

# 35,904 SF Manufacturing Space Available

For Sale or Lease | 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

\$1,723,392 (\$48.00/SF)

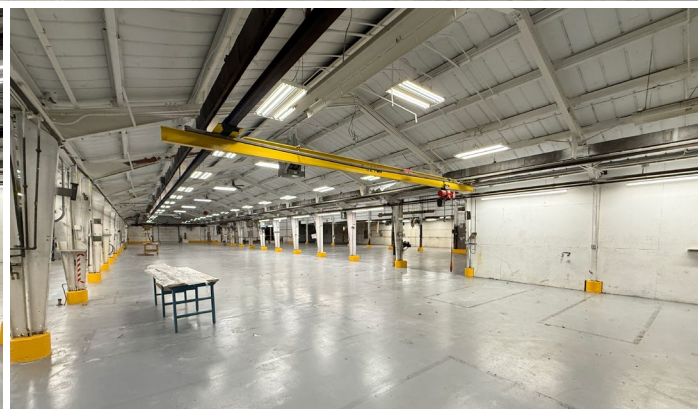
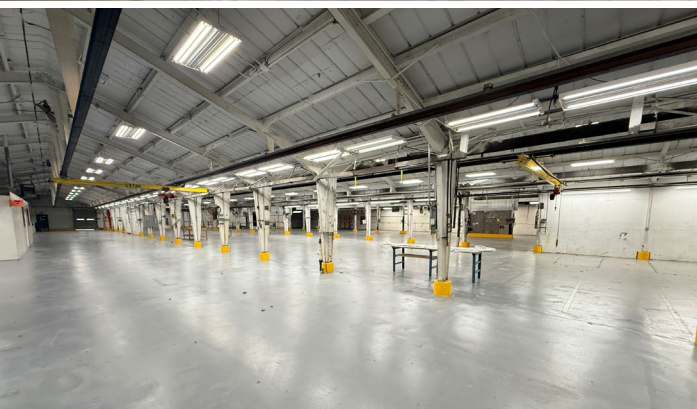
LEASE RATE

\$4.99/SF NNN

Building Specifications

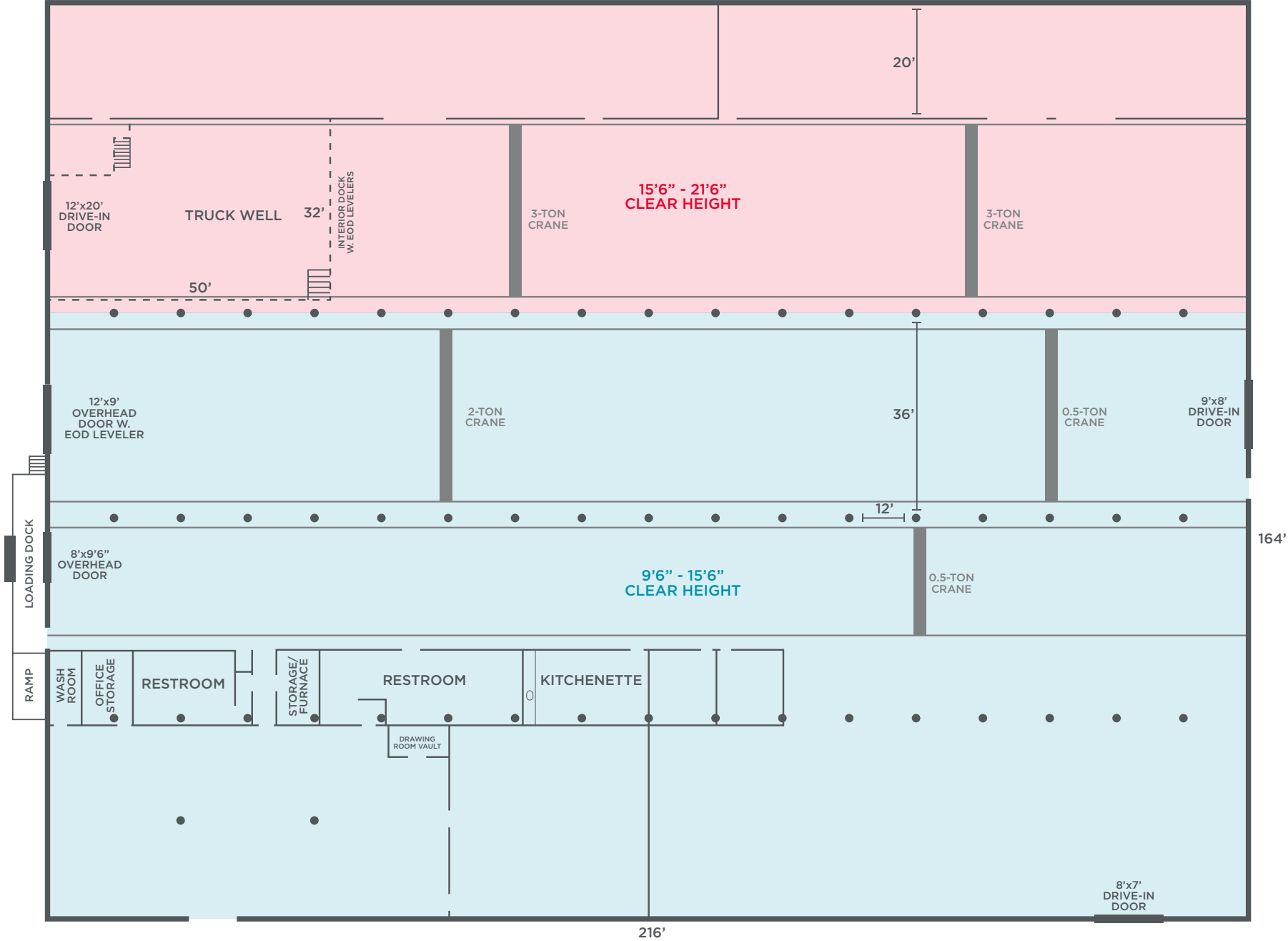
Total Building Size:	35,904 SF	Floor:	Epoxy Coated Concrete	Lighting:	LED
Industrial Size:	30,504 SF	Clear Height:	9'6" - 21'6"	Heat:	Overhead Gas
Office Size:	5,364 SF	Column Spacing:	12' x 36'	A/C:	Office
Construction:	Masonry/Metal	Docks:	Three (3)	Power:	800A / 480V / 3P
Year Built:	1952	Drive-In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







# Floor Plan | 35,904 SF

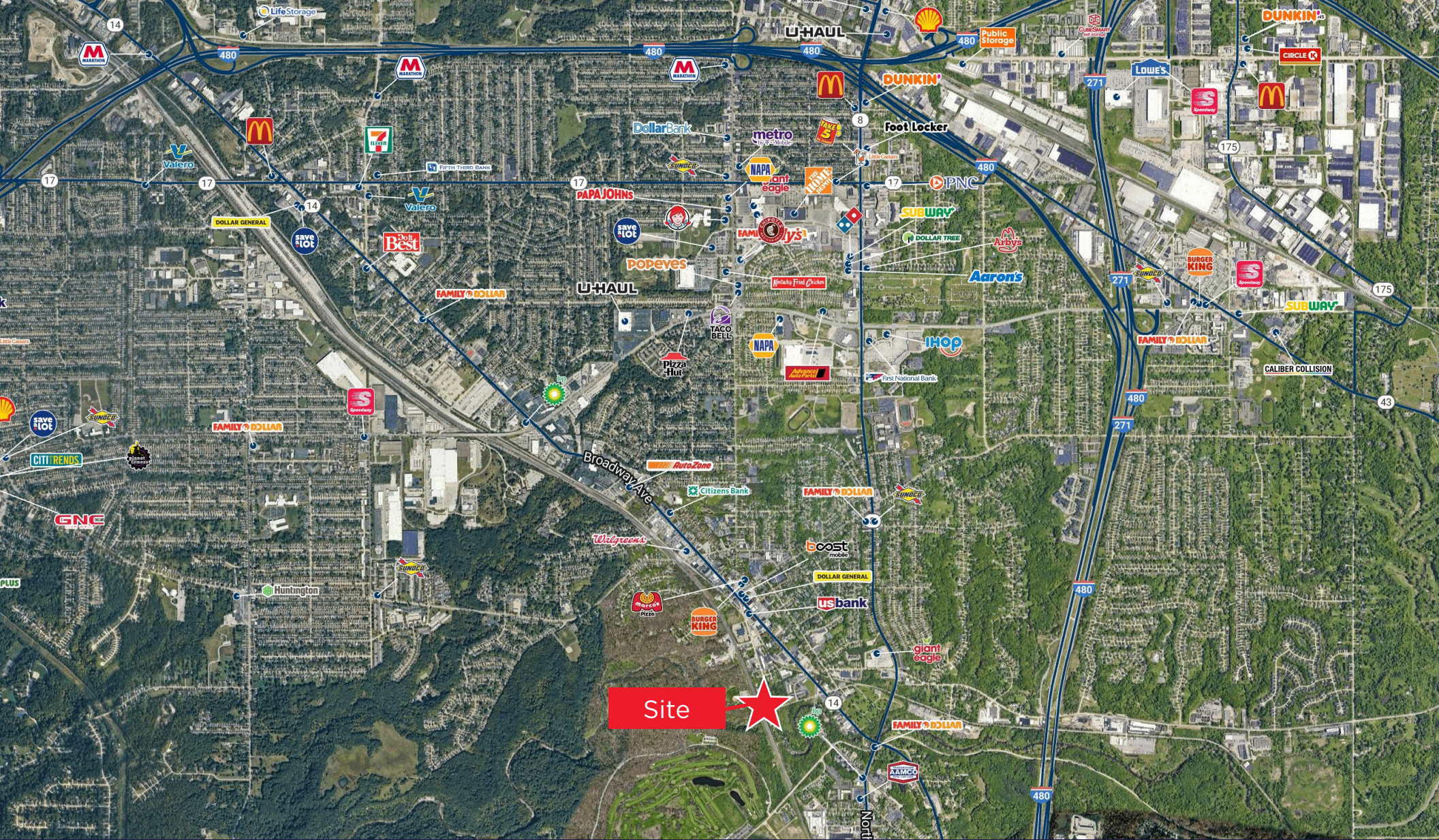




# Parcel Map







## 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)





## **205 WILLIS STREET BEDFORD, OHIO 44146**

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