# For Lease | Located in the Heart of the Contractor's Corridor

5188 Richmond Road, Bedford Heights, Ohio 44146




CUSHMAN & WAKEFIELD | CRESCO Real Estate

# 5188 Richmond Road

- Excellent location on Richmond Road - just minutes from I-480 and I-271 with approximately 11,500 Vehicles Per Day
- The property was renovated in 2020 to include facade upgrades, along with office space that boasts beautiful and modern finishes
- The property is served by heavy power which is perfect for manufacturers, machine shops, light assembly uses and contractors
- The building features functional, clear span warehouse space with multiple drive-in-doors and up to 18' clear height
- Other amenities include floor drains, radiant tube heating and LED lighting







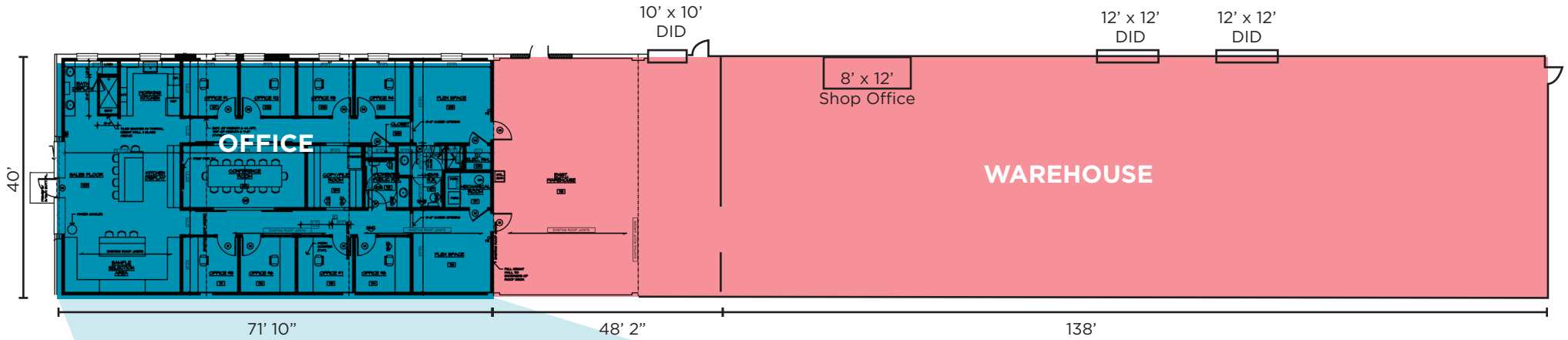


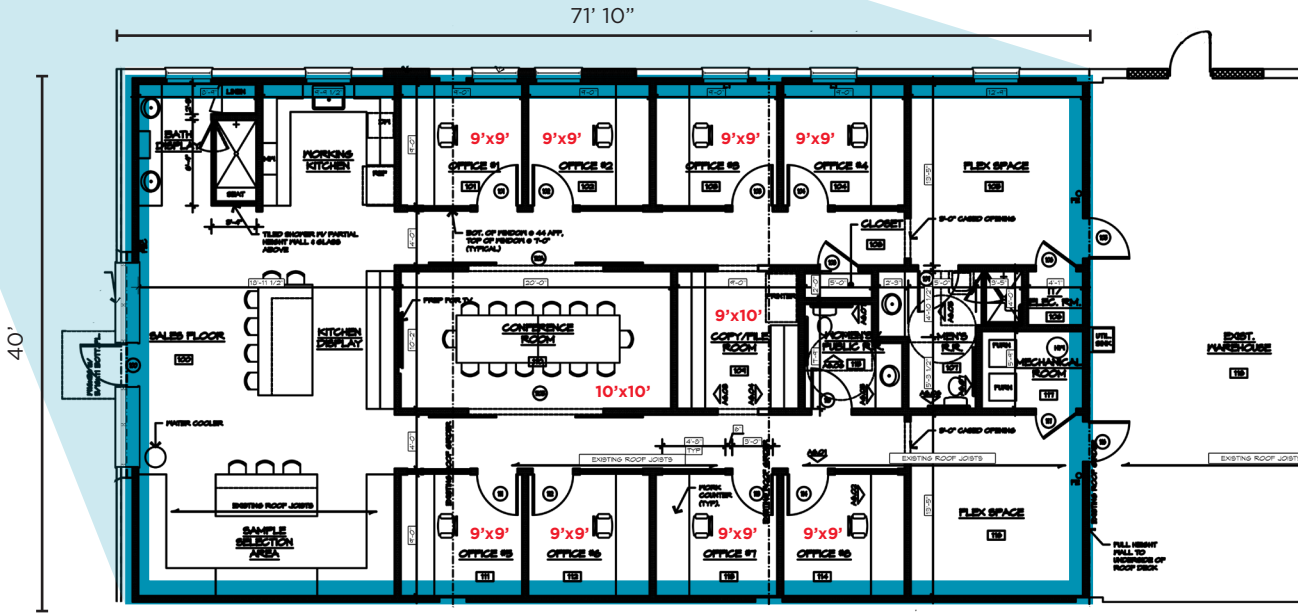

## Quick Stats

| | |
|---|---|
| **Available Space** | 10,320 SF |
| **Year Built** | 1965/2001 |
| **Year Renovated** | 2020 |
| **Zoning** | I - Industrial |
| **Land Area** | 0.58 AC |
| **Leasing Rate** | $7.50/SF NNN |
| **Estimated NNN (2026)** | $2.08/SF |

# Property Specifications

| Available Space | Industrial SF | Office SF | Clear Height | Drive-In Doors | A/C/Heat | Lighting |
|---|---|---|---|---|---|---|
| 10,320 | 7,447 | 2,873 | 12'6"-18' | Three (3) | HVAC - Office Only<br>Radiant Tube - Warehouse | LED |

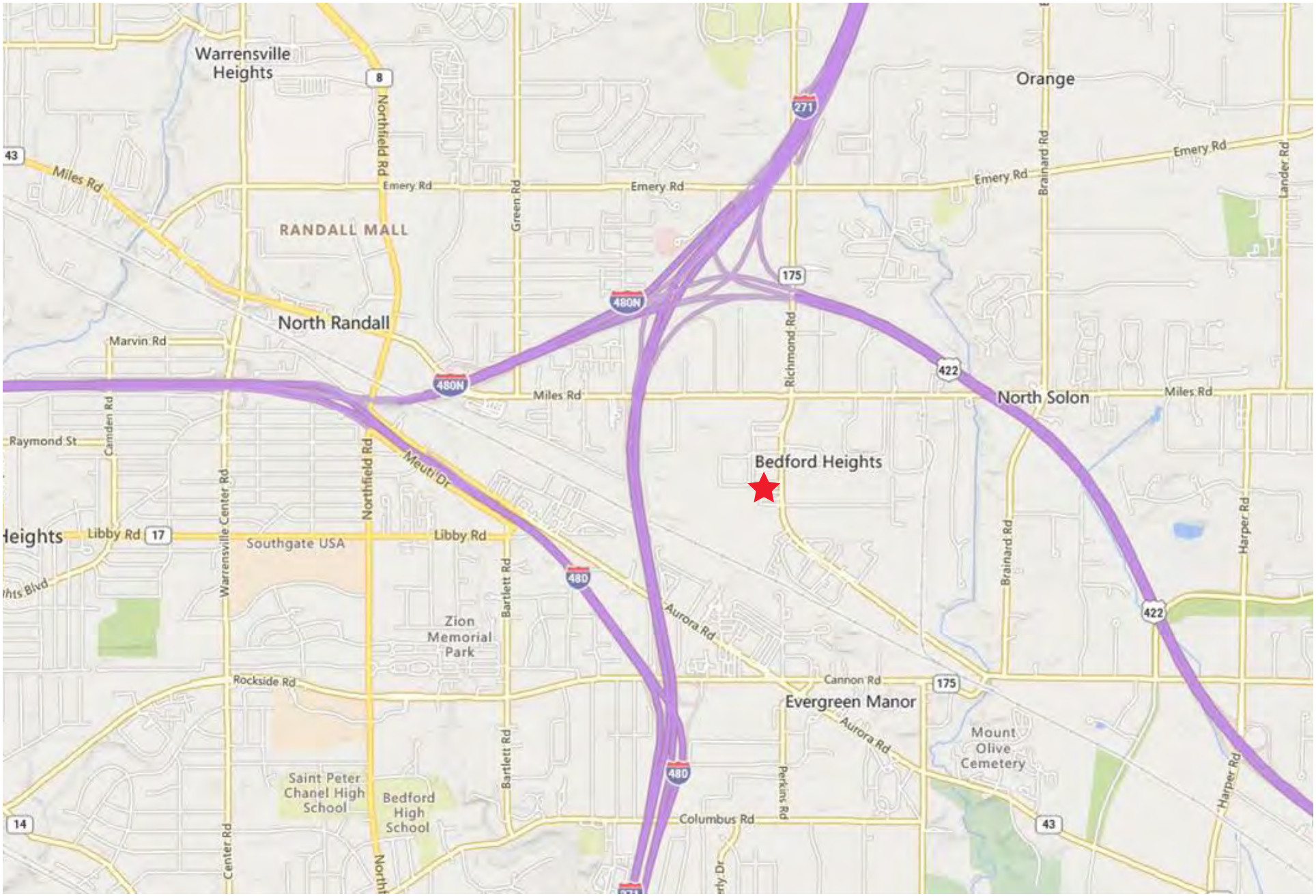


# Neighborhood Overview



# Location Map



# 5188 RICHMOND ROAD
# BEDFORD HEIGHTS, OHIO 44146


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