

Single Tenant Net Lease Investment

For Sale | 205 Willis Street, Bedford, Ohio 44146



CUSHMAN &
WAKEFIELD





UNDER NEW OWNERSHIP!

PROPERTY HIGHLIGHTS

- 35,904 SF of manufacturing space featuring heavy power, buss ducts, multiple overhead cranes, air lines, and more
- Minutes from historic Downtown Bedford and the Bedford Auto Mile which features multiple dining, shopping, and service amenities
- Proximity to I-271 allows for easy access to the entire Northeast Ohio region and a skilled workforce
- Zoned for I-1 Industrial which allows for a variety of uses

ASKING PRICE

\$1,872,711.11 (\$52.16/SF)
\$168,544 Year 1 NOI
9.0% CAP Rate

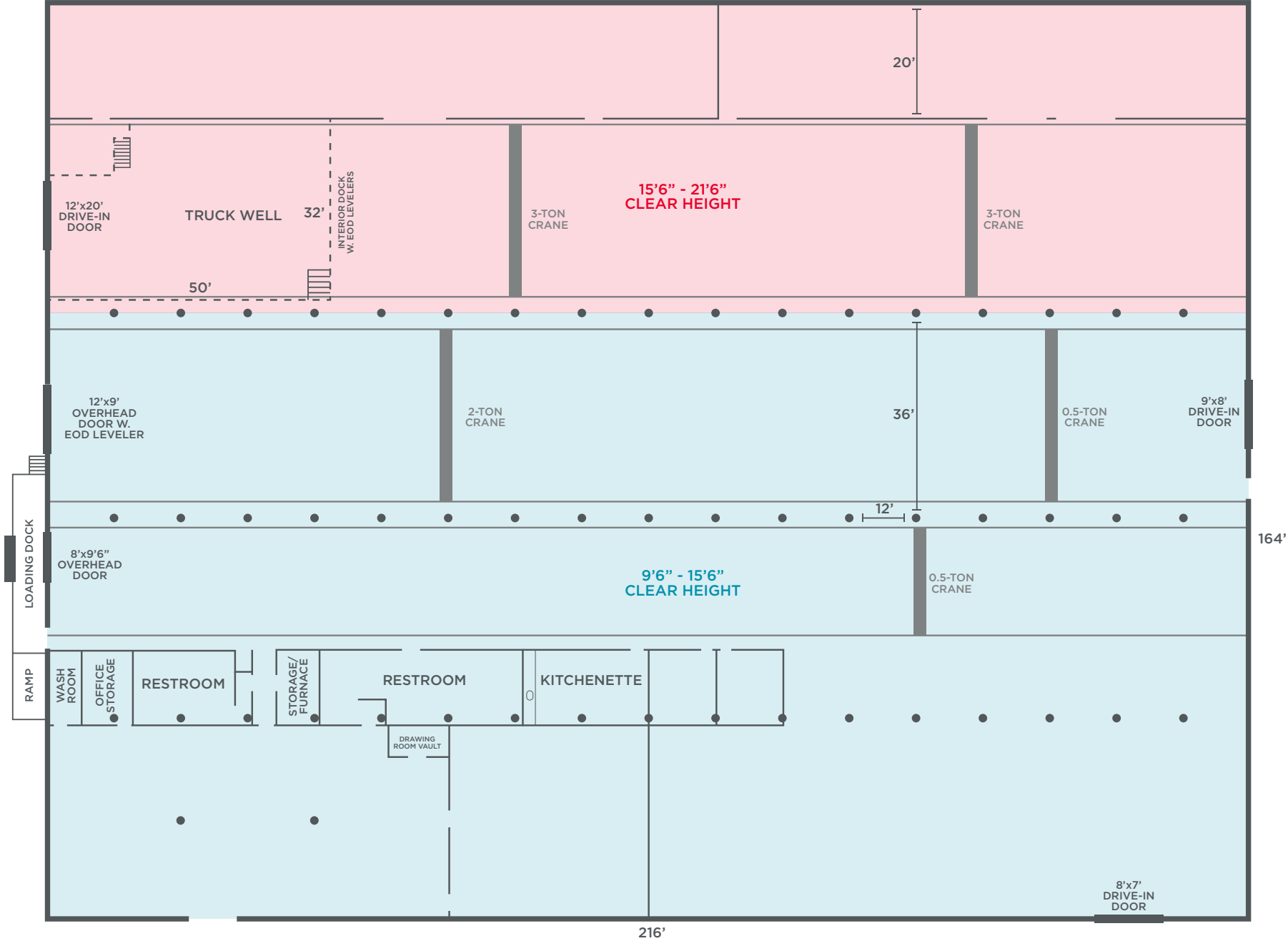
Building Specifications

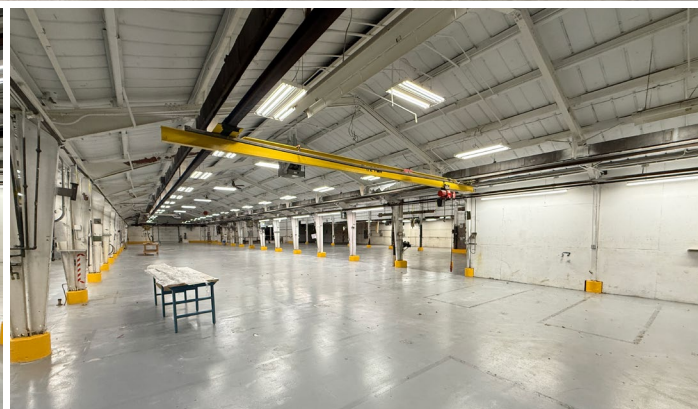
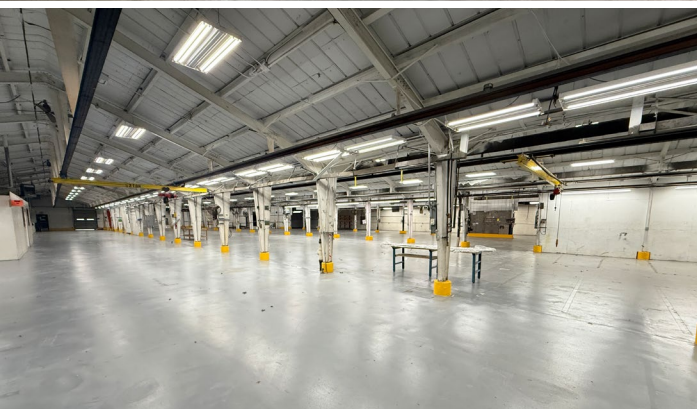
Total Building Size:	35,904 SF	Floor:	Epoxy Coated Concrete	Lighting:	LED
Industrial Size:	30,504 SF	Clear Height:	9'6" - 21'6"	Heat:	Overhead Gas
Office Size:	5,364 SF	Column Spacing:	12' x 36'	A/C:	Office
Construction:	Masonry/Metal	Docks:	Three (3)	Power:	800A / 480V / 3P
Year Built:	1952	Drive-In Doors:	Two (2)	Land Size:	2.58 Acres
Renovated:	2025	Cranes:	Five (5) - 0.5 to 3 Tons	Zoning:	I-1 Industrial

Parcel Map



Floor Plan | 35,904 SF





Tenant Overview



Lake Shore Electric, LLC has been a trusted name in the electrical equipment industry for more than a century. Founded in 1922 in Cleveland, the company has built a reputation for manufacturing and integrating high-quality electrical distribution products for commercial and industrial applications. Their vertically integrated operations, in-house fabrication capabilities, and history of producing UL-listed products highlight the strength and reliability of their business model. With a focus on customized solutions and customer service, Lake Shore Electric continues to evolve alongside the energy and infrastructure markets, serving clients with everything from enclosures and transfer switches to fully prefabricated e-House units.

As a long-standing Ohio-based company with national reach, Lake Shore Electric represents a stable and established tenant. Their business is positioned in growth sectors like electrical distribution, backup power, EV charging infrastructure, and industrial power management—industries with consistent demand. The company's longevity, technical expertise, and U.S.-based support staff make them a dependable occupant, adding credibility and long-term value to the property they lease.

LEASE ABSTRACT

Location	205 Willis Street, Bedford, OH 44146
Tenant	Lake Shore Electric, LLC
Building Size	35,904 SF
Acres	2.58 Acres
Proportionate Share	100%
Year 1 Annual Rent	\$170,549
Non-Reimbursed Expenses (structural reserve)	\$2,000
Year 1 Net Operating Income	\$168,544
Renewal Option	One (1) option to renew for an additional five (5) years with 180-days written notice
Termination Option	Option to terminate the lease effective July 31, 2027 with written notice no later than October 31, 2026. Penalty for termination includes 3 month's rent, unamortized real estate commissions, and legal fees capped at \$2,500
Annual Increases (Initial Term)	3.50%
Annual Increases (Renewal Term)	3.00%
Real Estate Taxes	100% reimbursed by Tenant
HVAC Maintenance and Replacement	Tenant
Utilities	Tenant
Roof Repair and Building Structure	Landlord
Building Insurance	Tenant

Rent Roll available upon request and execution of a Confidentiality Agreement

Bedford, Ohio

Bedford, Ohio is a well-connected suburb located just southeast of Cleveland, offering strong access to major highways including I-480, I-271, and I-77. Its strategic location makes it an attractive spot for industrial users seeking efficient distribution routes throughout Northeast Ohio and beyond. The city is part of Cuyahoga County's established industrial corridor, with a longstanding base of manufacturers, suppliers, and service businesses that benefit from the region's skilled workforce and proximity to major markets.

In addition to its logistical advantages, Bedford provides a balance of affordability and accessibility. Industrial properties here often come with lower occupancy costs compared to nearby urban cores, while still maintaining convenient access to Cleveland Hopkins International Airport, Downtown Cleveland, and the Port of Cleveland. The surrounding area supports a range of complementary businesses, and the city's industrial parks and infrastructure have been developed to accommodate both heavy and light industrial users. For an investor or owner-user, Bedford offers a stable, connected location with room for operational growth.



Top Employers

Bedford Automile Dealerships: The Bedford Automile is a cluster of approximately 26 new and used car dealerships located in Bedford. Together, they employ around 1,700 people, making it one of the largest employment hubs in the city.

Xellia Pharmaceuticals: A significant presence in the area, Xellia Pharmaceuticals operates a manufacturing facility in Bedford, which opened in 2017.

University Hospitals Bedford Medical Center: This major healthcare provider is another top employer, staffing 193 physicians and numerous additional healthcare personnel.

Art of Beauty (Zoya): Art of Beauty, known for the Zoya brand of nail polish and nail care products, is headquartered in Bedford and stands out as a notable local employer.

Nature Stone Flooring: A local manufacturer of epoxy stone flooring systems, Nature Stone Flooring is the largest producer of its kind and contributes substantially to local employment.

Lake Shore Electric: A longtime manufacturer of custom electrical power distribution and control equipment, Lake Shore Electric provides specialized solutions for industries nationwide and serves as a key employer in Bedford.



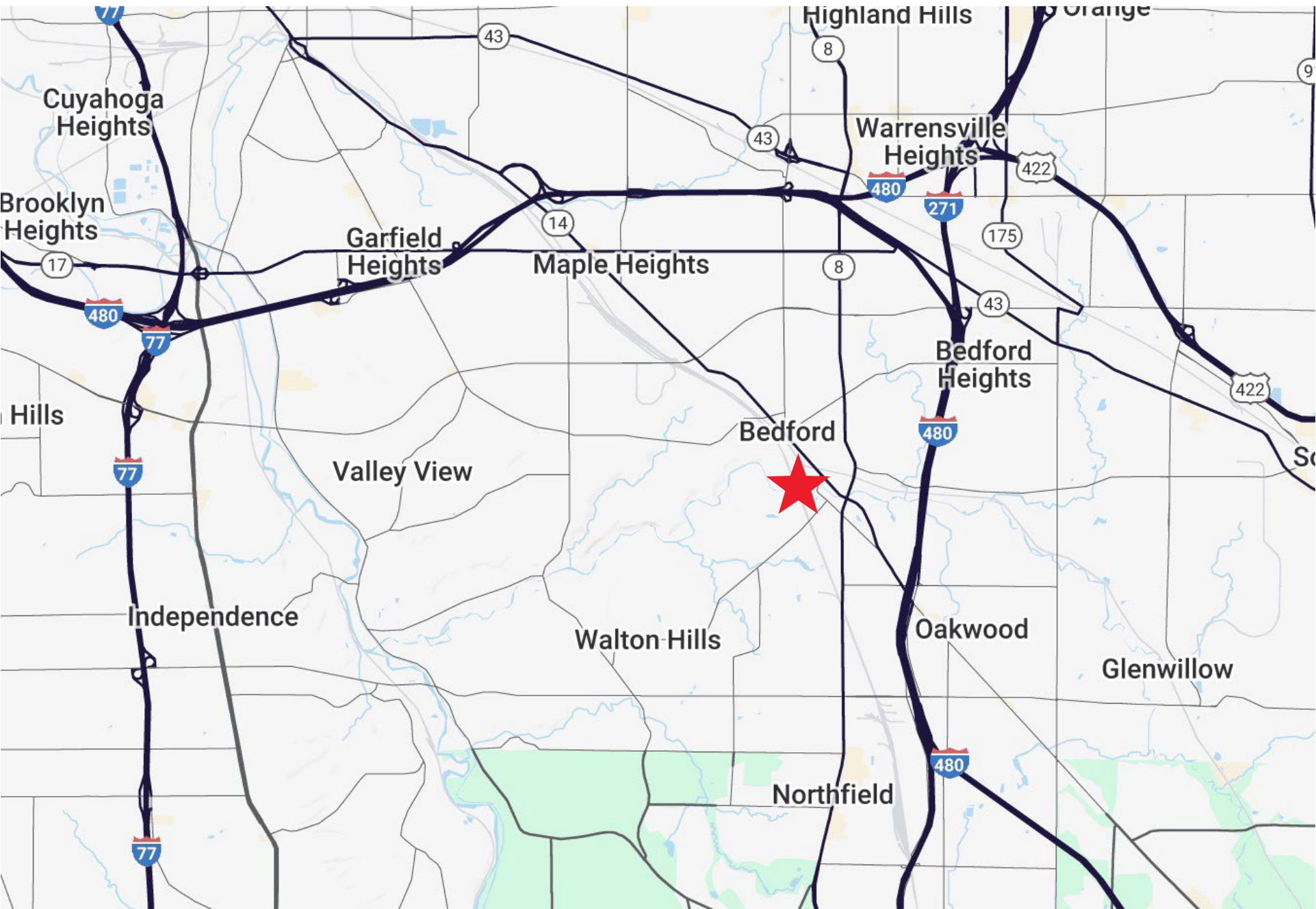
Ohio

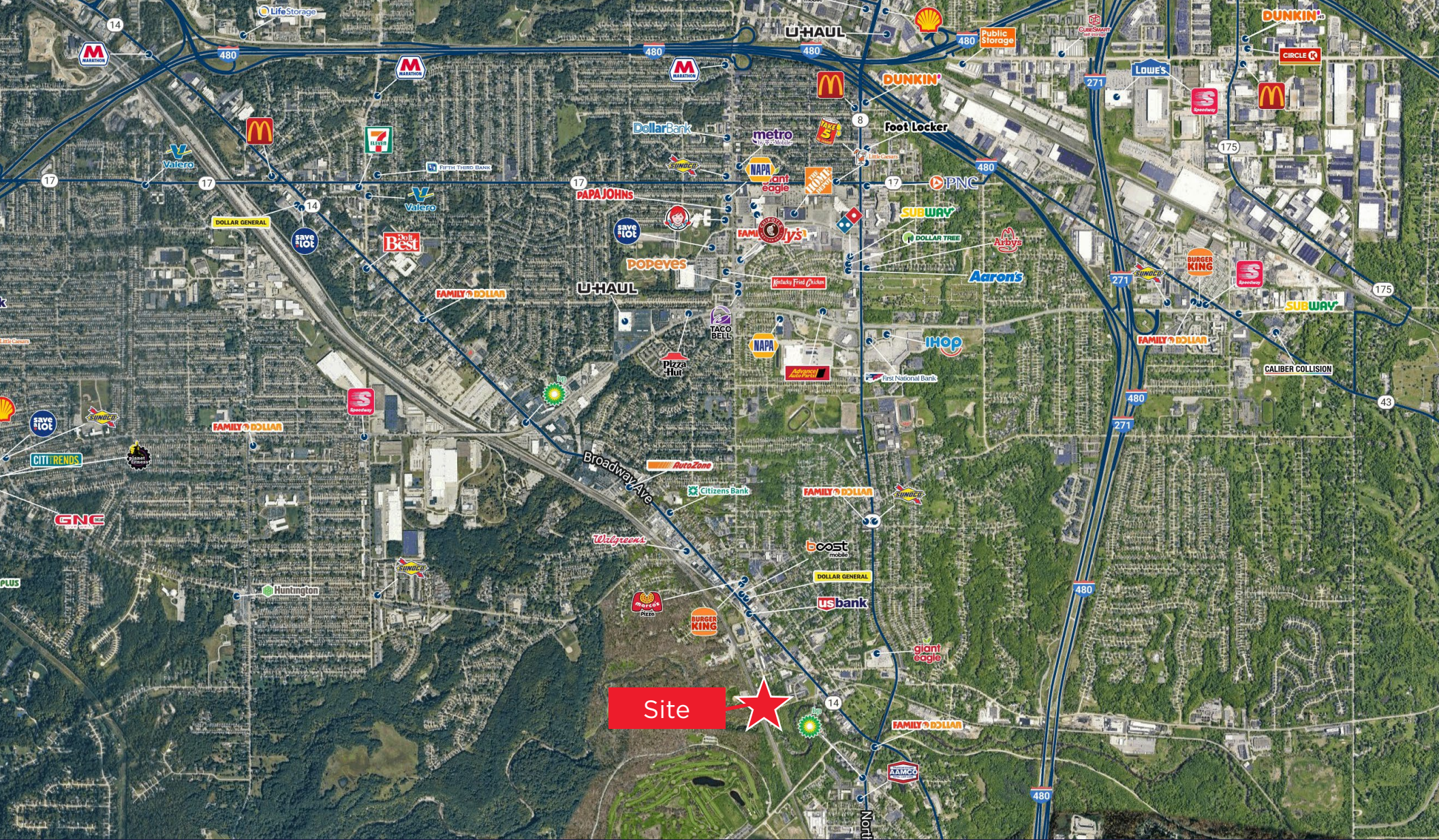
Ohio is home to the 7th largest economy in the United States, with a Gross Domestic Product (GDP) of approximately \$873 billion in 2023, contributing over 3% of the national GDP. The state's GDP per capita has been steadily increasing, reaching \$61,200 in 2024. Ohio's labor market is robust, with a December 2023 unemployment rate of 3.6%, slightly below the national average, and nonfarm employment growing by 1.5% in 2023. Key employment sectors driving growth include healthcare, professional services, manufacturing, and finance.

Manufacturing remains a significant part of Ohio's economy, accounting for 15% of the state's GDP compared to the national average of 10%. Over recent decades, Ohio has diversified its economy with strong growth in finance and insurance sectors, which now comprise 11% of GDP. This balance between traditional manufacturing and expanding service industries creates a resilient economic foundation supporting various development projects across the state.

Regional economic performance varies, with metropolitan areas like Columbus and Cincinnati experiencing strong growth, while some eastern regions face challenges related to slower recovery and declining manufacturing output. The state has invested heavily in infrastructure improvements, including broadband expansion and electric vehicle charging networks, aiming to support future growth and enhance competitiveness. Overall, Ohio's economy is well-positioned for continued development, making it an attractive market for real estate investment and multifamily housing.

Location Map





Demographics

142,054
Population
(2024 | 5 Mile)

41.6
Median Age
(2024 | 5 Mile)

61,791
Households
(2024 | 5 Mile)

\$93,935
Household Income
(2024 | 5 Mile)

6,913
Total Businesses
(2024 | 5 Mile)

100,547
Total Employees
(2024 | 5 Mile)



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