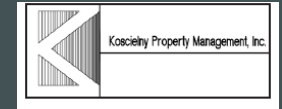


Industrial | For Lease

CBRE

±73,170 SF Warehouse (High Cube) & Office
Divisible to 21,345 SF

Owned and Professionally Managed by:



4639 Van Epps Road
Brooklyn Heights, OH 44131

Rare Offering featuring 24 ft clear warehouse with Prime location in Central I-77/I-480 Submarket



Rare Office Building for Sale with Parking
4639 Van Epps Road | Brooklyn Heights, OH 44131

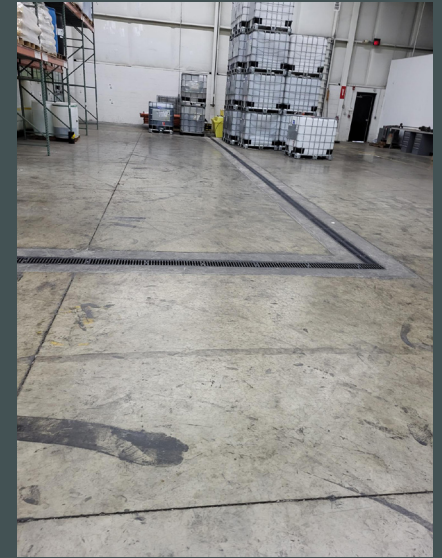
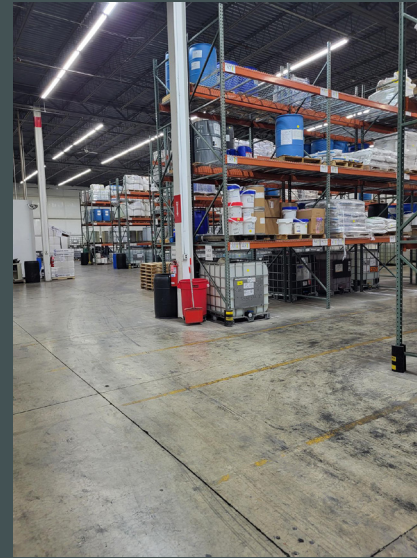
For Lease

Building Features

- + Clear Height: 24 ft clear
- + Floors: 6" reinforced concrete
- + Column Spacing: 40 ft x 37 ft
- + Sprinkler System: Wet Ordinary Hazard
- + Power: 480 v and 208v – 3 phase
- + Building Age: 1997 construction
- + Parking: 70 automobile spaces
- + Special Features: Floor drains and trenching

Pricing:

- + **Rate: \$6.50/PSF/NNN**
- + **OPEX: \$1.50/PSF**



Suites A & B

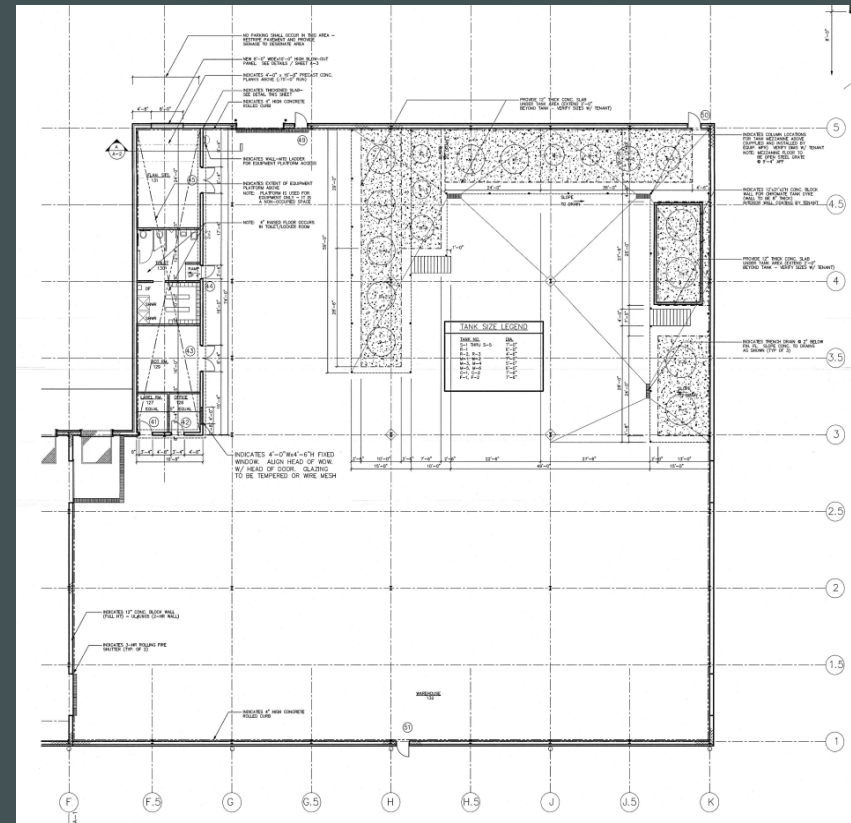
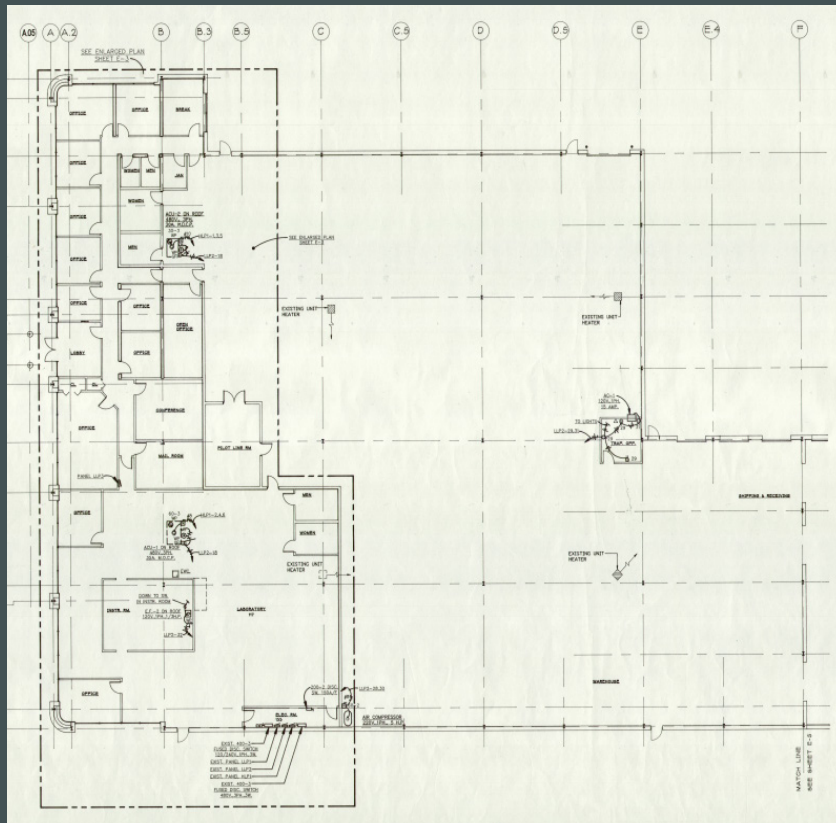
+51,825 SF total (not divisible)

+Office /Lab 10,762 SF

+Lab Space is +/- 5,000 SF with hoods and stone top counters

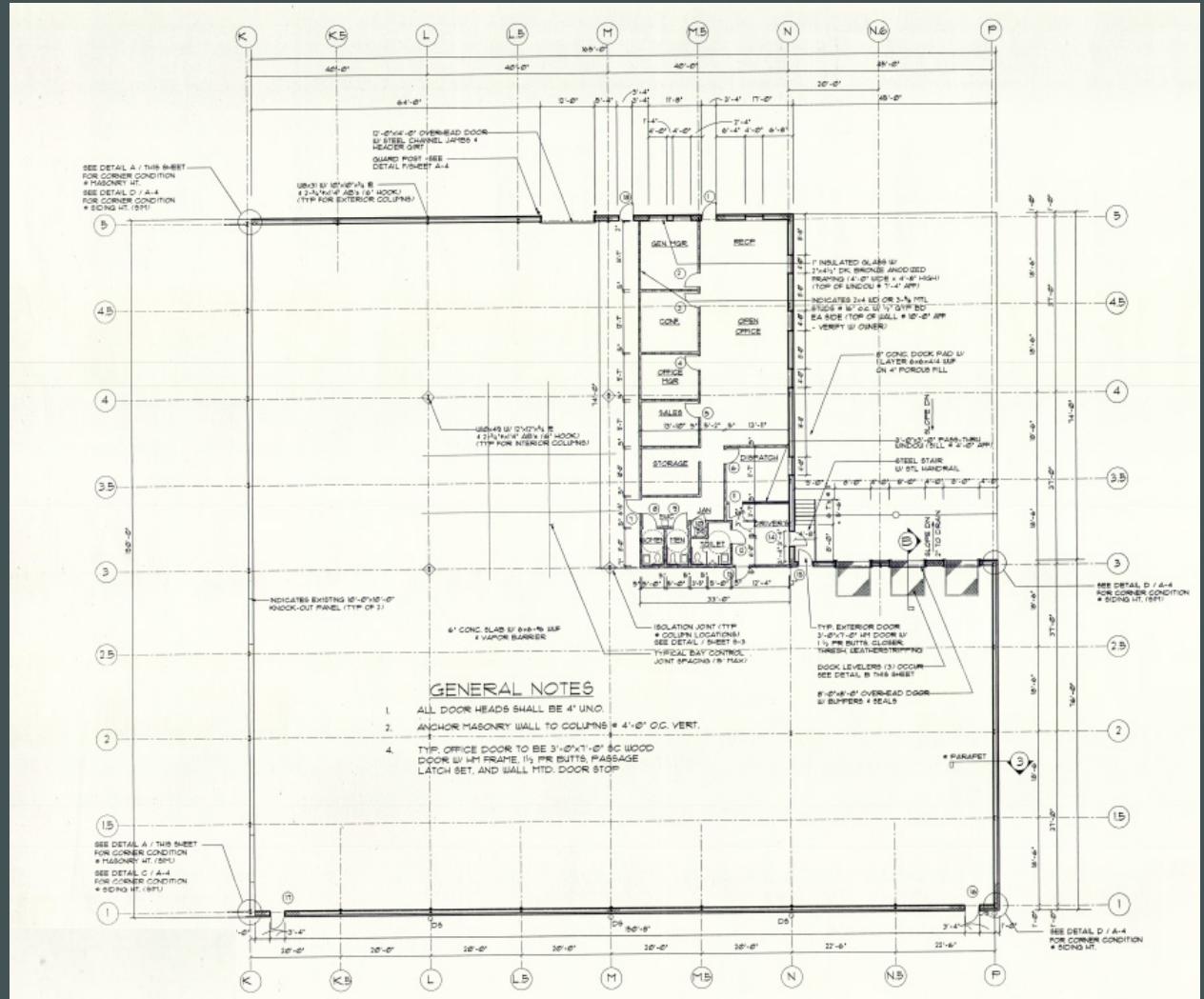
+Warehouse 41,063 SF

+Loading: 4 docks and 2 drive ins



Suite C

- +21,345 SF total
- +Office 2,500 SF
- +Warehouse 18,845 SF
- +Loading: 3 docks and 1 drive in



±73,170 SF Warehouse & Office Building
4639 Van Epps Road | Brooklyn Heights, OH 44131

For Lease



Demographic Overview 5 Mile Radius



\$71,304

Avg. Household Income



186,990

Employees



290,760

Population



128,513

Households



\$142,734

Avg. Housing Value



38

Median Age

Contact Us

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CBRE

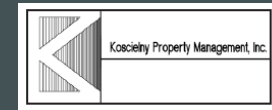
950 Main Ave.

Suite 200

Cleveland, OH 44113

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