

# For Sale or Lease

# 28 Industry Drive

Bedford, Ohio

## Property Description

<b>Building Size:</b>	10,800 sq.ft. ±
<b>Warehouse:</b>	9,500 sq.ft. ±
<b>Office:</b>	1,300 sq.ft. ±
<b>Land:</b>	.49 Acre ±
<b>Ceiling Height:</b>	13' - 14'
<b>Column Spacing:</b>	Clearspan
<b>Docks:</b>	1 with leveler
<b>Drive-in:</b>	2 (12')
<b>Year Built:</b>	1986
<b>Security System:</b>	Yes
<b>Electric Power:</b>	480V/200A/3PH 240V/200A/3PH
<b>Heat:</b>	Co-Ray-Vac Tube Type Gas



**Great freestanding building with plenty of warehouse space. Easy access to I-271. Quiet cul-de-sac street.**

### contact information

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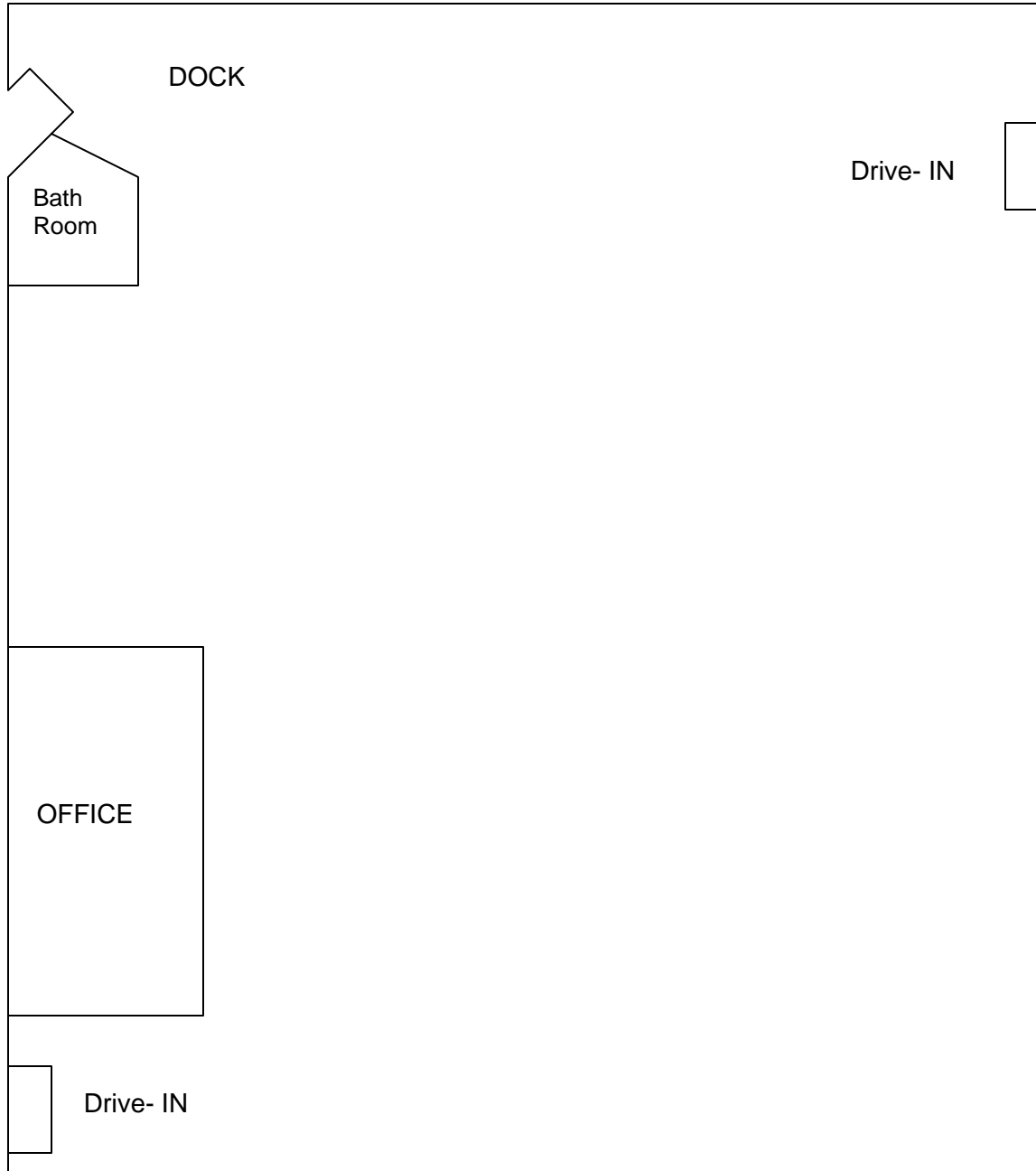
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# 28 Industry Drive Floor Plan

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## BUILDING INFORMATION SHEET

**LOCATION:** 28 Industry Drive, Bedford, Ohio  
**TOTAL SQ. FEET:** 10,800 sf  
**WAREHOUSE AREA:** 9,500 sf  
**OFFICE AREA:** 1,300 sf  
**CONSTRUCTION:** Masonry/Insulated Metal  
**YEAR BUILT:** 1986  
**LAND AREA:** .49 Acres  
**ZONING:** (I-1) Industrial District  
**CEILING HEIGHT:** 13' – 14' clear  
**TRUCK DOCKS:** One with leveler  
**DRIVE-IN DOORS:** Two (12')  
**COLUMN SPACING:** Clear span  
**SPRINKLERED:** N/A  
**ROOF:** Insulated, pitched roof.  
**HEAT:** Co-Ray-Vac Tube Type Gas  
**LIGHTING:** Metal Halide and Fluorescent  
**ELECTRIC POWER:** 480V/200A/3PH and 240V/200A/3PH  
**PURCHASE PRICE:** \$430,000  
**LEASE RATE:** \$3.95/sf NNN  
**TAXES:** \$7,407.40/year  
**SECURITY SYSTEM:** Yes  
**FLOOR DRAINS:** No  
**COMMENTS:** Well maintained freestanding building. Concrete drive and parking areas. Good highway access. Quiet cul-de-sac street.

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