

AVAILABLE FOR LEASE

UP TO 19,486 SF LIGHT INDUSTRIAL SPACE



5060 CORBIN DRIVE
BEDFORD HEIGHTS, OHIO



PROPERTY HIGHLIGHTS

- Up to 19,486 SF space available
 - Warehouse: up to 10,566 SF
 - Office: up to 5,694 SF
 - Office Mezzanine: 3,226 SF
 - Divisible to 7,810 SF, 8,450 SF and 11,036 SF
- 18' clearance height
- Renovated in 2020 (built in 1971)
- 1 dock; 2 drive-in doors
- 208 volt, 400 amp, 3-phase power
- Gas forced air heat
- HVAC for office space
- LED lighting
- Ample parking
- Excellent access to the four-way interchange of State Route 422, I-480 and I-271, providing access to all major highways
- Outside storage available
- **Office Lease Rate:** \$10.50/SF NNN
- **Warehouse Lease Rate:** \$5.50/SF NNN

AVAILABLE UNITS FOR LEASE

UNIT	TOTAL UNIT SQUARE FEET	OFFICE SQUARE FEET	WAREHOUSE SQUARE FEET	MEZZANINE SQUARE FEET	DOCKS	DRIVE-IN DOORS
B	UP TO 11,036 SF	2,994 SF	4,816 SF	3,226 SF AVAILABLE	ONE (1)	ONE (1) 10' X 14'
ADDITIONAL 3,226 SF UNIT B MEZZANINE SPACE ALSO AVAILABLE, INCREASING POTENTIAL UNIT B SF FROM 7,810 TO 11,036 SF						
C	8,450 SF	2,700 SF	5,750 SF	N/A	N/A	ONE (1) 10' X 14'



For more information, contact:

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Licensed Real Estate Salesperson

For all property sale and lease availabilities, as well as commercial real estate news, visit

www.terrycoyne.com



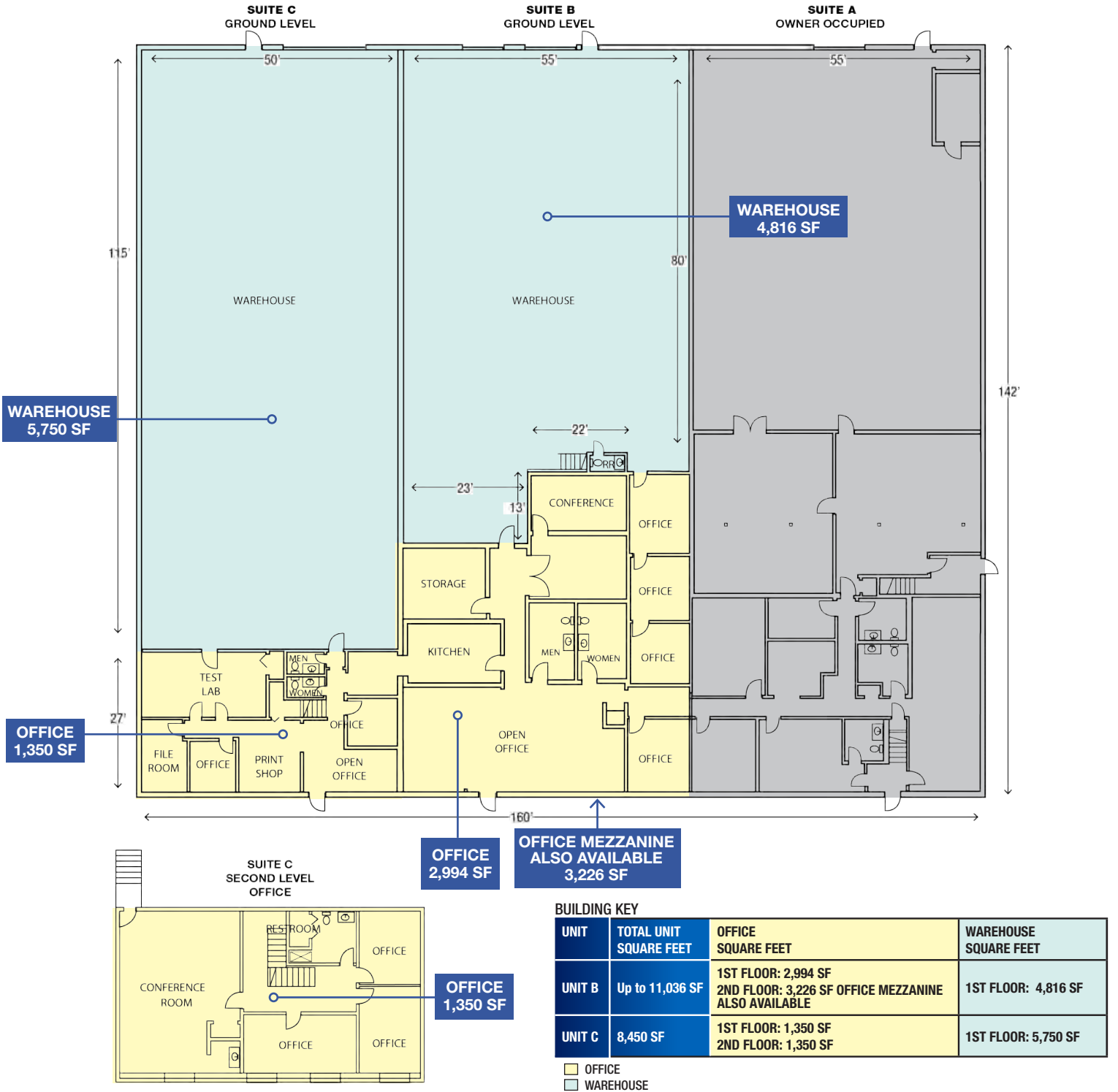
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FLOOR PLAN



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BUILDING AERIAL



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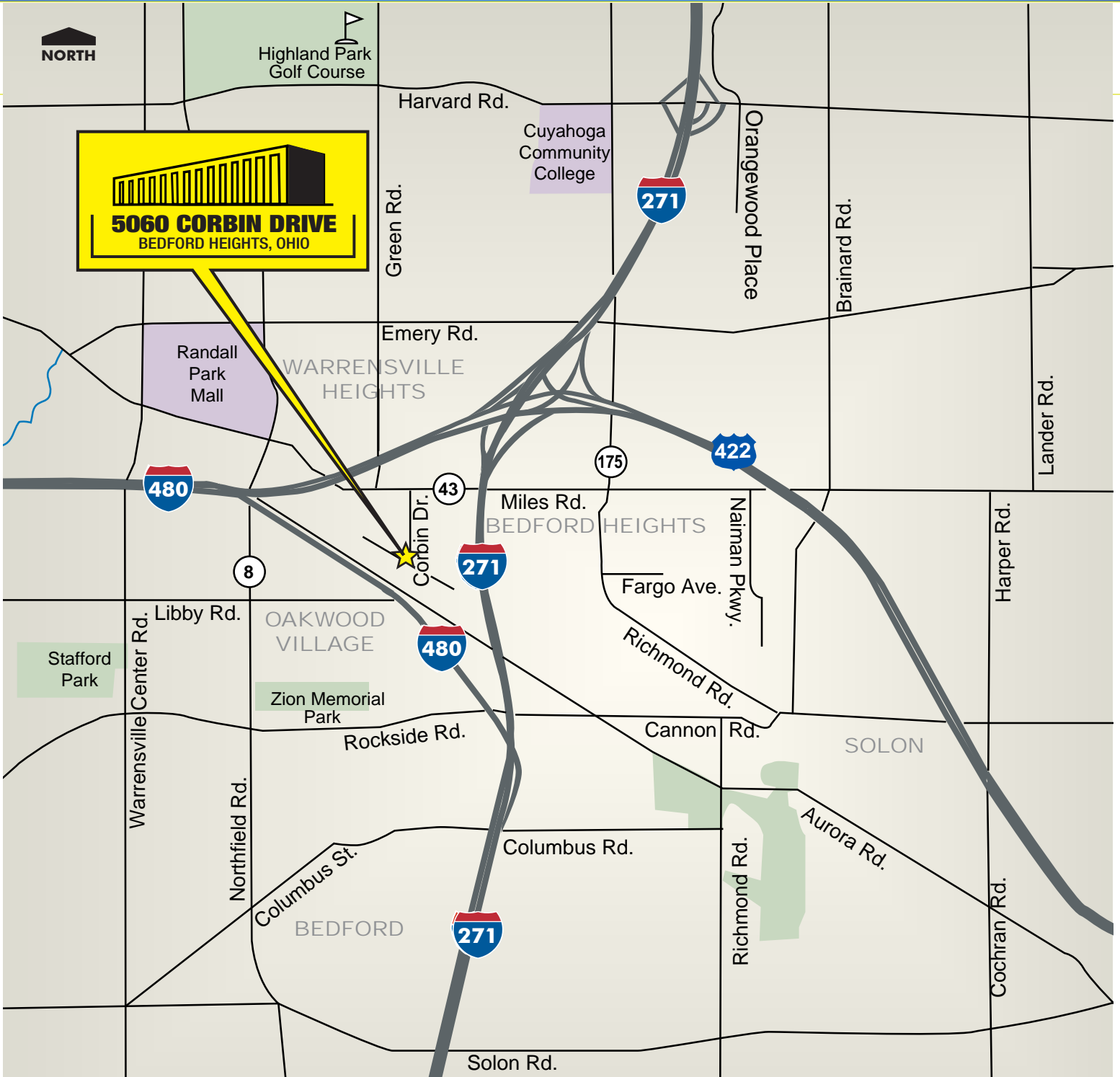
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LOCATION MAP



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