CONFIDENTIAL OFFERING MEMORANDUM - SUMMARY

TWO BUILDINGS. ONE STRATEGIC INDUSTRIAL INVESTMENT

26701 & 26801 RICHMOND ROAD

Bedford Heights, Ohio 44146



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CUSHMAN & WAKEFIELD | CRESCO Real Estate

Executive Summary

26701 Richmond Road and 26801 Richmond Road Bedford Heights OH 44146 consist of two established commercial/industrial buildings totaling approximately 29,000 SF situated on approximately 2.22 acres along Richmond Road in Bedford Heights. The buildings were constructed in approximately 1955 and 1960. 26701 Richmond Road contains approximately 12,000 square feet, while 26801 Richmond Road contains approximately 17,000 square feet. The properties are located within an established commercial/industrial corridor (aka "the Builder's Supply District"). The properties are situated within the Bedford Heights, Ohio Submarket, one of Greater Cleveland's established manufacturing corridors.

Key advantages include:

- Strong Access from I-480 and I-271. The location really is almost the center of it all. Quick access to Downtown Cleveland, Downtown Akron, Cleveland Hopkins Airport, and all associated suburbs.
- In addition, the property has close proximity to industrial districts and suppliers.
- The buildings' existing site configuration makes the properties particularly suited to users seeking functional existing space in an established industrial location, building systems, loading, clear height, parking and other physical characteristics.

26701 Richmond Road and 26801 Richmond Road, Bedford Heights OH 44146. Present a stabilized Suburban "Flex" Investment Opportunity in the Bedford Heights industrial submarket, anchored by a long-tenured and highly committed tenant – CBG MIDWEST, LLC (Bass Security Services).

The 29,000 SF properties are 100% occupied with a 5-year weighted average lease term, providing immediate, durable cash flow supported by long-term tenancy and significant build-out investment. The leases extend through 2031 with one (1) five (5) year option demonstrating exceptional tenant commitment and stability.

Recent ownership reinvestment, including LED lighting, parking lot renovations including new water proofing. The 26801 has a new TPO roof and new skylights replaced 2024. 26801 Richmond underwent interior renovations (at Tenant Expense) completed in 2024, further enhances the building's positioning. In addition 26701 Richmond is undergoing interior renovations (at Tenant Expense) beginning October 2026.

The surrounding 5-mile trade area of more than 115,000 employees and average household incomes exceeding $131,000 reinforces long-term demand for professional flex industrial space. Altogether, 26701 Richmond Road and 26801 Richmond Road, Bedford Heights OH, represent a defensive, income-focused investment defined by a resilient tenant, strong lease duration, and long-term occupancy stability.

TENANT	**Bass Security Services**
TOTAL SF	29,000 SF
TOTAL RENT YR 1	$304,710
NOI YR 1	$291,210
ASKING PRICE	$3,900,000
CAP RATE	**7.467%**

26701 RICHMOND ROAD

BUILDING SF	12,000 SF
ACRES	1.21
ZONING	I-Industrial
OCCUPANCY	100%
PARKING	±30 SPACES
STORIES	1

26801 RICHMOND ROAD

BUILDING SF	17,000 SF
ACRES	1.01
ZONING	I-Industrial
OCCUPANCY	100%
PARKING	±60 SPACES
STORIES	1





Property Specifications - 26701 Richmond Road

TOTAL SF:	12,000 SF	**CLEAR HEIGHT:**	14’
INDUSTRIAL SF (NFM):	3,960 SF (33%)	**DRIVE-IN DOORS:**	0
OFFICE SF (NFM):	8,040 SF (67%)	**TRUCK DOCKS:**	1
ACREAGE:	1.21 ACRES	**EXTERIOR:**	Masonry
YEAR BUILT:	1955	**SPRINKLER:**	No
WH HEAT:	Heat = Unit and radiant tube	**POWER:**	240V – 3P- 400 amp. Generator on site.
HVAC:	Office	**LIGHTING:**	LED (partial, completing in Q4-2026)
ROOF:	Built-up asphalt roofing (BUR) or modified bitumen. Maintained yearly.	**PARKING:**	30 spaces. Maintained.





Property Specifications - 26801 Richmond Road

TOTAL SF:	17,000 SF	**CLEAR HEIGHT:**	14’
INDUSTRIAL SF (NFM):	3,000 (18%)	**DRIVE-IN DOORS:**	0
OFFICE SF (NFM):	14,000 SF (82%)	**TRUCK DOCKS:**	1
ACREAGE:	1.01 ACRES	**EXTERIOR:**	Masonry
YEAR BUILT:	1960	**SPRINKLER:**	Yes
WH HEAT & AC:	WH is 100% AC. Heat is Unit and radiant tube.	**POWER:**	240V – 3P- 400 amp. Generator on site
HVAC:	Office [two (2) unit coils replaced Q3-2026]	**LIGHTING:**	LED (Replaced Q3-2026)
ROOF:	TPO – replaced 2024	PARKING:	±60 spaces
SKYLIGHTS:	Replaced 2024		





Neighborhood

Bedford Heights, Ohio

For years, referred to as "The Crossroads to Better Living", we continue to identify with both the advantages of small-town comforts and access to any place you would want to travel with convenience and ease.

Our strong industrial base made up of over 430 businesses also benefits from our prime location and easy access. Hosting the fifth largest suburban industrial tax base in Cuyahoga County helps keep a low tax demand on our homeowners who enjoy city services unparalleled in other communities.

Dedicated to the vision of Safety, Service, Community Bedford Heights is a great place to work and make your home. The best resource is of course the people of our community. We host the advantages of diverse cultures and age groups, yet we all play a special part in this place in which we live. In response to challenges of our time, through special occasions and recreation, we have many opportunities to celebrate community coming together.

Demographics

For the Bedford Heights and Surrounding area

	5 Mile
Population	152,253
Total Households	64,533
Median Age	41.0
Total Businesses	8,827
Total Employees	115,392

Great Location

Builder's Supply District
Contractor Row



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Confidential Offering Memorandum Teaser

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