

18,000 SF Available - Industrial | Manufacturing

5439 Perkins Road, Bedford Heights, Ohio 44146





PROPERTY HIGHLIGHTS

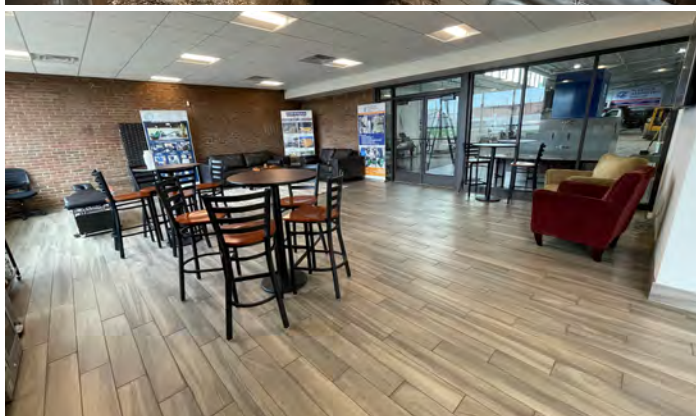
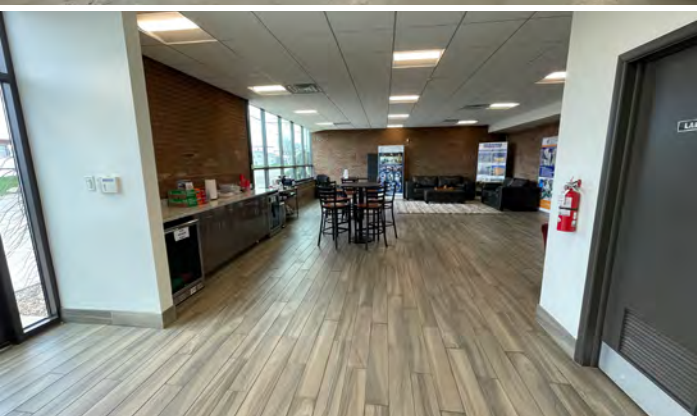
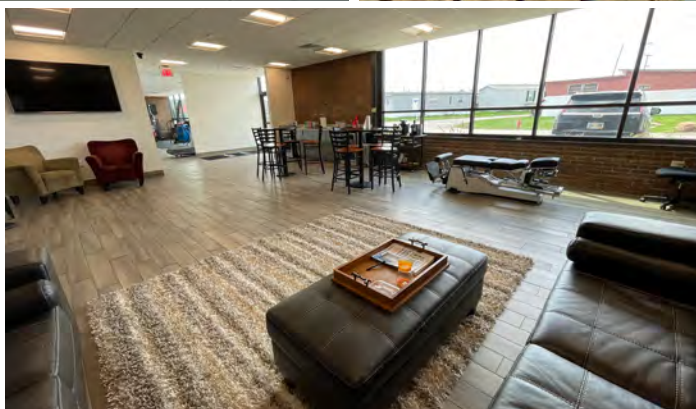
- Outstanding Single-Tenant Opportunity
- Excellent access to I-271 and I-480 — minutes from the interchange
- Updated office and warehouse space
- Bright, energy-efficient environment with new LED lighting and abundant natural light
- Heavy power: 2400 amps, 480V, 3-phase with buss duct distribution — ideal for manufacturing or high-load equipment
- Two (2) 5-ton Excel bridge cranes (16' under hook) spanning the full length of the building (one in each bay)
- 25' x 40' column spacing; 20' clear height; airline distribution throughout and partial epoxy floor in manufacturing space
- Ample on-site employee parking plus a 1,632 SF indoor garage (24' x 68')

LEASE RATE

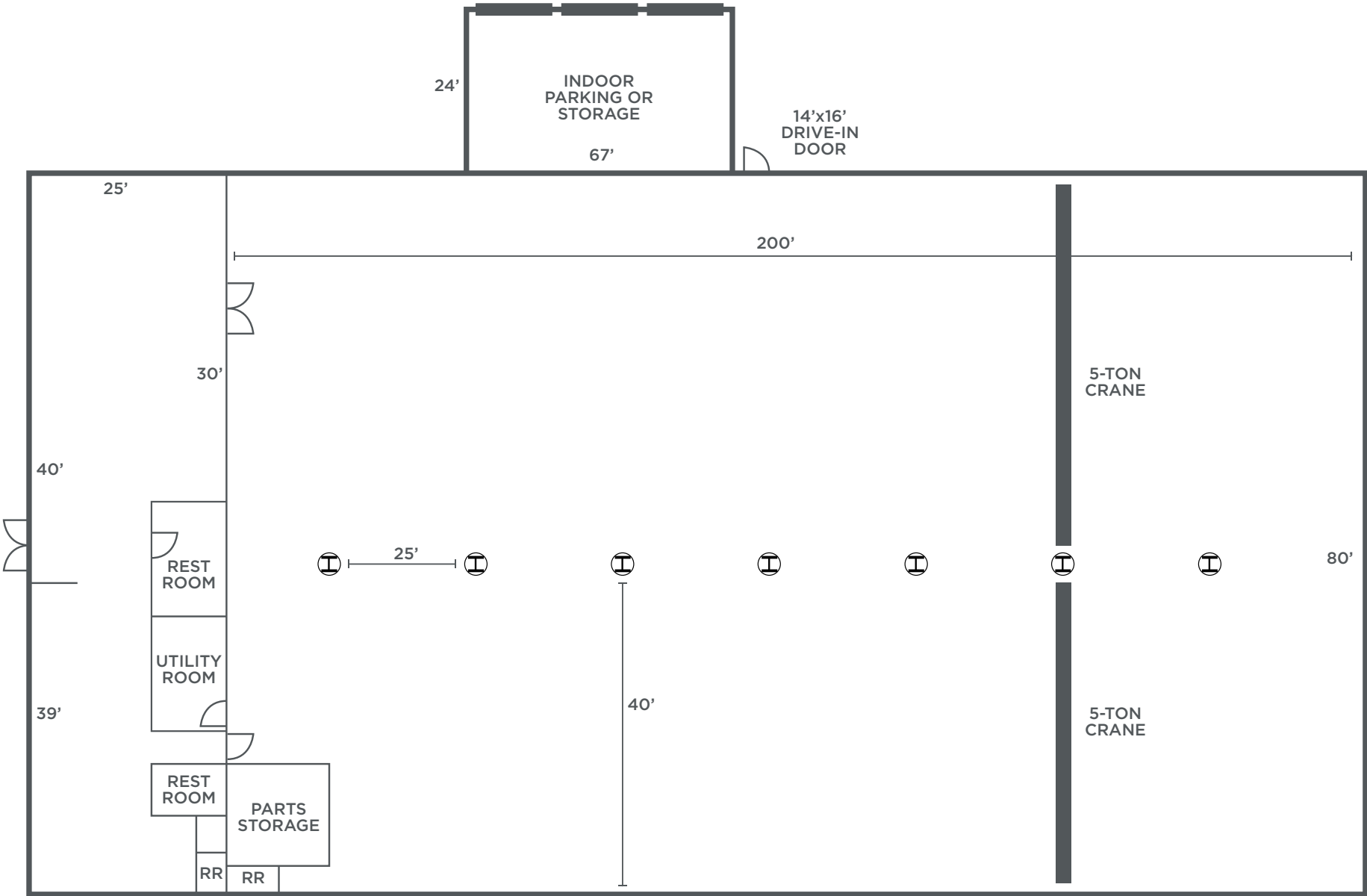
\$8.00/SF NNN

Building Specifications

Total Building Size:	18,000 SF	Column Spacing:	25'x40'	A/C:	HVAC - Office Only
Industrial SF:	16,000 SF	Cranes:	Two (2) - 5 Ton Cranes with 16' Under Hook	Power:	2400A / 480V / 3P
Office SF:	2,000 SF	Drive-in Doors:	One (1) - 14'x16'	Land Size:	0.72 AC
Year Built/Reno:	1956/2018	Lighting:	LED	Zoning:	General Industrial
Construction:	Brick/Block	Heat:	Overhead Gas Unit	Parking:	25 outdoor spaces - 4 Garage Spaces
Clear Height:	20'				



Floor Plan





Warrensville Heights

271

480

422

422

480

480

Miles Rd

Miles Rd

Brainard Rd

Mil

COIT

CUBESMART
PRESSLEY RIDGE
self storage

Floor Show

NEPTUNE

ONE AT A TIME

CRUSHER

LOWE'S

amazon

480

271

43

271

SEAWAY
WHOLESALE

S

Rockside Rd

Cannon Rd

175

Cannon Rd

Brainard Rd

Huntington

JIMMY JOHN'S

getGo

DUNKIN'

ThermoFisher

SCIENTIFIC

W.F. Hann & Sons

McDonald's

FRESENIUS
KIDNEY CARE

INDUSTRIAL
FIRST, INC.

OLIVER

ASW

Castle Metals

OLYMPIC STEEL

SmylieOne

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