

Manufacturing Opportunity | Opportunity Zone Location

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



New Roof Coming Soon!



Renderings



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

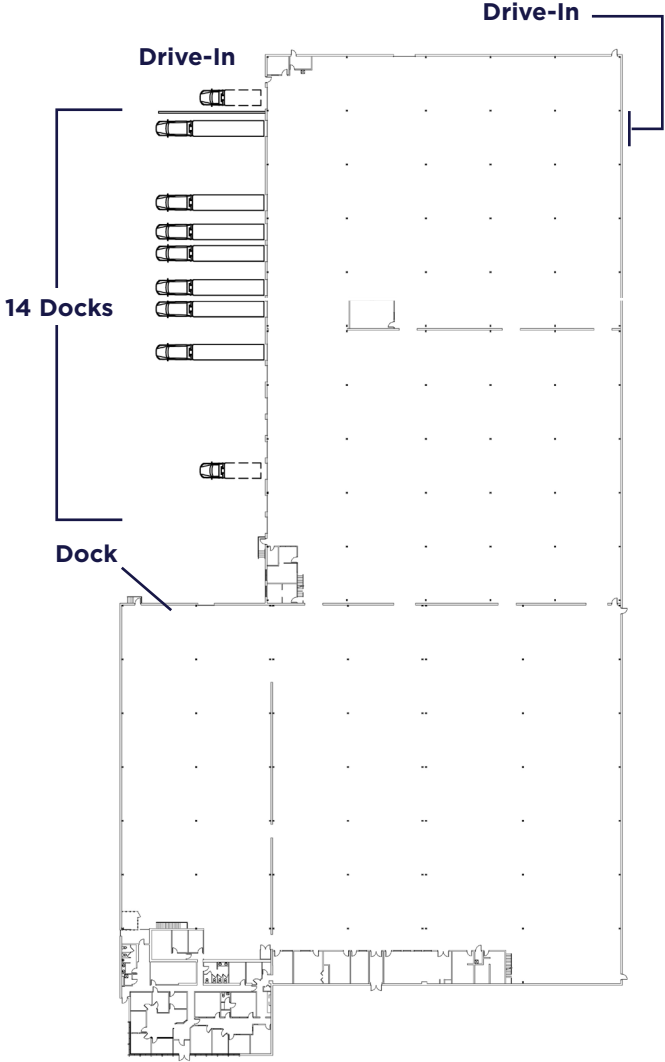
Parking: 100+ Spaces

Parcel #: 791-14-010

Stories: One (1)

Docks: Fourteen (14)

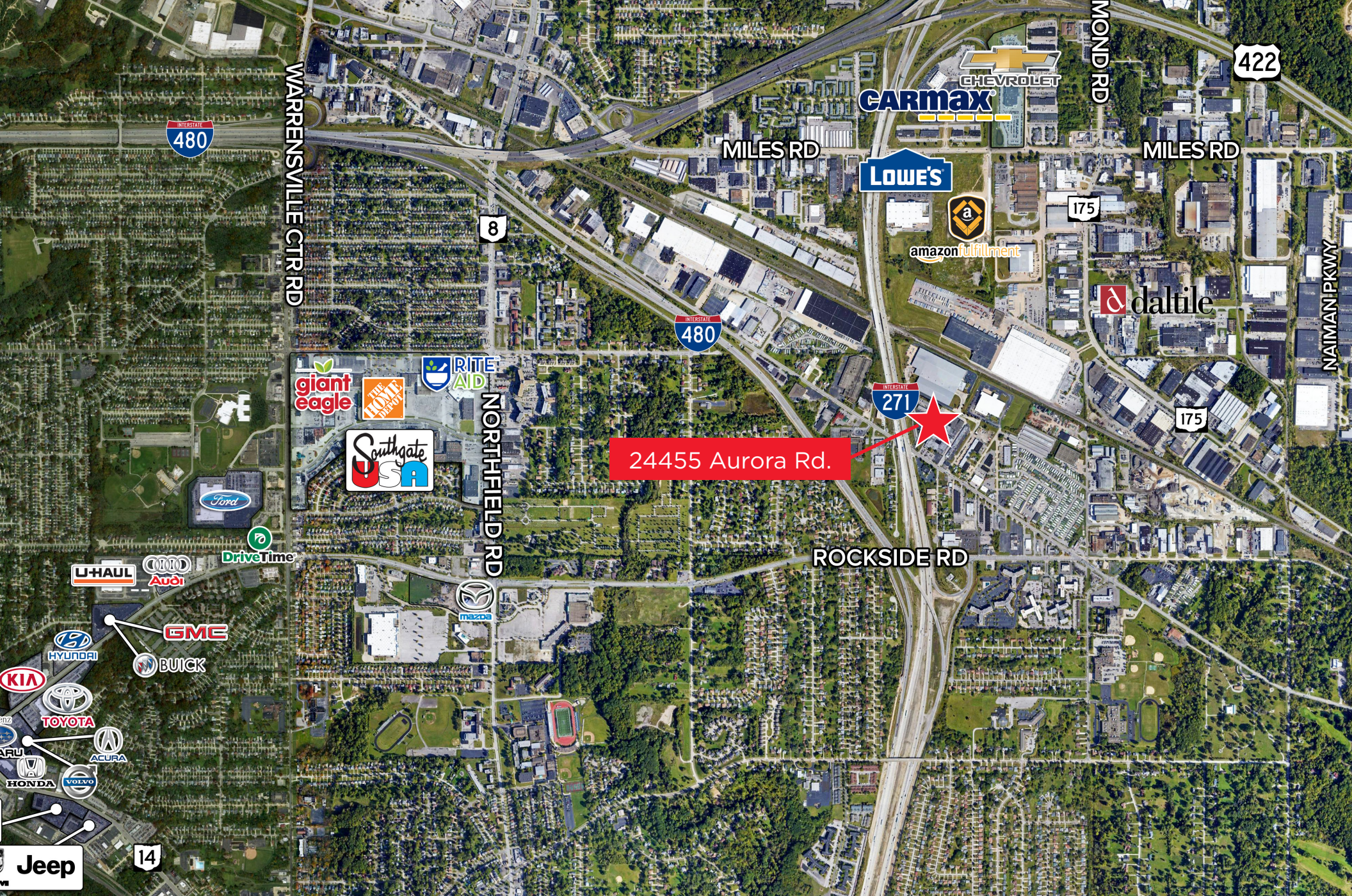
Floorplan | Max Contiguous 125,238 SF



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

RICO A. PIETRO, SIOR

Principal
rpietro@crescorealestate.com
+1 216 525 1473

JASON LAVER, SIOR

Senior Vice President
jlaver@crescorealestate.com
+1 216 525 1489

KIRSTEN PARATORE

Senior Associate
kparatore@crescorealestate.com
+1 216 525 1491

ROBBY MARTINELLI

Senior Associate
rmartinelli@crescorealestate.com
+1 216 232 4104

RYAN CURTIN

Associate
+1 216 232 4105
rcurtin@crescorealestate.com

Cushman & Wakefield | CRESCO

6100 Rockside Woods Blvd, Suite 200
Cleveland, OH 44131
crescorealestate.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.