

156,000 SF INDUSTRIAL FACILITY

AVAILABLE FOR LEASE

23901 AURORA ROAD |
BEDFORD HTS., OHIO 44146

- 42,300 SF UP TO 156,000 SF AVAILABLE FOR LEASE
- \$1.00/SF NNN FOR FIRST 12 MONTHS



PROPERTY HIGHLIGHTS

EXCELLENT LOCATION / AGGRESSIVE LEASE RATES

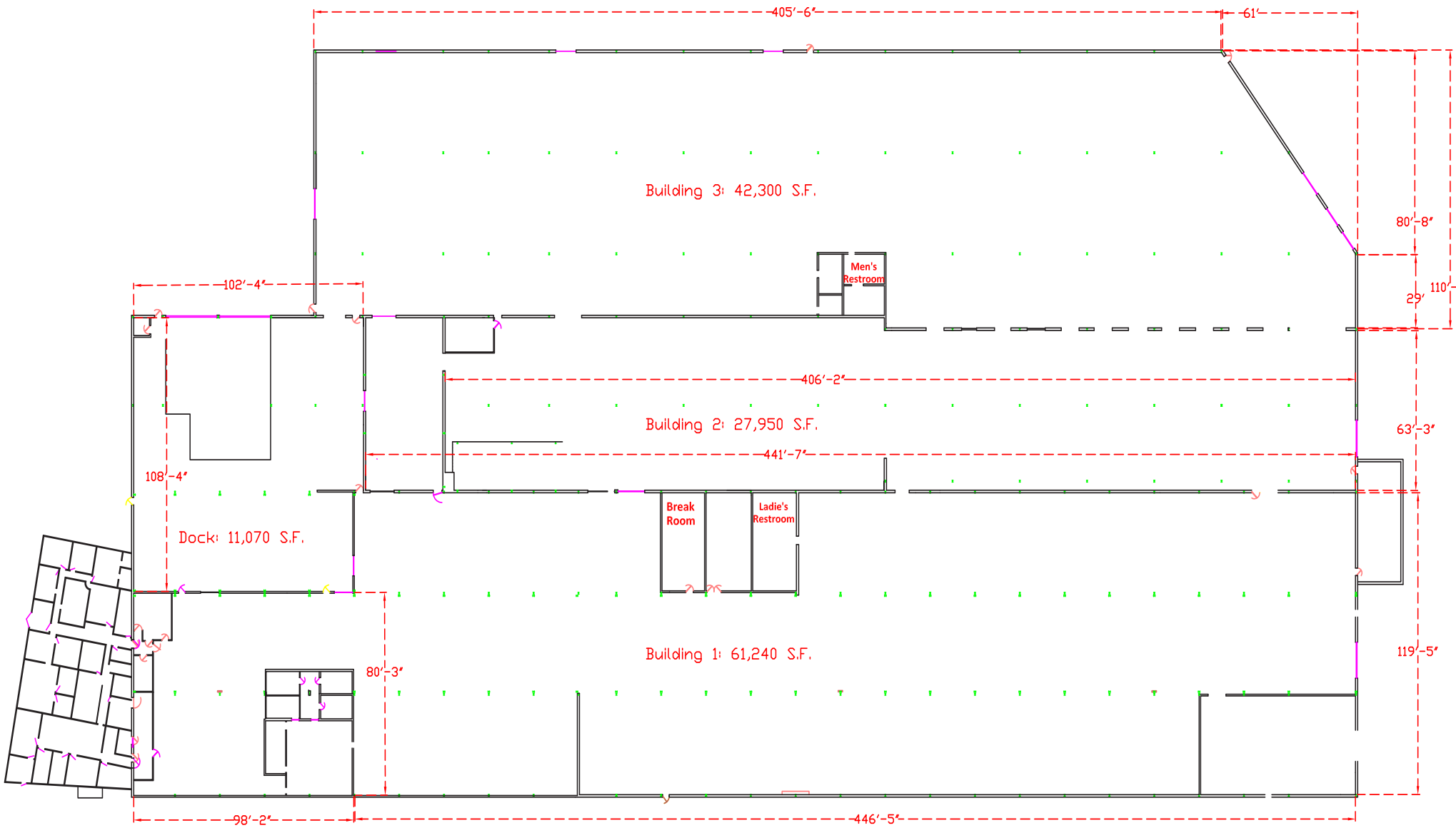
- Strategically located with excellent access to I-271 & I-480
- 150,000 SF warehouse
- 6,000 SF office
- 4 docks
- Clear Height: 15-20 feet
- 1 drive-in
- Multiple cranes with varying capacities
- Power: 480v / 3200 amp / 3Ph
- Lighting: fluorescent & metal halide
- Sprinkler: Yes
- Land: 6.8 acres
- Ample parking

PROMOTIONAL

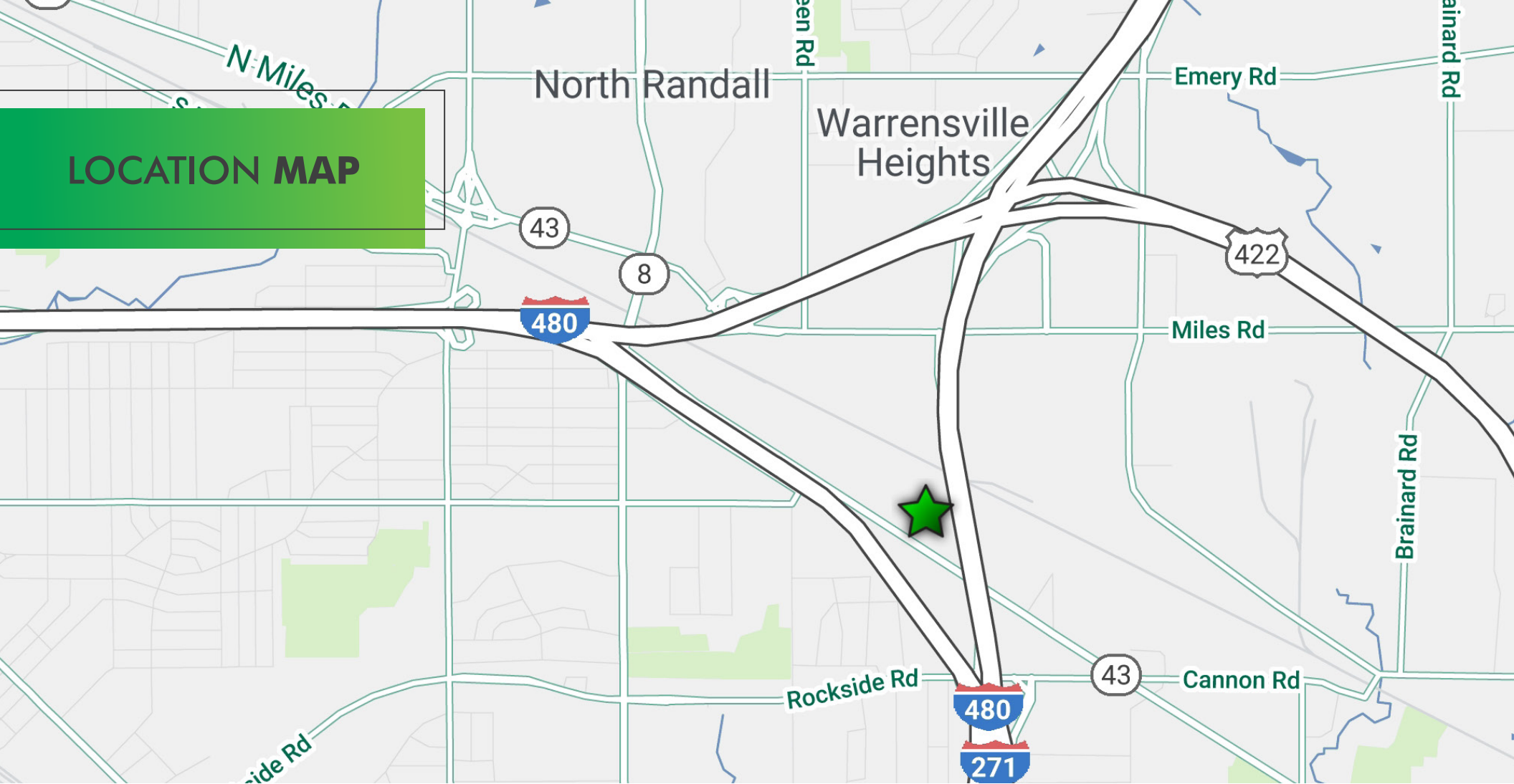
LEASE RATE:

**\$1.00/SF NNN FOR THE
FIRST 12 MONTHS -
FOR ANY LEASE SIGNED BY
THE END OF SECOND
QUARTER 2020**





FLOOR PLAN



LOCATION MAP

CONTACT US

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