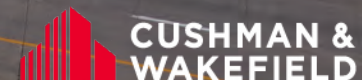


Manufacturing Opportunity | Opportunity Zone Location

For Lease | 24455 Aurora Road, Bedford Heights, OH 44146



New Roof Coming Soon!



Renderings



HIGHLIGHTS

- 125,238 SF Industrial facility featuring $\pm 11,500$ SF of functional office and the balance high-bay warehouse space-ideal for manufacturing, distribution, or hybrid users
- Ample dock and trailer parking to support high-volume logistics and efficient flow of goods
- Strategic Bedford Heights location in an Opportunity Zone with proximity to I-271 and I-480, offering logistical advantages and potential tax incentives
- 2025/2026 improvements include a new roof, dock doors, and renovated office space to suite for tenants occupancy

AVAILABILITY

Full Building Available: 125,238 SF

PRICE

Warehouse & Manufacturing: \$5.95/SF NNN

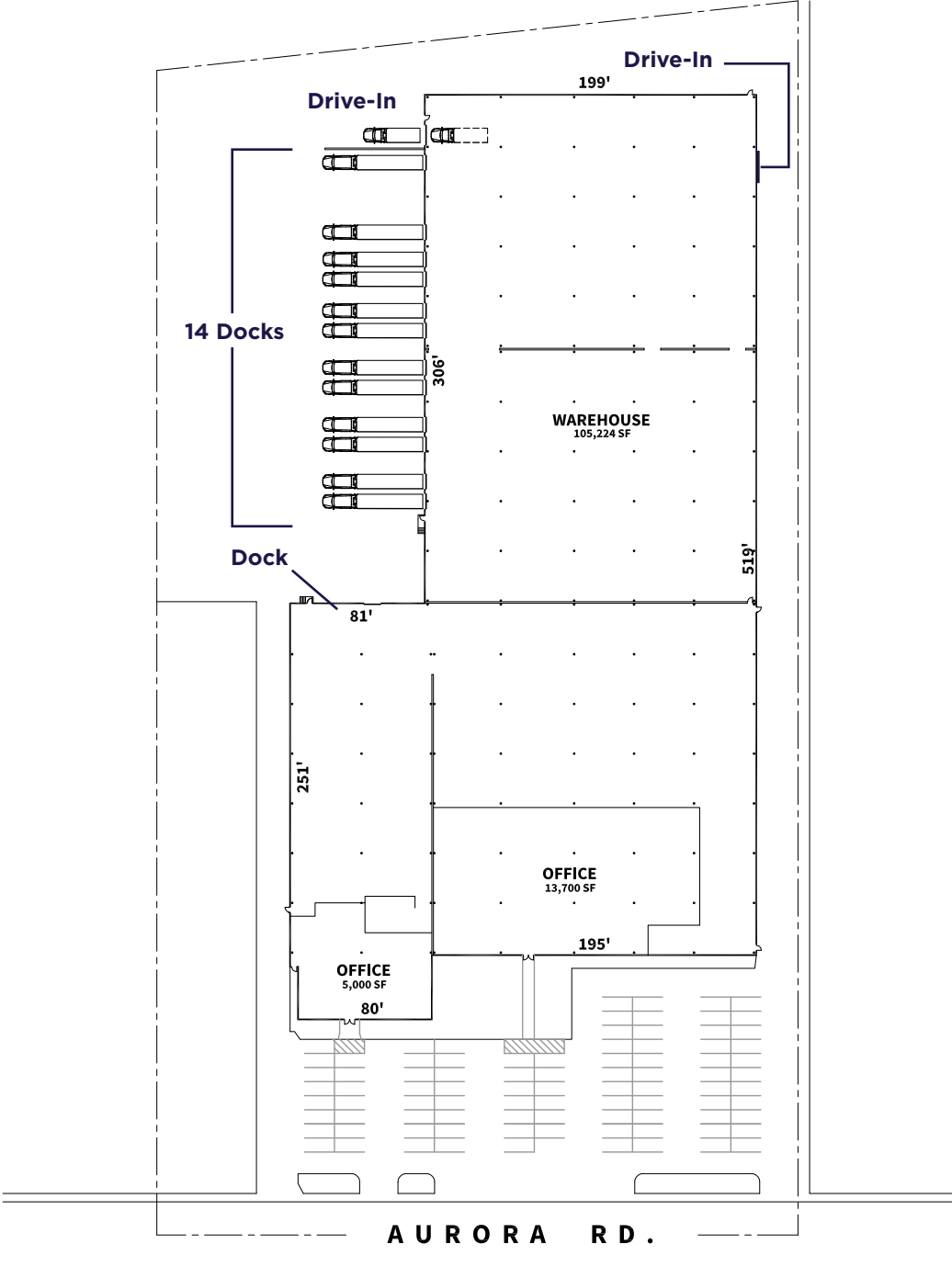
Office: \$12.95/SF NNN



Building Stats

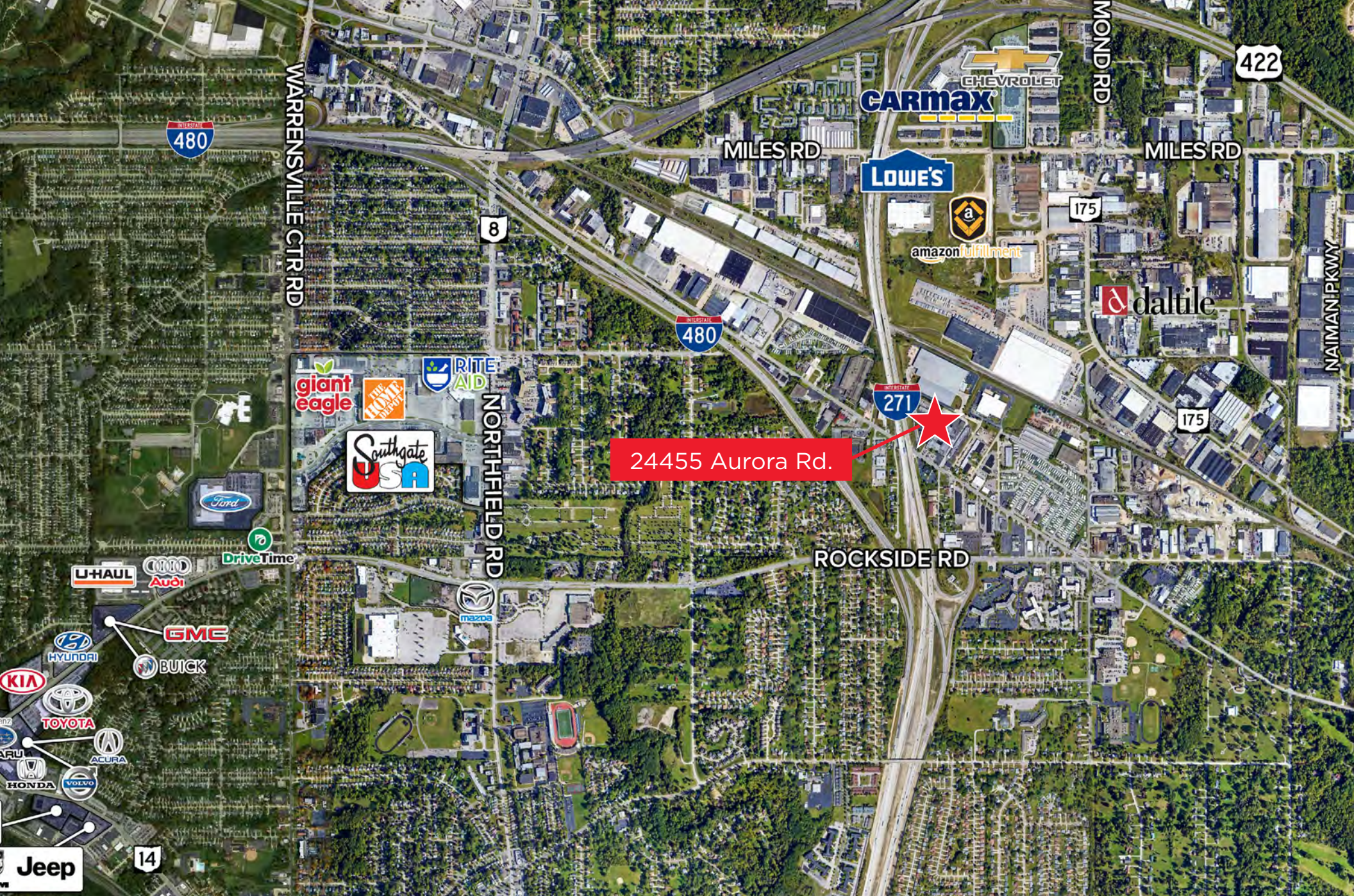
Total Building Size:	125,238 SF	Clear Height:	20'	Parcel #:	791-14-010
Industrial Space:	113,738 SF	Land Size:	6.24 AC	Stories:	One (1)
Office Space:	11,500 SF	Parking:	100+ Spaces	Docks:	Fourteen (14)

Floorplan | Max Contiguous 125,238 SF



Photos





24455 Aurora Rd.

142,415
Population
(2025 | 5 Mile)

41.7
Median Age
(2025 | 5 Mile)

62,027
Households
(2025 | 5 Mile)

\$112,544
Household Income
(2025 | 5 Mile)

8,827
Total Businesses
(2025 | 5 Mile)

115,392
Total Employees
(2025 | 5 Mile)

Manufacturing Opportunity | Opportunity Zone Location

24455 AURORA ROAD, BEDFORD HEIGHTS, OH 44146

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