

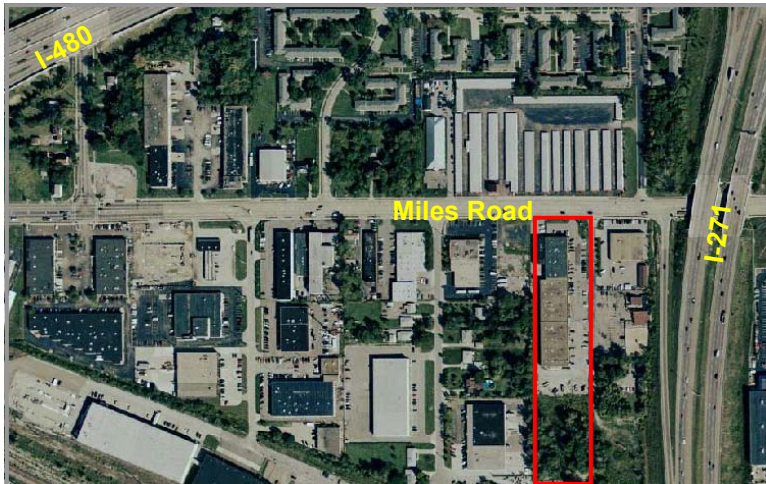


For Lease

23860 Miles Rd.
Bedford Heights, Ohio

Property Description

- Building Size:** 4,000-8,000 sq. ft. ±
- Warehouse:** 7,000 sq. ft. ±
- Office:** 1,000 sq. ft. ±
- Min Divisible:** 4,000 sq. ft. ±
- Lighting:** Fluorescent
- Zoning:** Industrial
- Clear Height:** 15' 6"
- Construction:** Brick
- Drive-in Doors:** 2 (14' one in each unit)
- Parking:** ample
- Comments:** Two contiguous 4,000 sf units, outside storage available. Great location near I-271 & I-480.



	<u>Unit L</u>	<u>Unit M</u>
Office	1,000 sf	0
Warehouse	3,000 sf	4,000 sf
Total	4,000 sf	4,000 sf

contact information
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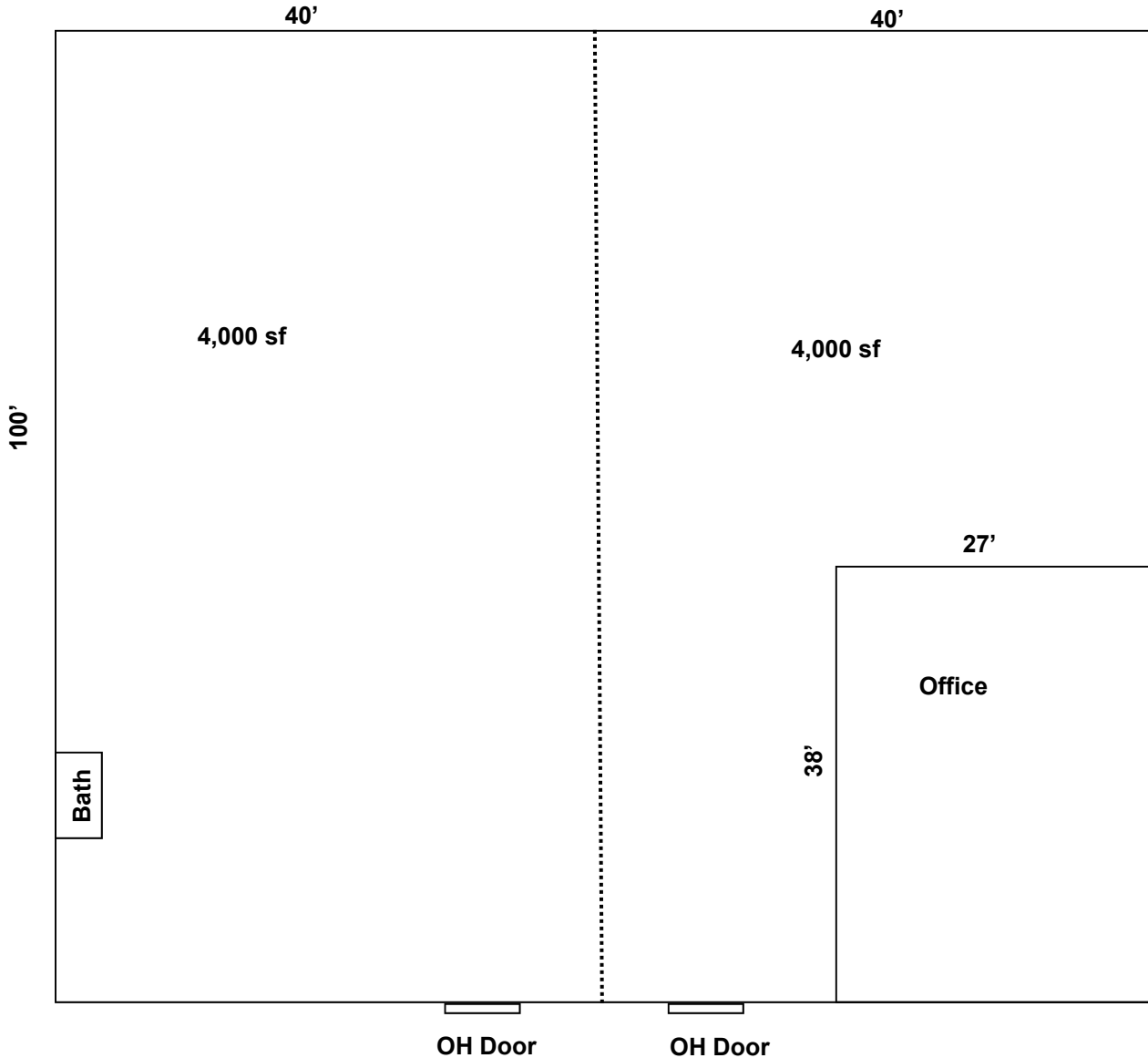
Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

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23860 Miles Road Floor Plan

Bedford Heights, Ohio



4,000 - 8,000 sf for Lease



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BUILDING INFORMATION SHEET

LOCATION: 23860 Miles Road, Bedford Heights, Ohio

TOTAL SQUARE FEET: 4,000 – 8,000 sq. ft.

		<u>Unit L</u>	<u>Unit M</u>
WAREHOUSE AREA:	3,000-7,000:	3,000	4,000
OFFICE AREA:	1,000:	1,000	0
TOTAL:	8,000:	4,000	4,000

MINIMUM DIVISIBLE: 4,000 sq. ft.

BUILD TO SUIT: Land for build to suit up to 33,000 sq. ft.

CONSTRUCTION: Brick

ZONING: Industrial

CEILING HEIGHT: 15' 6"

DRIVE-IN DOORS: Two (14'): 1 in each unit.

PARKING: Ample

FLOORS: Concrete

FLOOR DRAINS: Yes

SPRINKLERED: No

HEAT: Overhead Gas

LIGHTING: Fluorescent

ELECTRIC POWER: 240v/100 amp/3 phase

RENTAL RATE: Warehouse: \$5.00/sf, Office: \$10.00/sf gross

COMMENTS: Two contiguous units, 4,000 sq. ft. each, outside storage available. Great location near I-271 and I-480.

CONTACT: **David R. Hexter, SIOR**
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