35,904 SF Manufacturing Space Available

For Sale | 205 Willis Street, Bedford, Ohio 44146



CUSHMAN & WAKEFIELD | CRESCO Real Estate



AVAILABLE 08/01/2027

PROPERTY HIGHLIGHTS

- Recent and upcoming improvements include new asphalt in the parking areas and a new roof to be installed in 2027
- The property includes an outside area for equipment storage or trailer parking
- 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

$2,513,280 ($70.00/SF)

LEASE RATE

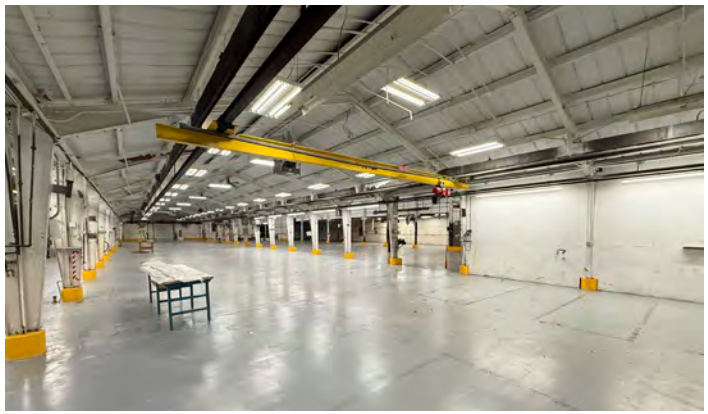
$6.50/SF

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







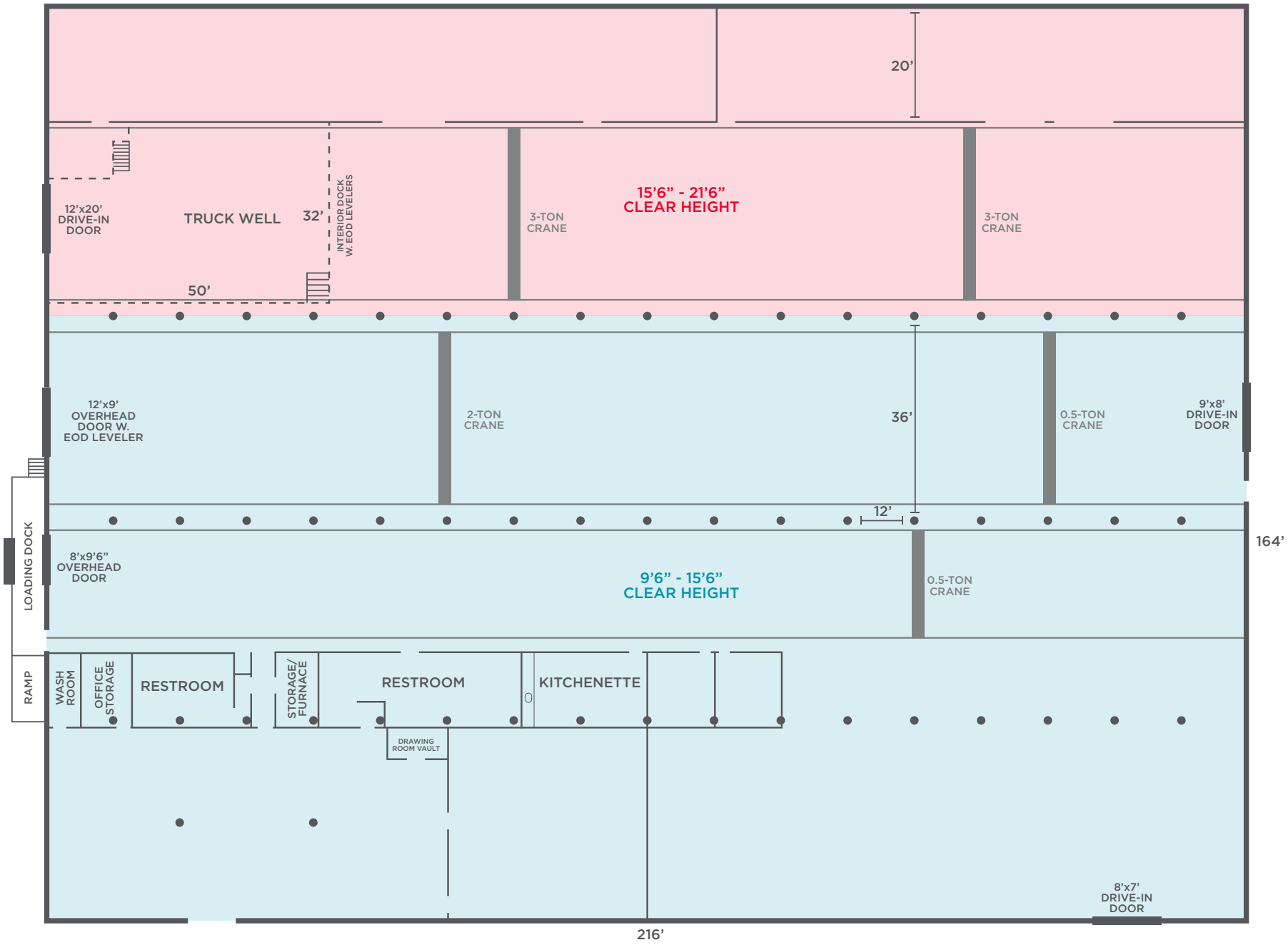








Floor Plan | 35,904 SF



Expansion Possibilities



Parcel Map


812-15-009
Willis St
Bedford Glens Park
Taylor Rd
Tinker's Creek
169
177
191
195
243
846
850
840
860
854
38
75
54
58
62
70
76



Demographics

142,377	41.9	62,539	$93,072	7,085	100,164
Population (2026 | 5 Mile)	Median Age (2026 | 5 Mile)	Households (2026 | 5 Mile)	Household Income (2026 | 5 Mile)	Total Businesses (2026 | 5 Mile)	Total Employees (2026 | 5 Mile)



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