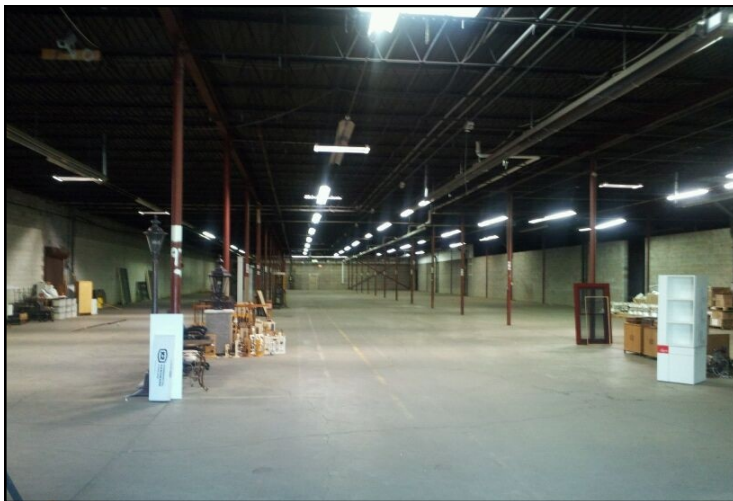




For Lease
26201 Richmond Rd.
Bedford Heights, Ohio

Property Description	
Available:	55,492 sq. ft. ±
Warehouse:	55,492 sq. ft. ±
Office:	Build to Suit
Construction:	Brick & Block
Clear Height:	16' 6"
Truck Docks:	5
Drive-ins:	1
Sprinklers:	Wet System
Power:	Electric — 400 Amps, 240 V
Heat:	Gordon Ray gas tube



Clean warehouse/manufacturing space. Great access to I-271 and I-480.

contact information

Jeffrey A. Calig, CCIM x 210
jcalig@naidaus.com
David R. Hexter, SIOR x140
dhexter@naidaus.com
23240 Chagrin Blvd., Suite 250
Cleveland, OH 44122
www.naidaus.com
tel 216 831 3310
fax 216 831 9869



Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

BUILDING INFORMATION SHEET

LOCATION:	26201 Richmond Road
SPACE AVAILABLE:	55,492 sq. ft. +/-
WAREHOUSE AREA:	55,492 sq. ft. +/-
OFFICE AREA:	Build to Suit
MAXIMUM CONTIGUOUS:	55,492 sq. ft. +/-
MINIMUM DIVISIBLE:	55,492 sq. ft. +/-
CONSTRUCTION:	Brick & Block
YEAR BUILT:	1969
LAND AREA:	9.9 acres
ZONING:	Industrial district
CEILING HEIGHT:	16' 6"
TRUCK DOCKS:	5
DRIVE-IN DOORS:	1
COLUMN SPACING:	32' x 36'
FLOORS:	Concrete
PARKING:	Ample
SPRINKLERED:	100% wet system
HEAT:	Gordon Ray gas tube
LIGHTING:	Fluorescent
ELECTRIC POWER:	400 amps/240 V/3 phase
LEASE RATE:	\$2.50/sf net
TAXES & OPERATING EXP:	Approximately \$.75/sf
EXPANSION CAPABILITIES:	No
SECURITY SYSTEM:	Tenant
ROOF:	Built Up
COMMENTS:	Great access to I-271 and I-480. Located adjacent to Edelman and Somrak Kitchens showrooms – great for suppliers, builders and home remodelers.

CONTACT: Jeffrey A. Calig, CCIM 216-831-3310 x210 jcalig@naidaus.com
David R. Hexter, SIOR 216-831-3310 x140 dhexter@naidaus.com



Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc., Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.