

FOR SALE OR LEASE

90,460 SF OFFICE/SHOP/WAREHOUSE FACILITY

5433

PERKINS ROAD

BEDFORD HEIGHTS, OH



OWNER/USER INVESTMENT OR OPPORTUNITY
QUALIFIED OPPORTUNITY ZONE

CONTACT



Terry Coyne
Executive Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker



Connor McCoy
Director
216.453.3085
Connor.McCoy@nmrk.com
Licensed Real Estate Salesperson

NEWMARK

Terry **COYNE**.com

PROPERTY FEATURES



SALE PRICE LEASE RATE

Sale Price: \$4,070,700 (\$45/SF)
Lease Rate: \$4.00/SF



BUILDING SIZE

77,500 Primary Building
(73,860 SF Shop/Warehouse+3,640 SF Office)
12,960 SF Additional Free-Standing Warehouse
90,460 SF Total Gross Area



CONSTRUCTION

one-story brick and concrete block & metal



IDEAL USES

Single-user office shop warehouse complex



PARCEL SIZE

#791-13-005: 5.223 acres with frontage of 615 ft along Perkins Rd 370.03 ft along Kenmore Lane



PARCEL SIZE

1954 (Primary Building) / 1999 (Additional Warehouse)



CEILING HEIGHT

14' – 30'



ZONING

I, Industrial District



LOADING

Primary Building: (3) 12'x14' doors with enclosed docks;
(2) 18'x14' doors; (1) 8'x10' door
Additional Warehouse: (1) 18'x14' drive-in door



POWER

Heavy Power: 480 volt/2000 amp/3-phase/4-wire



ROOF

Replaced in 2018/2020 with 10 year/20 year warranties



HVAC

The office section of the primary building has a gas-fired furnace and electric air conditioning units. The shop and warehouse areas have a nominal amount of Co-Ray-Vac or unit heaters over specific work areas. However, the majority of this area is unheated as well as the free-standing warehouse.



SPRINKLER

Primary Building has a dry pipe sprinkler system due to the absence of significant heat with the free-standing warehouse having no sprinkler system.



FREEWAY ACCESS

½ mile to I-271 half-interchange at Rockside Rd

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FACILITY IMPROVEMENTS/UPSIDE



Parking Lot

~25,000 SF paving



Fencing

~2,000 LF cyclone fencing



Canopy

10,248 SF yard canopies



Rail

Former rail siding



Building Expansion

Room for Building Expansion

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PROPERTY PHOTOS



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INTERIOR PHOTOS



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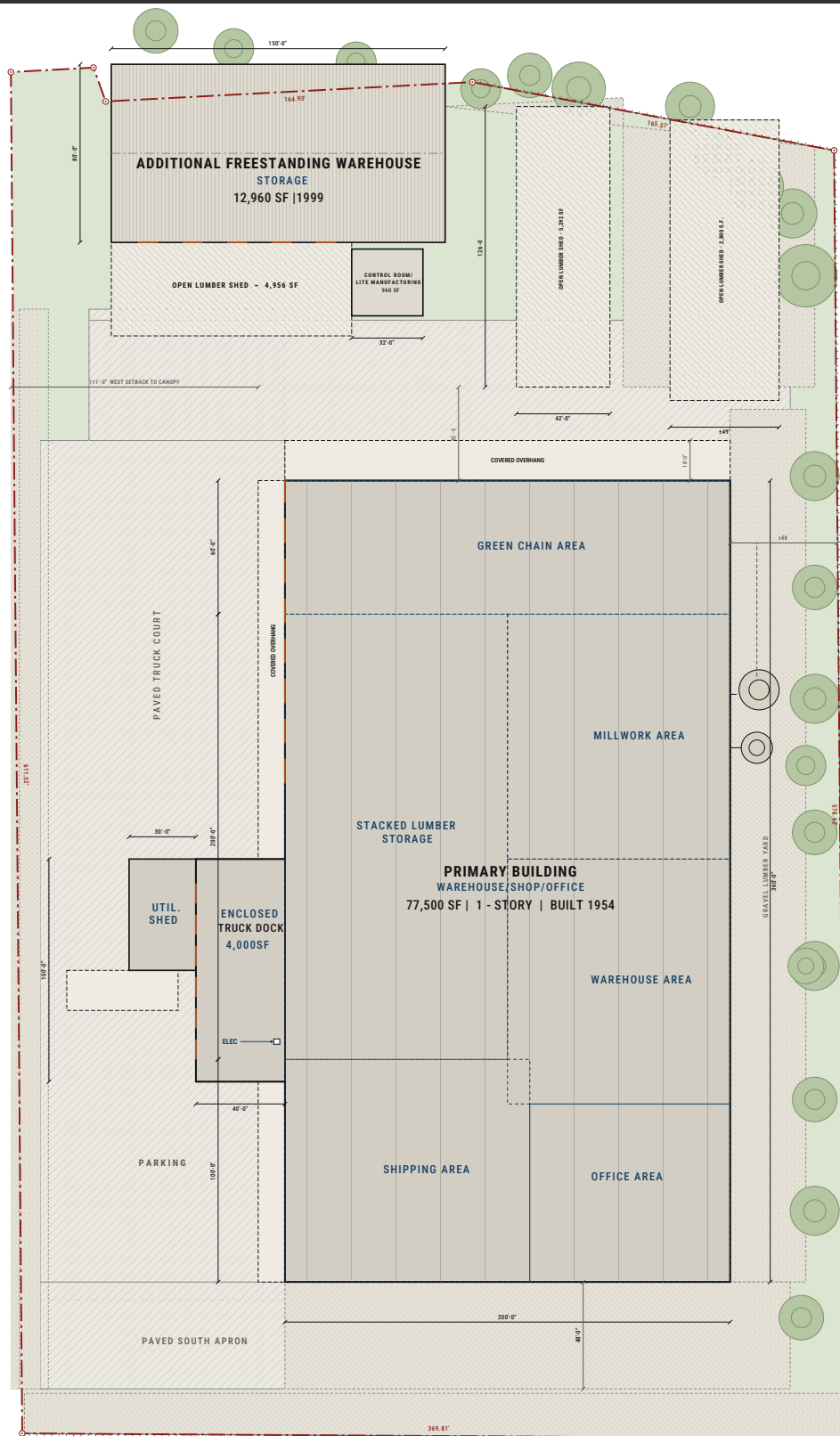
SHOP & PRODUCTION AREAS



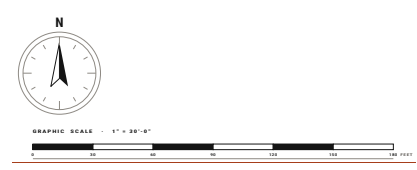
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SITE PLAN



LEGEND	
	ENCLOSED BUILDING - 1954 Concrete block, arched composition roof
	ENCLOSED BUILDING - 1999 Pre-engineered metal / split-face block
	CANOPY / COVERED OVERHANG Roofed, unenclosed
	OPEN-SIDED LUMBER SHED Metal roof on steel frame
	PROPERTY / RIGHT-OF-WAY LINE
	6'-0" HIGH CHAIN-LINK FENCE
	BITUMINOUS / CONCRETE PAVING
	COMPACTED GRAVEL YARD
	LAWN / UNIMPROVED GROUND
	EXISTING TREE / VEGETATION
	OVERHEAD DOOR / DOCK POSITION
	INTERIOR USE ZONE - SCHEMATIC



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SITE AERIAL



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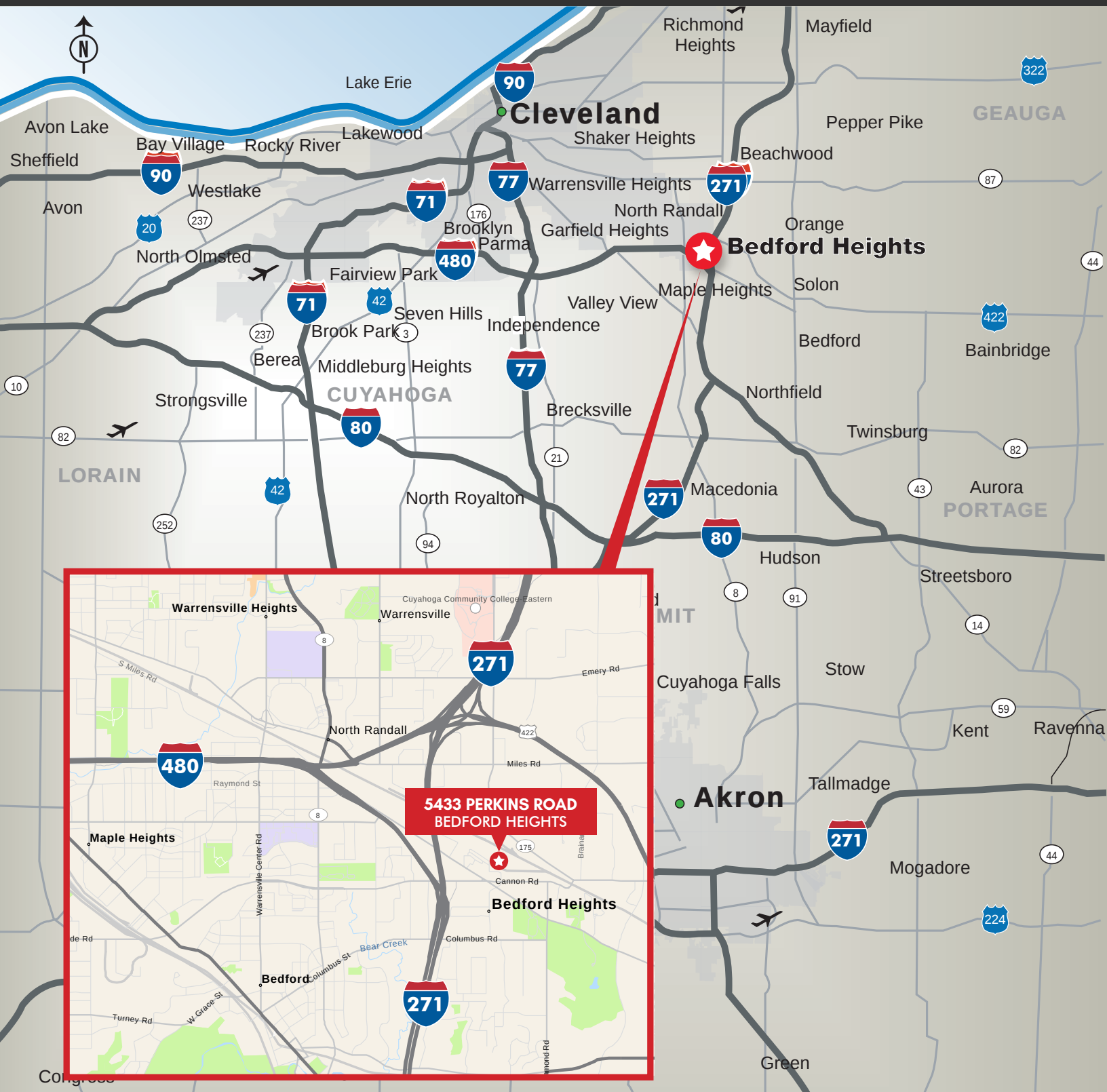
INDUSTRY AERIAL MAP



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LOCATION MAP



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