

AVAILABLE FOR LEASE

129,000 SF WAREHOUSE BUILDING

24200 AURORA ROAD, BEDFORD HEIGHTS, OH

Conceptual Rendering



PROPERTY HIGHLIGHTS:

- Available space: 129,000 SF
- Site Size: 9.02 acres
- 32' clear height
- ESFR sprinkler
- Docks and drive-in doors to-suit
- Office to-suit
- 7" concrete floor
- 48'x36' column spacing
- High bay LED lighting
- 158 employee parking spaces (1.15 spaces/1,000 SF)
- 28 truck parking spaces
- Nearby highway access via I-480, connecting to I-271 and I-80

LEASE RATE:

- Warehouse: \$6.00/SF NNN
- Office: \$12.00/SF NNN



Terry **COYNE**

For further information, please contact our licensed real estate salesperson:

Terry Coyne, SIOR, CCIM

Vice Chairman

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 **Newmark
Knight Frank**

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