# FOR SALE

Aurore Roed



# Fully Leased Investment Property

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**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



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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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