Industrial Flex Space Available

For Sale | 23360 Michelle Drive, Bedford Heights, Ohio 44146

AME RICAN POWER SPORT LLC

CUSHMAN & WAKEFIELD | CRESCO Real Estate

PROPERTY HIGHLIGHTS

- Excellent location for a quasi-retail use: close to industrial, residential, and commercial pockets
- Easy access to I-480 and I-271
- Recent renovations include removal of second story and LED lighting
- The property features multiple fenced-in outside storage & parking areas
- Zoned B1 - Local Retail which allows for a large variety of uses

ASKING PRICE

$1,185,000

DEMOGRAPHICS (5 MILE)

Population	Businesses	Median Age	Average HH Income
169,015	9,687	40.8	$108,751

Building Specifications

Total Building Size:	9,802 SF	**Clear Height:**	17'4"-18'9	**A/C:**	100%
Land Size:	1.48 AC	**Drive-in Doors:**	One (1) 8'x8' One (1) 12'x8'	**Power:**	400A
Year Built/Reno:	2023	**Lighting:**	LED & Fluorescent	**Zoning:**	B-1
Construction:	Masonry	**Heat:**	A/C		

Floor Plan

FENCED STORAGE AREA

OVERHANG

8' X 8' DID

10' X 12' DID

12' X 8' DID

18' 9" CLEAR HEIGHT

17' 4" CLEAR HEIGHT

VESTIBULE

RR | RR

33'

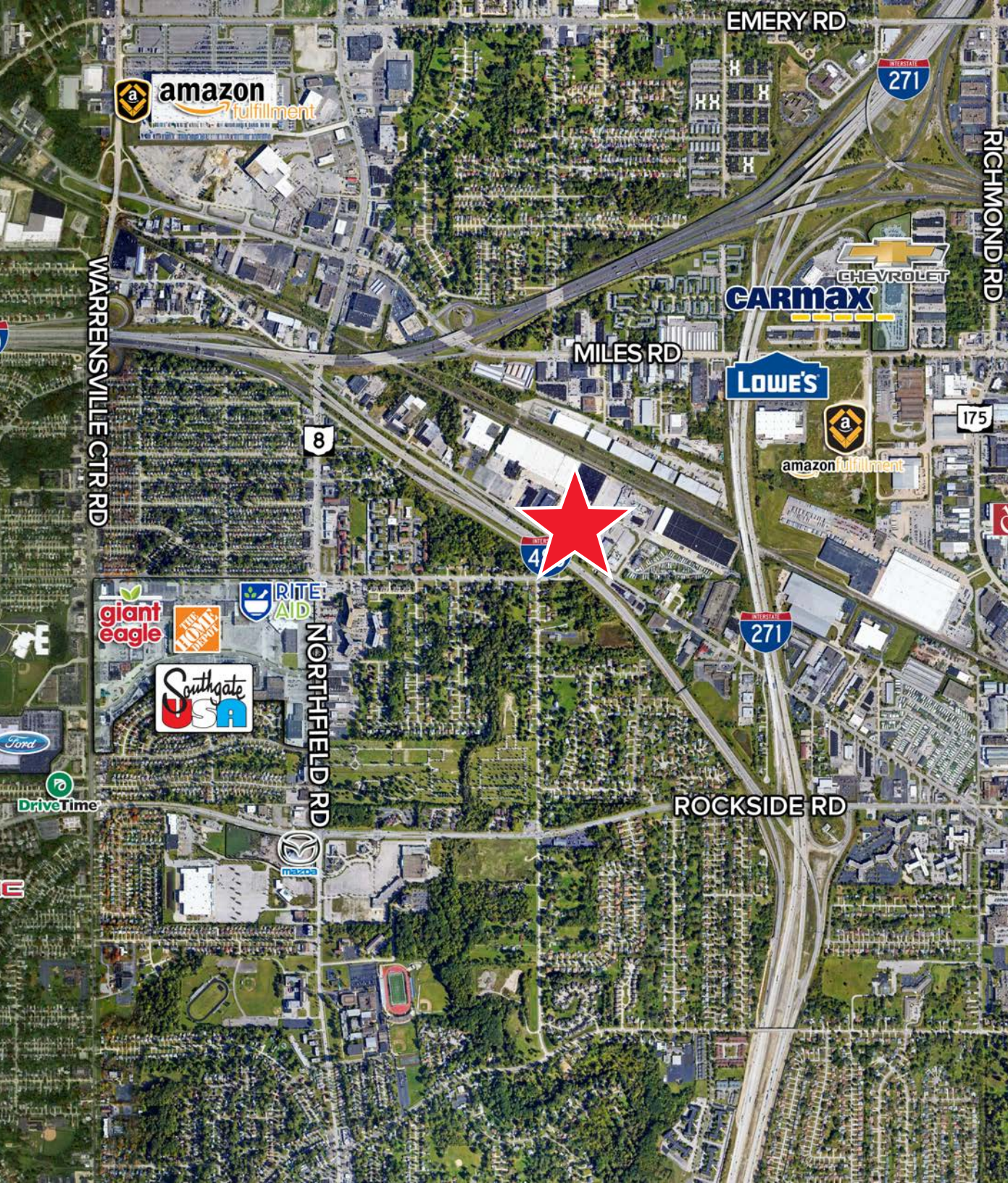32'

61'

42'

83'

21'

70'

80'

60'

30'

30'

30'

33'
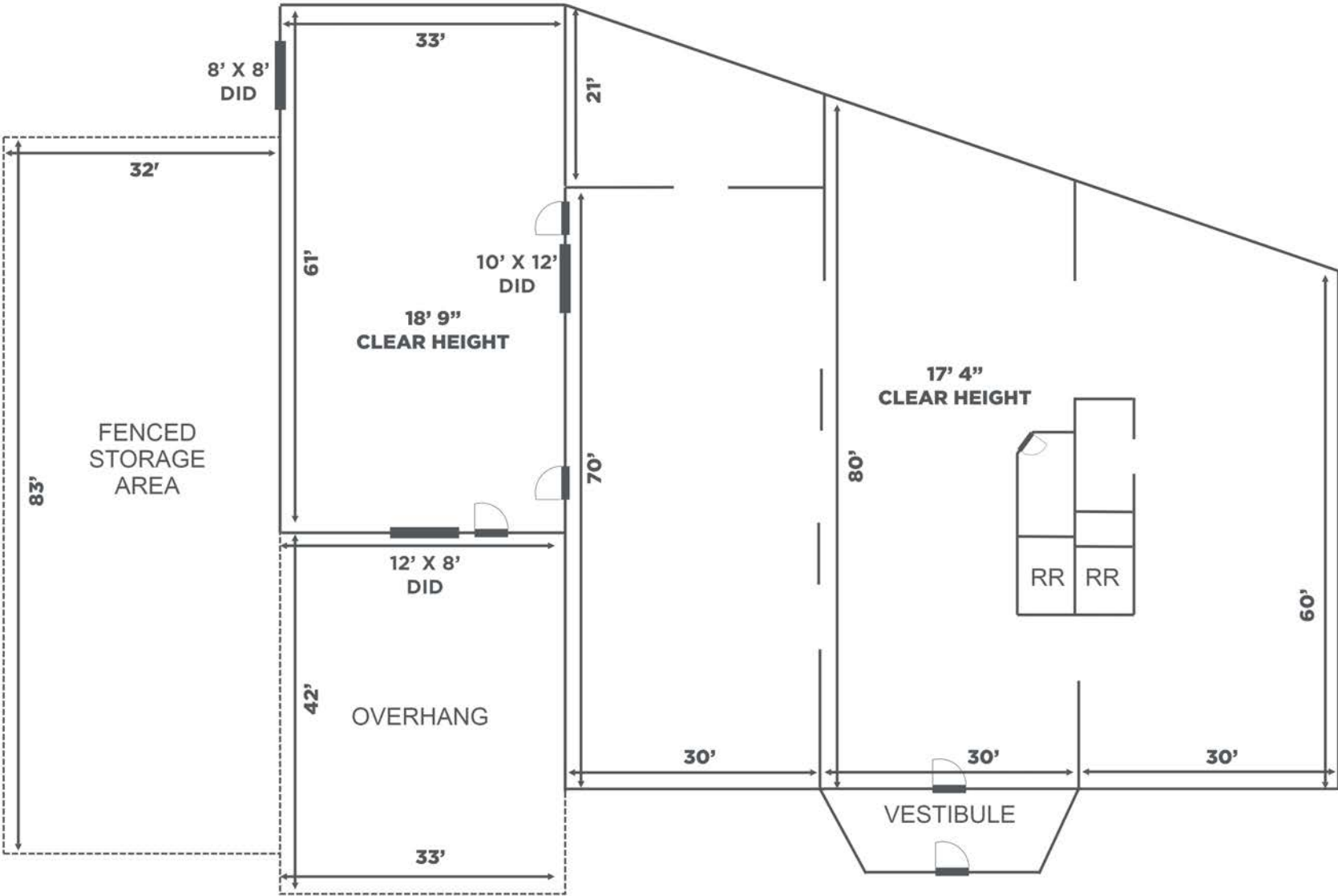
Parcel Map

23360 MICHELLE DRIVE
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