

# Industrial Flex Space Available

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







## 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

**Land Size:** 1.48 AC

**Year Built/Reno:** 2023

**Construction:** Masonry

**Clear Height:** 17'4"-18'9"

**Drive-in Doors:** One (1) 8'x8'  
One (1) 12'x8'

**Lighting:** LED & Fluorescent

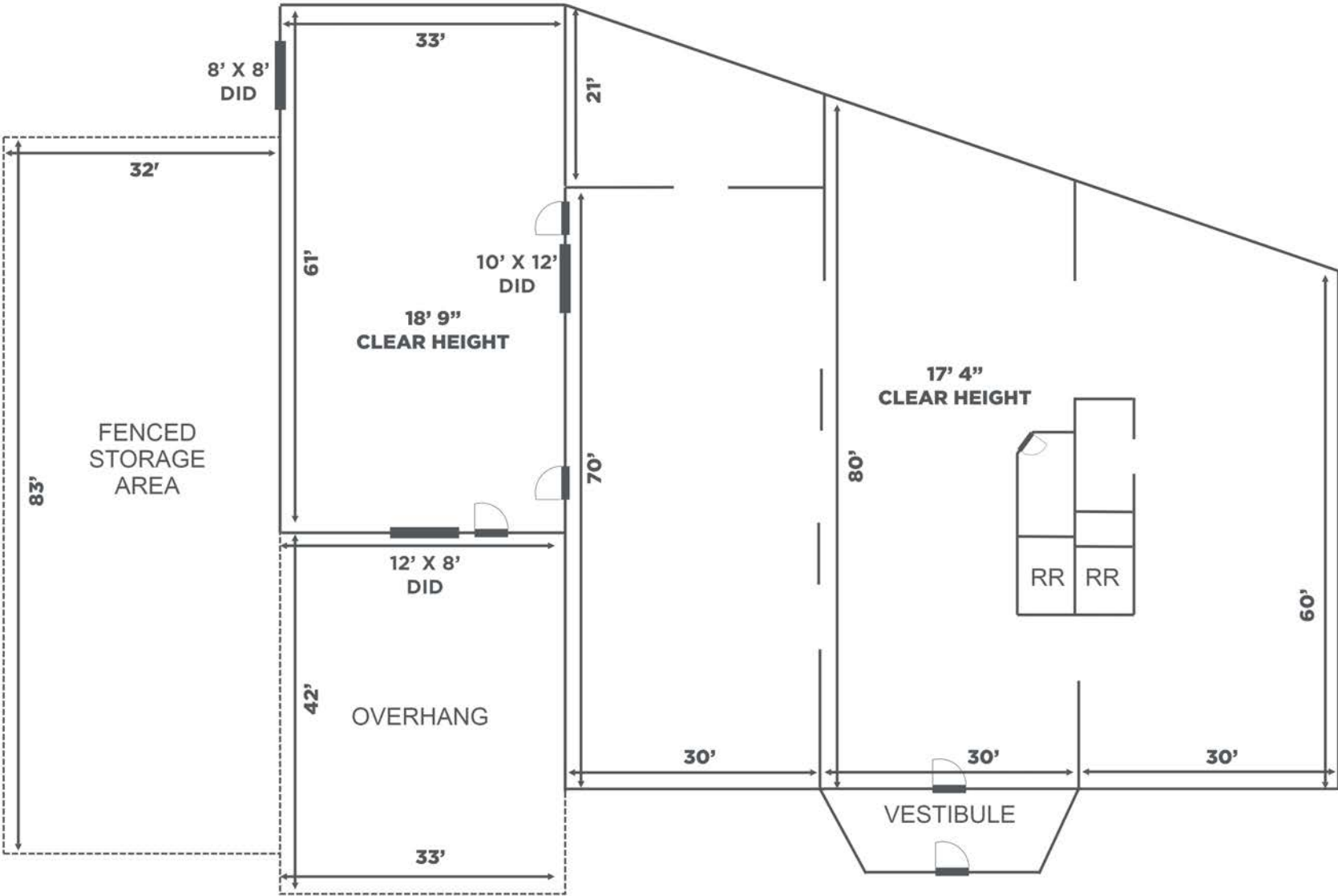
**Heat:** A/C

**A/C:** 100%

**Power:** 400A

**Zoning:** B-1

# Floor Plan



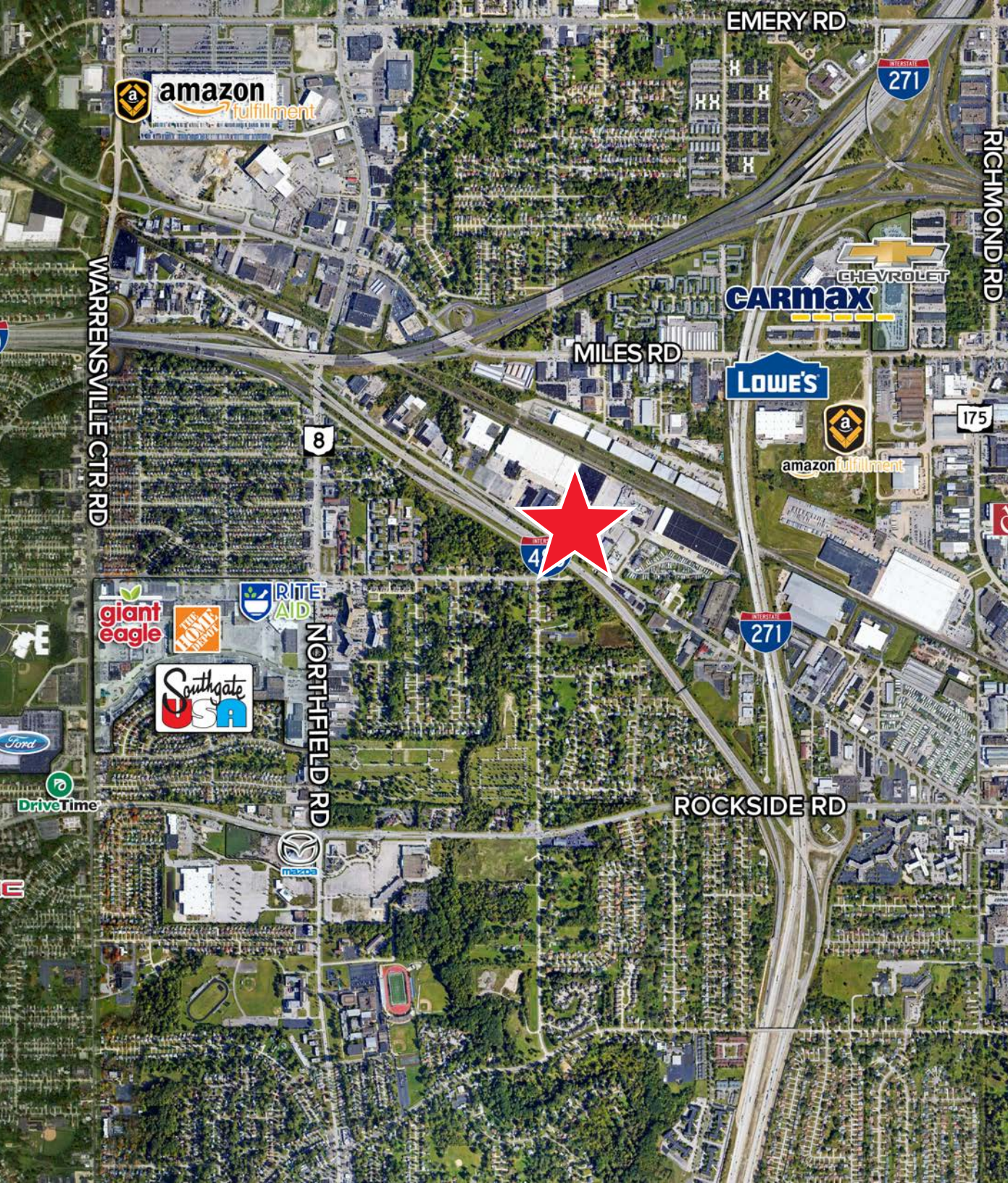


# Parcel Map

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