



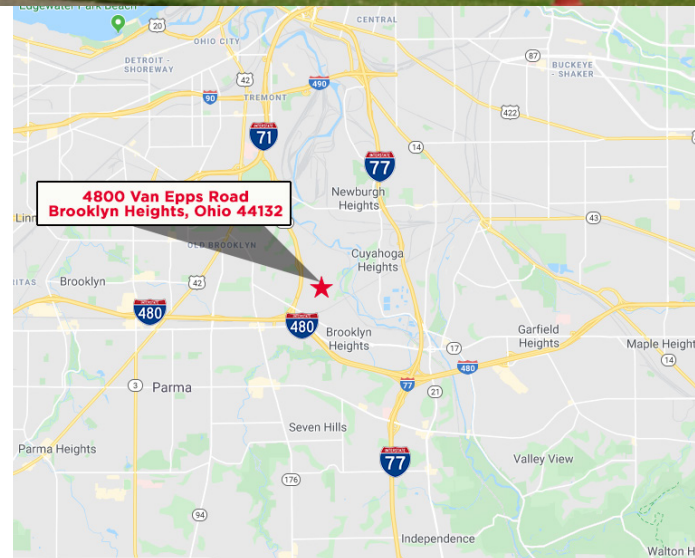
FOR LEASE

4800 Van Epps Road
Brooklyn Heights, Ohio 44131



Property Highlights

- Construction: Brick/Block
- Roof: EPDM (rubber)
- Sprinkler: Wet
- Lighting: Fluorescent
- Heat: Overhead Gas
- Ceiling Height: 18'
- \$10.25 SF Office | \$5.25 SF Warehouse



Availability

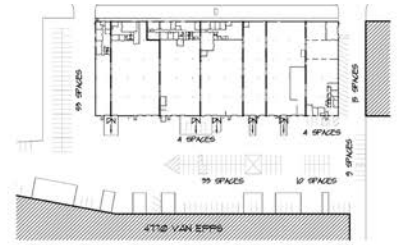
UNIT	TOTAL SF	WHSE SF	OFFICE SF	DOCKS	DRIVE-INS	AVAILABLE
104	14,780	11,480	3,300	2	1	5/1/2021

FRED CHRISTIE
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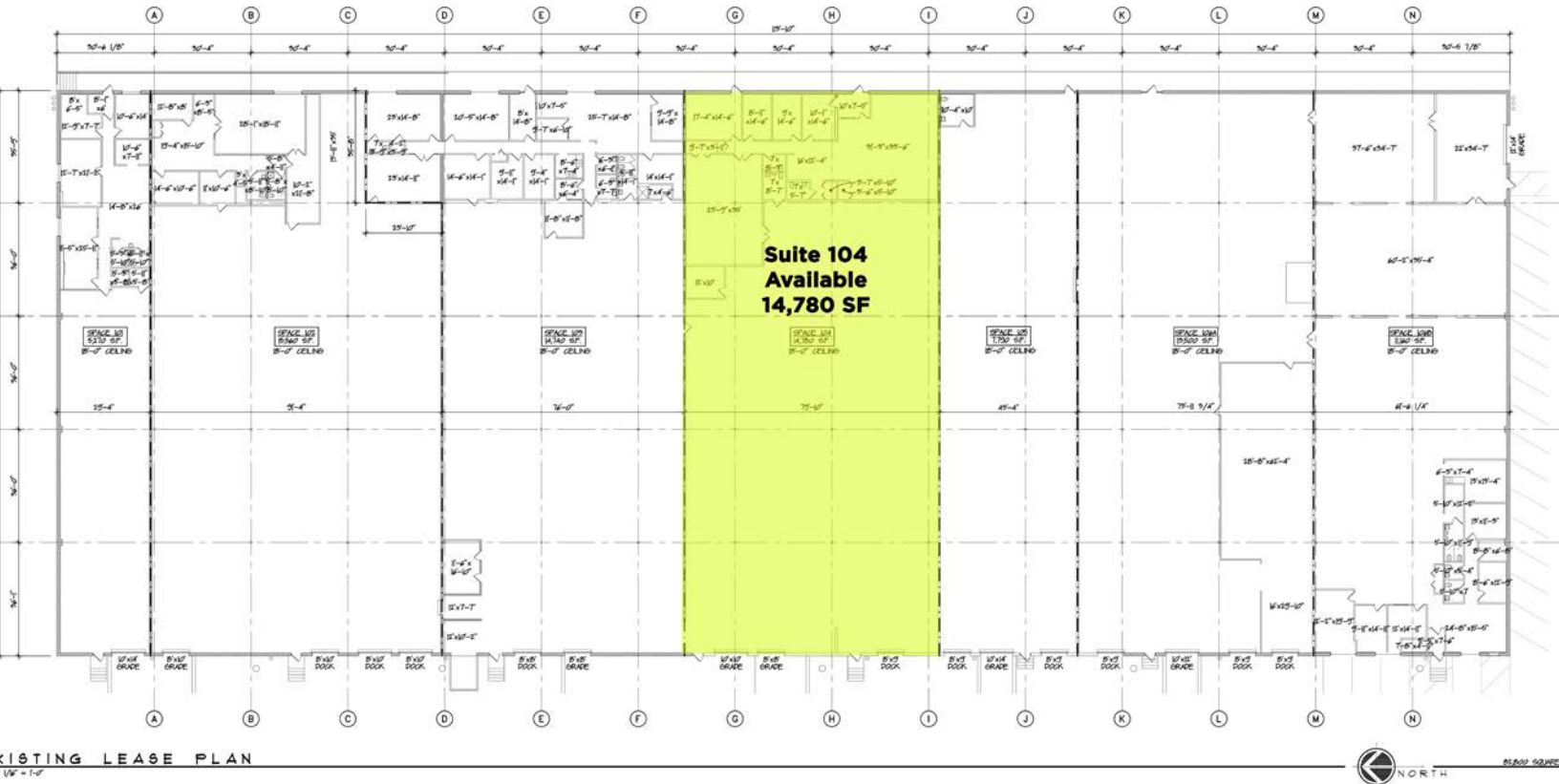
3 Summit Park Drive, Suite 200
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Floor Plan

4800 Van Epps Road
Brooklyn Heights, Ohio 44131



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH



EXISTING LEASE PLAN
SCALE: 1/8" = 1'-0"

NORTH

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FOR LEASE

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14,780 MU SF For Lease: \$5.25/SF GROSS Per Year



LOCATION

Market:	SO-Z1
Sub-Market:	I-480/I-77 Corridor/South to Sprague
County:	Cuyahoga
Corner Parcel:	No

AVAILABILITY

Type:	Lease
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FINANCIAL

Asking Rate:	\$5.25/SF/YR	Office Asking Rate:	\$10.25/SF
Asking Rate Type:	GROSS	Industrial Asking Rate:	\$5.25/SF

SPACE

Suite/Unit:	104	Signage:	Y	Total Doors:	3
Space SF:	14,780	Sprinkler:	Wet	Rail Status:	None
Industrial SF:	11,480	Heat:	OH Gas	Rail Line:	None
Office SF:	3,300	Ceiling Height Min:	18'0"	Number of Cranes:	0
Min Divisible SF:	14,780	Ceiling Height Max:	18'0"	Crane Capacity Min:	0 Tons
Max Contiguous SF:	14,780	Drive in Doors:	2	Crane Capacity Max:	0 Tons
Primary Use:	MU	Truck Level Doors:	1		
Crane:	Crane Capacity: 0 Crane Clear Height:				

BUILDING

Property Type:	Industrial	Construction Status:	Existing	Sprinkler:	Wet
Building SF:	82,841	Construction Type:	Brick/Block	Ceiling Min Height:	18'0"
Industrial SF:	82,841	Roof Type:	Built Up	Ceiling Max Height:	18'0"
Floors Count:	1	Heat:	OH Gas Unit	Total Doors:	0
Primary Use:	MU	Lighting:	Fluorescent		

SITE

Zoning:	INDUSTRIAL	Land Condition:	Good
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COMMENTS

Public:	Office \$10.25/SF Gross Warehouse \$5.25/SF Gross
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