

# For Lease | Located in the Heart of the Contractor's Corridor

5188 Richmond Road, Bedford Heights, Ohio 44146

   
**FOR LEASE**  
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# 5188 Richmond Road

- Excellent location on Richmond Road - just minutes from I-480 and I-271 with approximately 11,500 Vehicles Per Day
- The property was renovated in 2020 to include facade upgrades, along with office space that boasts beautiful and modern finishes
- The property is served by heavy power which is perfect for manufacturers, machine shops, light assembly uses and contractors
- The building features functional, clear span warehouse space with multiple drive-in-doors and up to 18' clear height
- Other amenities include floor drains, radiant tube heating and LED lighting

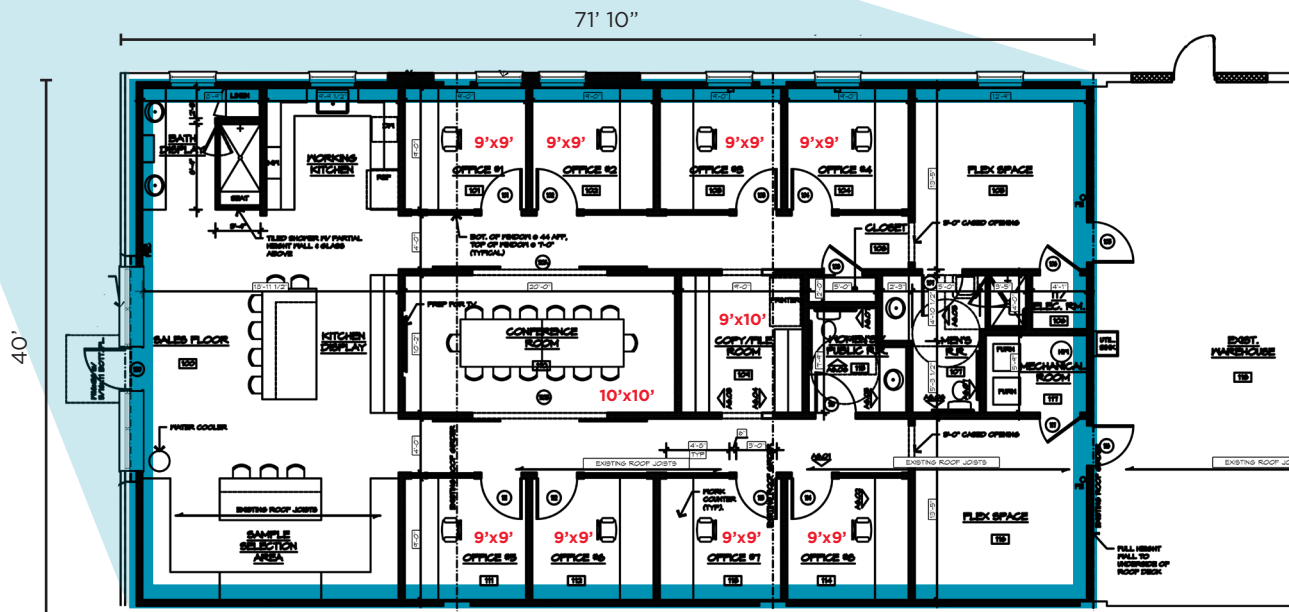
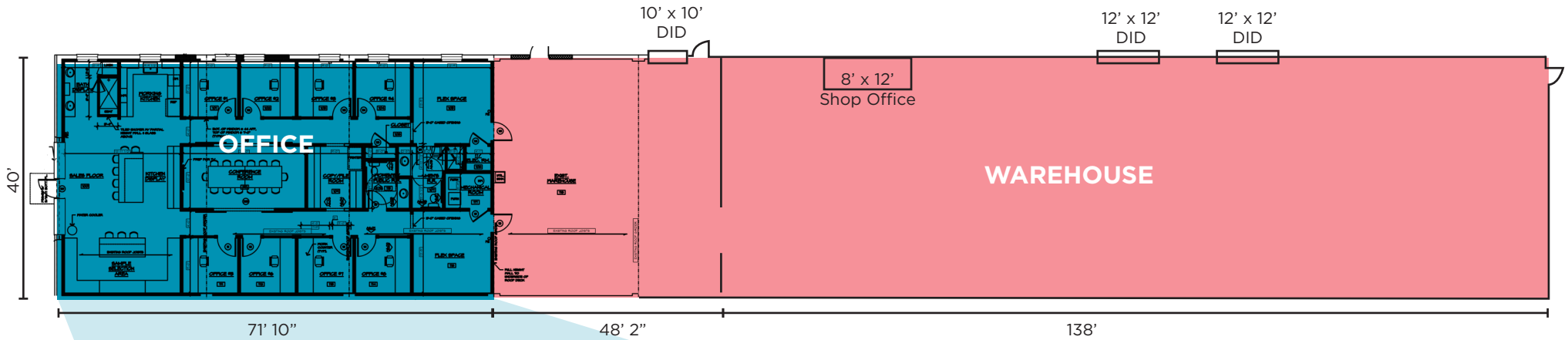


## Quick Stats

Available Space	10,320 SF
Year Built	1965/2001
Year Renovated	2020
Zoning	I - Industrial
Land Area	0.58 AC
Leasing Rate	\$7.50/SF NNN
Estimated NNN (2026)	\$2.08/SF

# Property Specifications

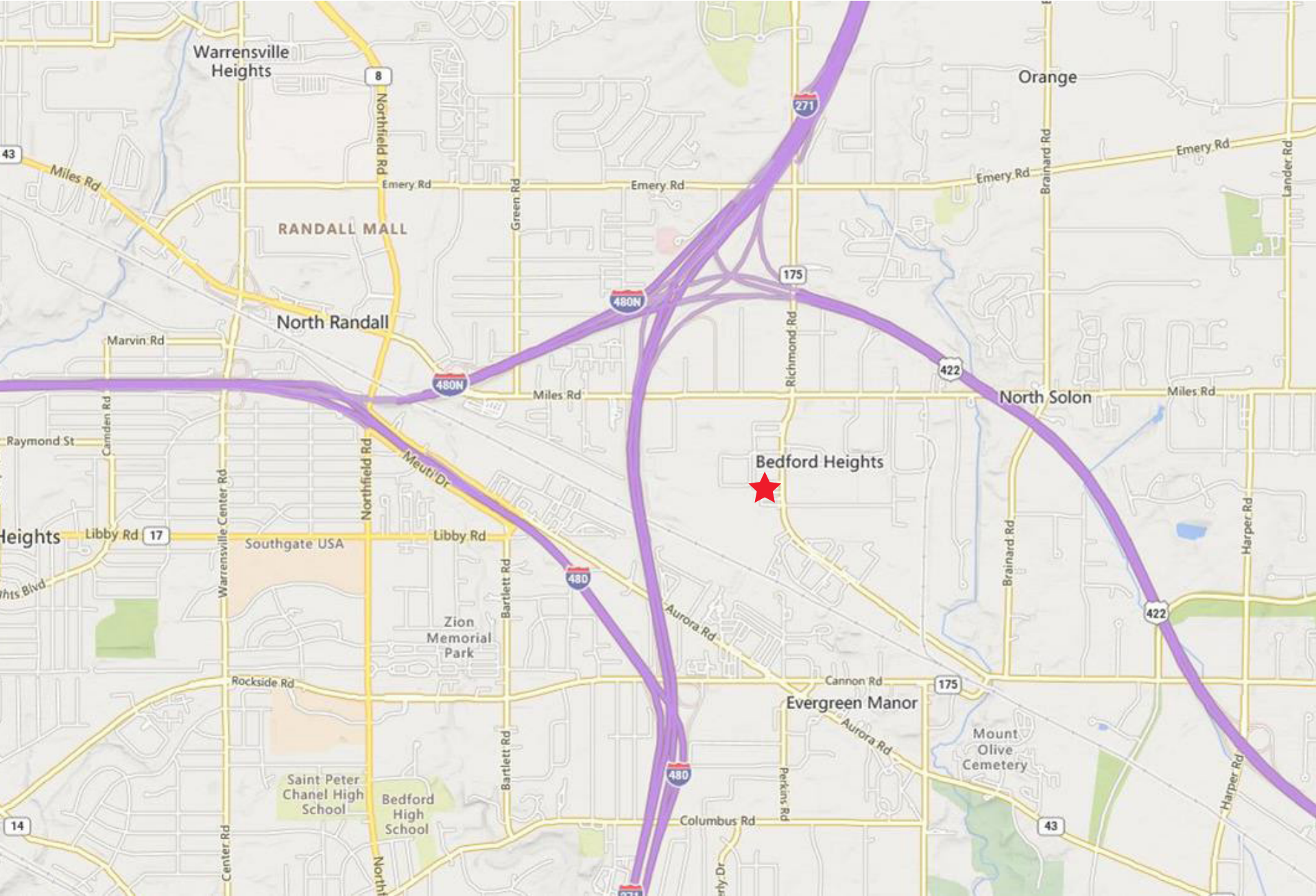
Available Space	Industrial SF	Office SF	Clear Height	Drive-In Doors	A/C/Heat	Lighting
10,320	7,447	2,873	12'6"-18'	Three (3)	HVAC - Office Only Radiant Tube - Warehouse	LED



# Neighborhood Overview



# Location Map



**5188 RICHMOND ROAD  
BEDFORD HEIGHTS, OHIO 44146**

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