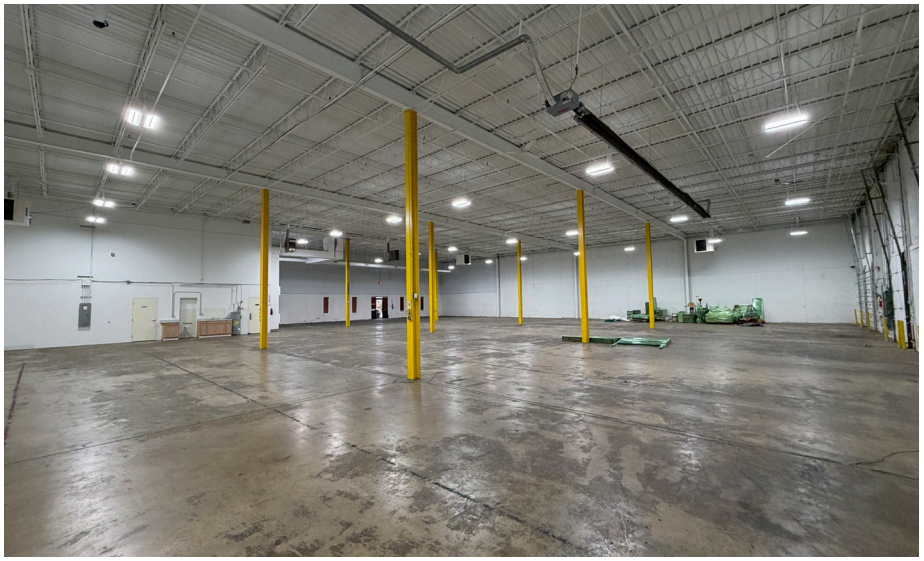


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Photos







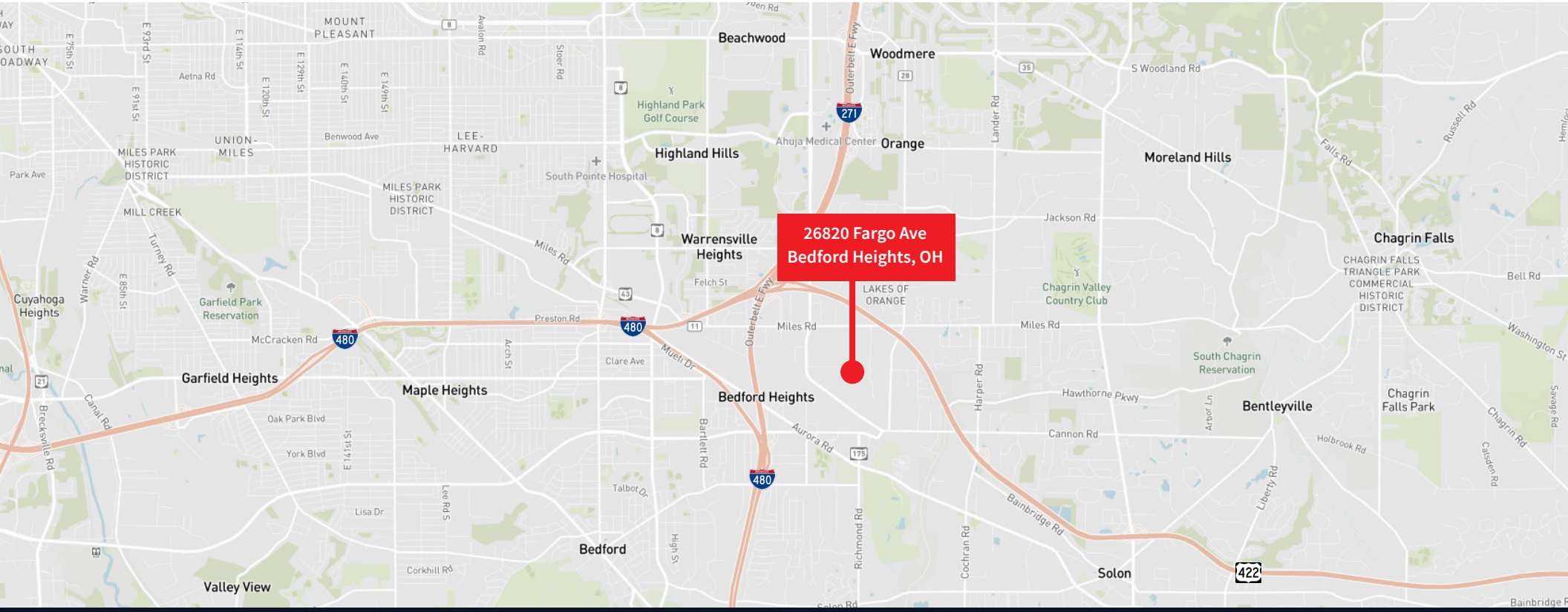


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Property Aerial



Location Map



	1 Mile	3 Miles	5 Miles
Total Population	4,276	45,574	139,250
Daytime Population	10,418	76,316	191,211
Daytime Workers	8,347	53,436	121,140
Average Household Income	$96,411	$110,564	$126,678

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JLL

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