

Warehouse for Sale

33 INDUSTRY DRIVE, BEDFORD, OH 44146



Overview

This expansive 51,231 SF industrial facility, built in 1972, with significant additions in 1979 and 1992, offers a unique value-add opportunity in Bedford, OH's industrial district. With heavy power and ceiling heights from 24' - 30", the facility is primed for substantial upgrades. Featuring numerous loading docks, grade-level doors, clear span steel frame, and full security fencing, this property has the framework of a top-tier industrial site. Set on 4.44 acres of industrial-zoned land, this site offers significant potential for redevelopment and modernization. This facility represents an exceptional opportunity for the right owner or investor to transform it into a high-performing asset. Industrial properties in Bedford are increasingly scarce, making this an ideal project for those looking to capitalize on market demand.

Highlights

- Fully Fenced 4.4 Acre Site in Bedford
- High Bay Warehouse With 13 Docks
- Ideal for Manufacturing, Distribution, or Warehouse Operations
- Clear Span Structure With 30' Sidewalls
- Ideally Located Close to I-480, Forbes Road

Property Details



Sales Price
\$349,000



Building Size
51,231 SF



Lot Size
4.44 Acres



Zoning
General Industry

Rev: September 4, 2024



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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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Warehouse for Sale

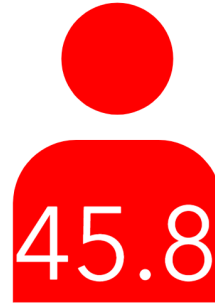
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DEMOGRAPHICS



48,149
Population



45.8
Median Age



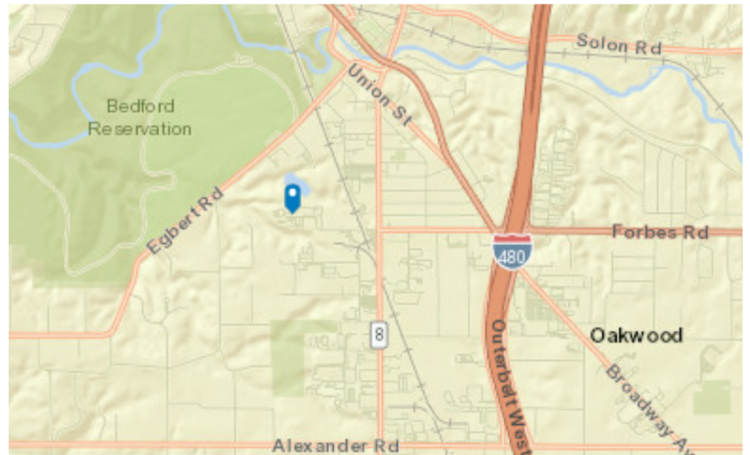
2.1
Average
Household Size



\$59,181
Median Household
Income

TRAFFIC COUNT

| Cross street | VPD | Distance |
|----------------------|--------|----------|
| Walton Rd | 3,400 | 0.3 |
| Egbert Rd | 1,800 | 0.4 |
| Cleveland Metro Pkwy | 4,479 | 0.4 |
| Forbes Rd | 10,840 | 0.4 |
| Walton Rd | 2,050 | 0.5 |



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