

FOR SALE

HANNA
COMMERCIAL REAL ESTATE



Fully Leased Investment Property

24455 Aurora Road, Bedford Heights, OH 44146
Joseph Martanovic & Michael Occhionero

For Sale: Fully Leased Investment Property

24455 Aurora Road, Bedford Heights, OH 44146

PROPERTY INFORMATION

- 125,238 SF Building
- 6.237 Acres
- 11,465 SF Two-story office exists into the warehouse space
- 13 Docks (10'x 9') with levelers, 2 drive-in doors
- 20' Clearance height
- 100% Wet sprinklered
- Partial roof replacement in 2020
- T-5 lighting
- Currently two tenants, fully leased
- 100+ Surface car spaces
- Convenient access to SR 422, I-480 and I-271
- Great visibility from I-271

PRICE

- Offered for Sale at: **\$5,475,000**



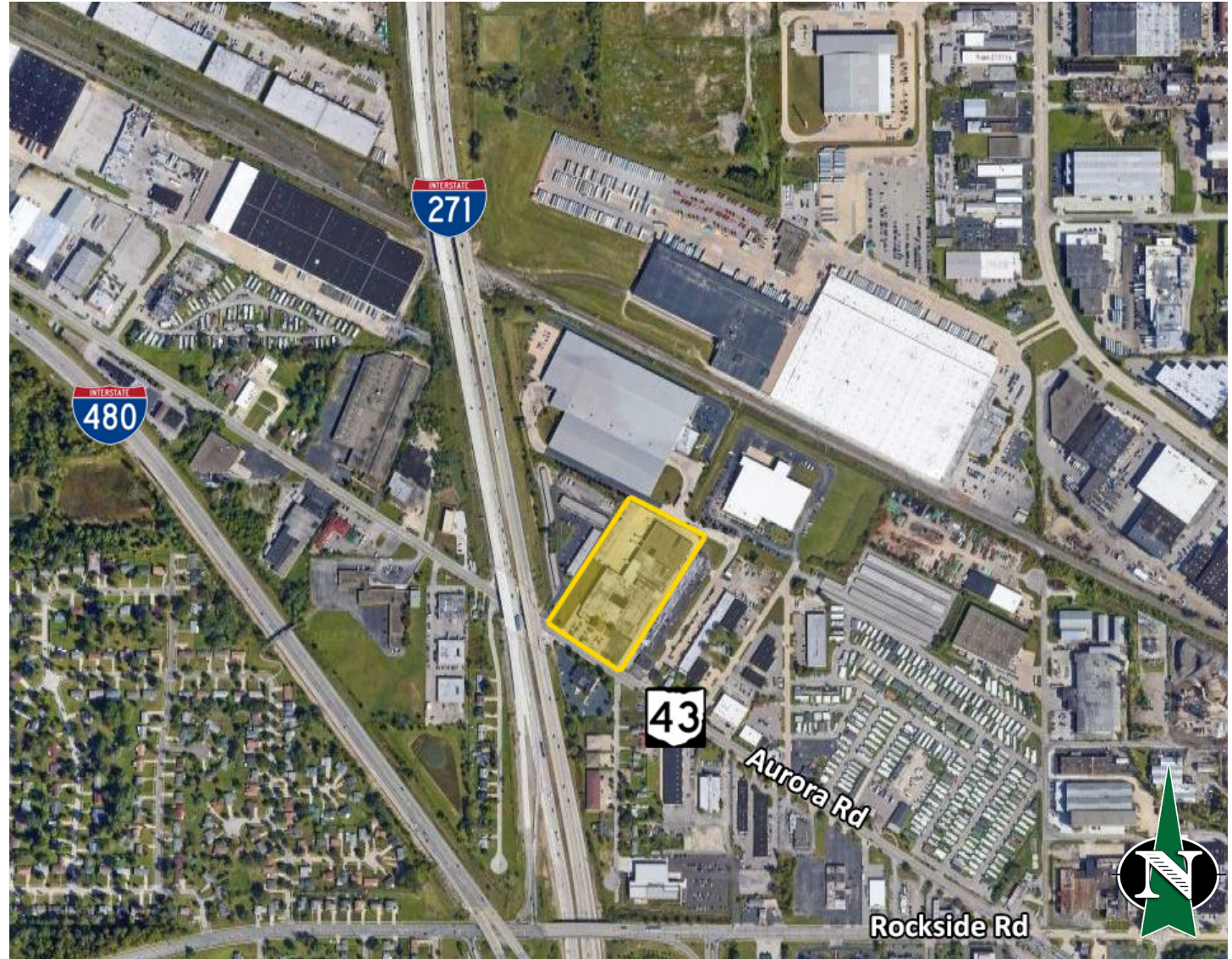
Joseph Martanovic • josephmartanovic@hannacre.com • 216.861.5434

Michael Occhionero • michaelocchionero@hannacre.com • 216.861.5291



For Sale: Fully Leased Investment Property

24455 Aurora Road, Bedford Heights, OH 44146



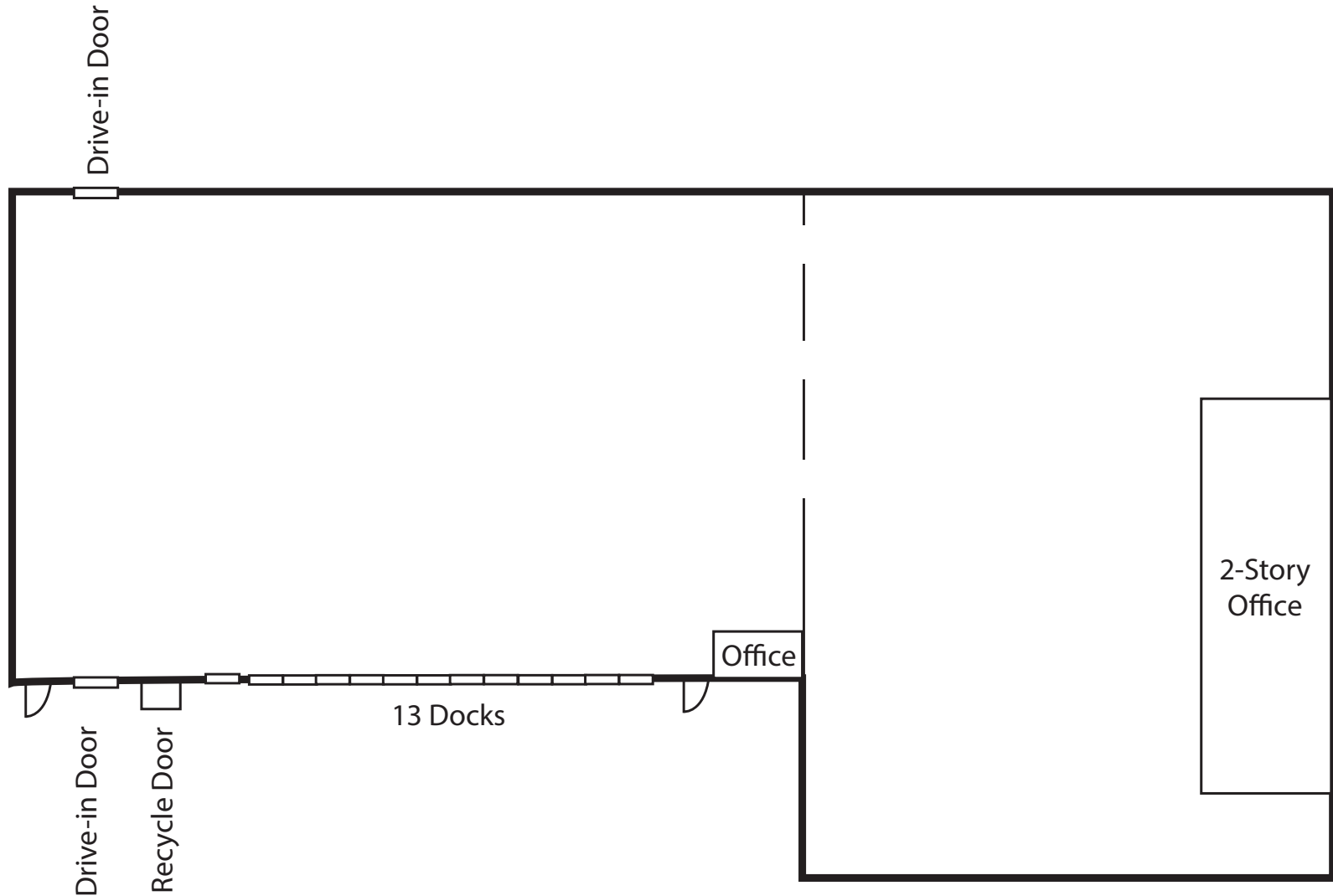
Joseph Martanovic • josephmartanovic@hannacre.com • 216.861.5434

Michael Occhionero • michaelocchionero@hannacre.com • 216.861.5291



For Sale: Fully Leased Investment Property

24455 Aurora Road, Bedford Heights, OH 44146



Joseph Martanovic • josephmartanovic@hannacre.com • 216.861.5434

Michael Occhionero • michaelocchionero@hannacre.com • 216.861.5291

