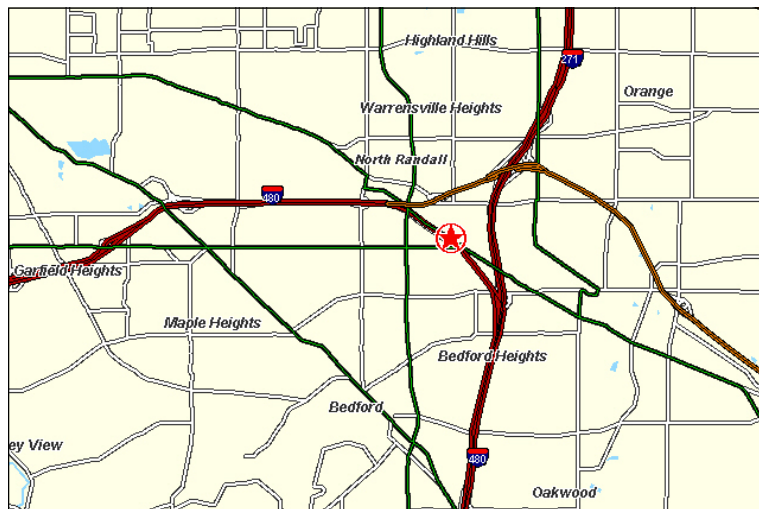




# Available 23371 Aurora Road Bedford Heights, Ohio



## Property Description

|                        |                          |
|------------------------|--------------------------|
| <b>Building Size:</b>  | 324,980 sq.ft. ±         |
| <b>Available:</b>      | 169,013 sq.ft. ±         |
| <b>Divisible to:</b>   | 47,151 sq.ft. ±          |
| <b>Land:</b>           | 15 Acres ±               |
| <b>Ceiling Height:</b> | 25'                      |
| <b>Docks:</b>          | 35                       |
| <b>Column Spacing:</b> | 50' x 33'                |
| <b>Power:</b>          | 480V/400amps/<br>3 phase |
| <b>Sprinklers:</b>     | Yes                      |
| <b>Parking:</b>        | Ample                    |
| <b>Lease Rate:</b>     | \$3.25-\$3.50 SF<br>NNN  |



Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

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