

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: \$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

Office 216.453.3001 Email tcoyne@ngkf.com

 **Newmark
Knight Frank**

terrycoyne.com

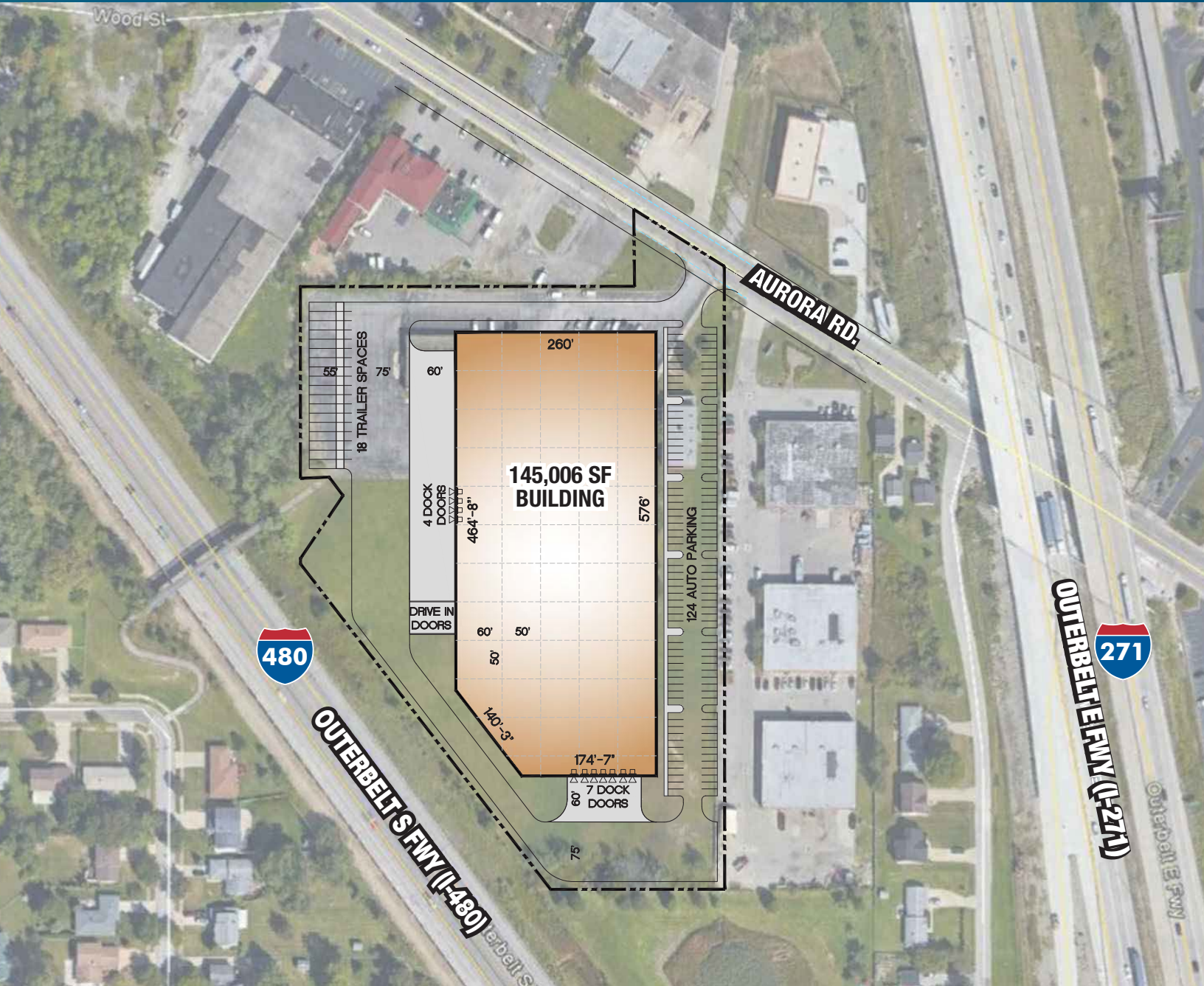
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Conceptual Site Drawing



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