

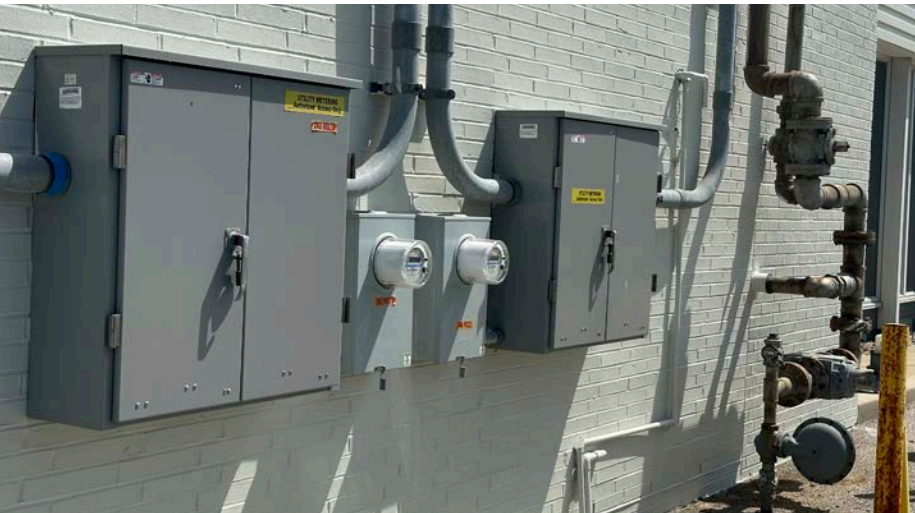
Manufacturing Opportunity | Opportunity Zone Location

For Sale & Lease | 24455 Aurora Road, Bedford Heights, OH 44146



New Roof Coming Soon!





HIGHLIGHTS

- 125,238 SF Industrial facility featuring $\pm 11,500$ SF of functional office and the balance high-bay warehouse space—ideal for manufacturing, distribution, or hybrid users
- Ample dock and trailer parking to support high-volume logistics and efficient flow of goods
- Strategic Bedford Heights location in an Opportunity Zone with proximity to I-271 and I-480, offering logistical advantages and potential tax incentives
- 2026 improvements include a new roof, dock doors, and renovated office space to suite for tenants occupancy

AVAILABILITY

Full Building Available: 125,238 SF

PRICE

Warehouse & Manufacturing: \$5.95/SF NNN

Office: \$12.95/SF NNN

Sale Price: Negotiable



Building Stats

Total Building Size: 125,238 SF

Industrial Space: 113,738 SF

Office Space: 11,500 SF

Column Spacing: 30' x 40'

Clear Height: 20'

Land Size: 6.24 AC

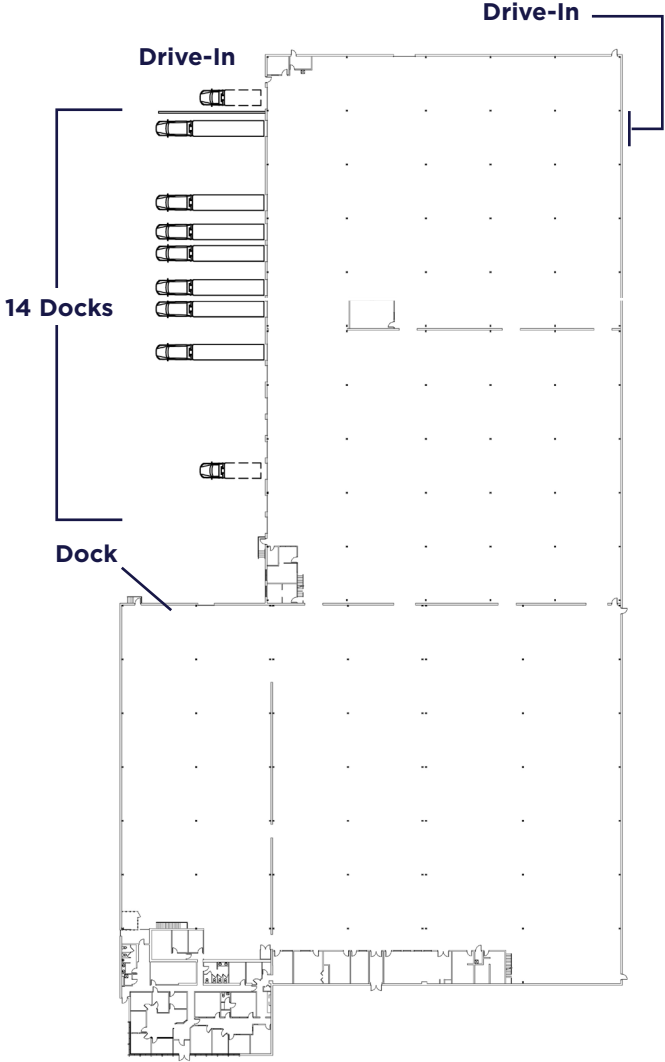
Parking: 100+ Spaces

Parcel #: 791-14-010

Stories: One (1)

Docks: Fourteen (14)

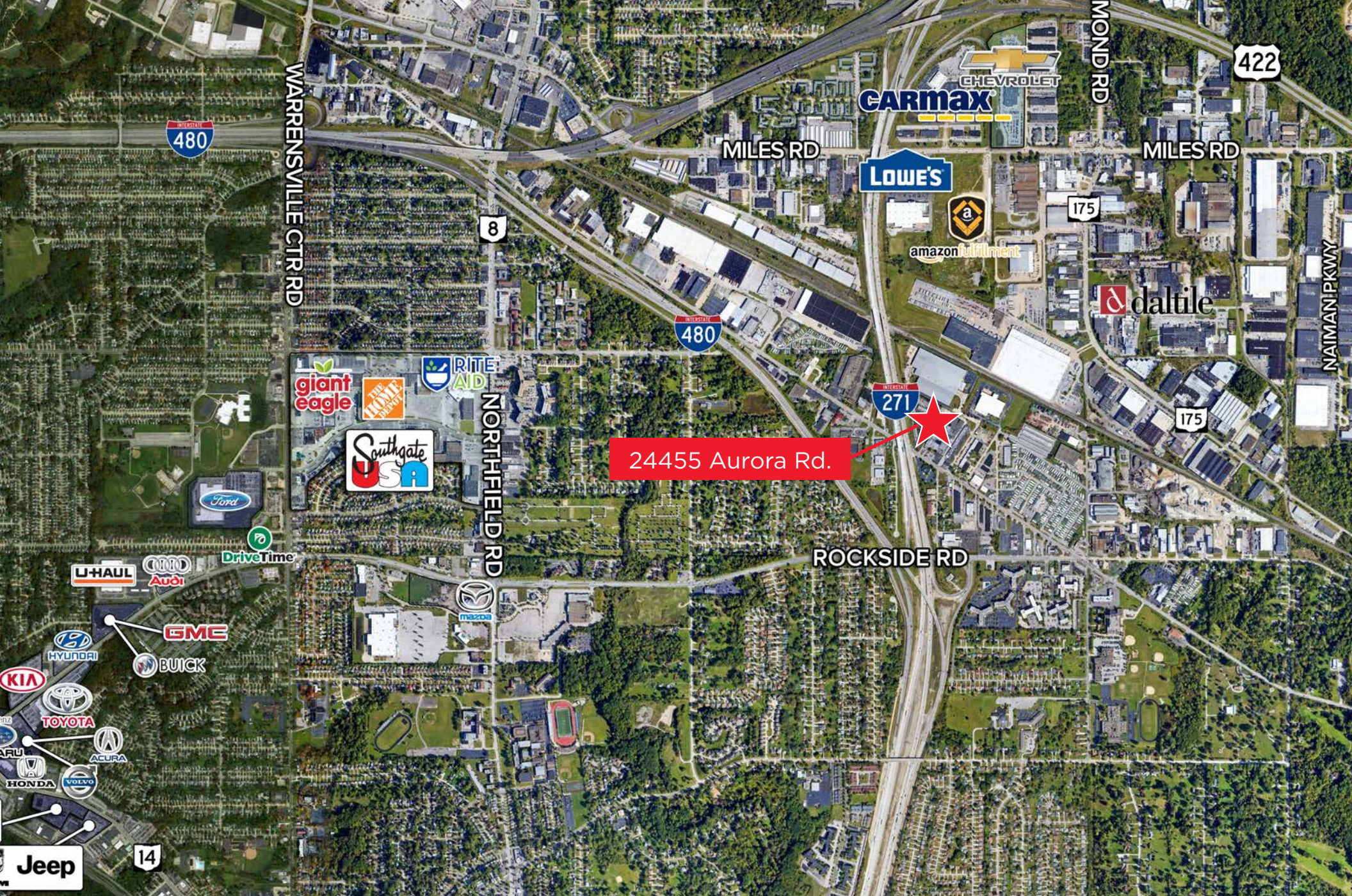
Floorplan | Max Contiguous 125,238 SF



AURORA RD.

Photos





24455 Aurora Rd.

142,415
Population
(2025 | 5 Mile)

41.7
Median Age
(2025 | 5 Mile)

62,027
Households
(2025 | 5 Mile)

\$112,544
Household Income
(2025 | 5 Mile)

8,827
Total Businesses
(2025 | 5 Mile)

115,392
Total Employees
(2025 | 5 Mile)

Manufacturing Opportunity | Opportunity Zone Location

24455 AURORA ROAD, BEDFORD HEIGHTS, OH 44146

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