

AVAILABLE FOR LEASE

145,006 SF WAREHOUSE BUILDING

24200 AURORA ROAD, BEDFORD HEIGHTS, OHIO

Conceptual Rendering



PROPERTY HIGHLIGHTS:

- Available Space: 50,000-145,006 SF
- Site Size: 9.02 acres
- 32' clear height
- ESFR sprinkler
- 11 docks and drive-in doors to-suit
- Office to-suit
- 7" concrete floor
- 48'x36' column spacing
- High bay LED lighting
- 124 employee parking spaces
- 18 truck parking spaces
- Nearby highway access via I-480, connecting to I-271 and I-80

LEASE RATE:

- Warehouse: \$8.30/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

Office 216.453.3001 Email tcoyne@ngkf.com

 **Newmark
Knight Frank**

terrycoyne.com

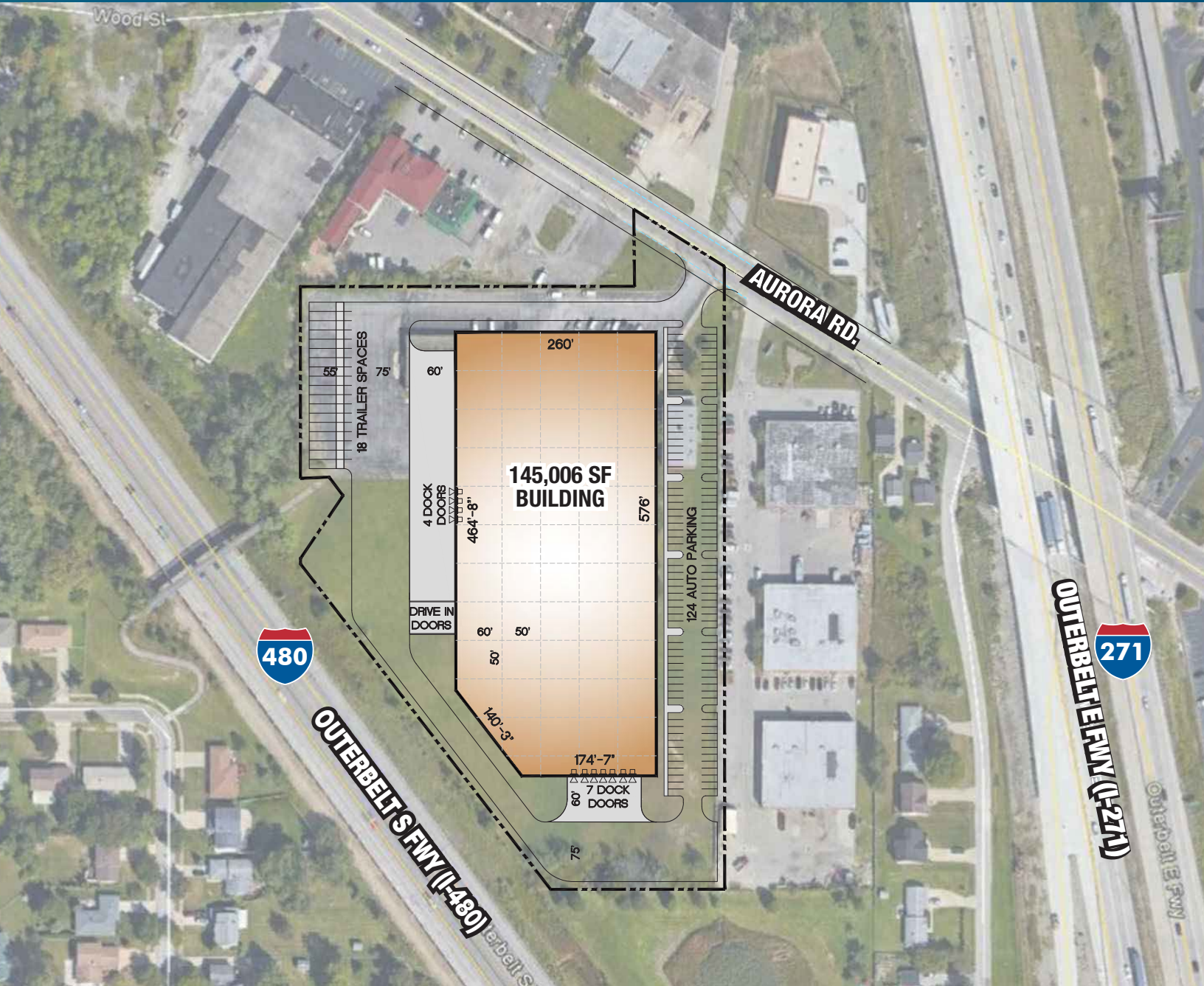
ngkf.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

145,006 SF WAREHOUSE BUILDING

24200 AURORA RD., BEDFORD HEIGHTS, OHIO

Conceptual Site Drawing



Terry **COYNE**

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

Terry Coyne, SIOR, CCIM

Vice Chairman

Office 216.453.3001 Email tcoyne@ngkf.com

 **Newmark
Knight Frank**

terrycoyne.com

ngkf.com