



4800 Van Epps Road  
Brooklyn Heights, Ohio 44131

**FOR LEASE**



## BUILDING SF

140,688 SF

## LAND SIZE

9 acres

## LEASE RATE

\$11.00/SF Gross - Office

\$6.50/SF Gross - Warehouse

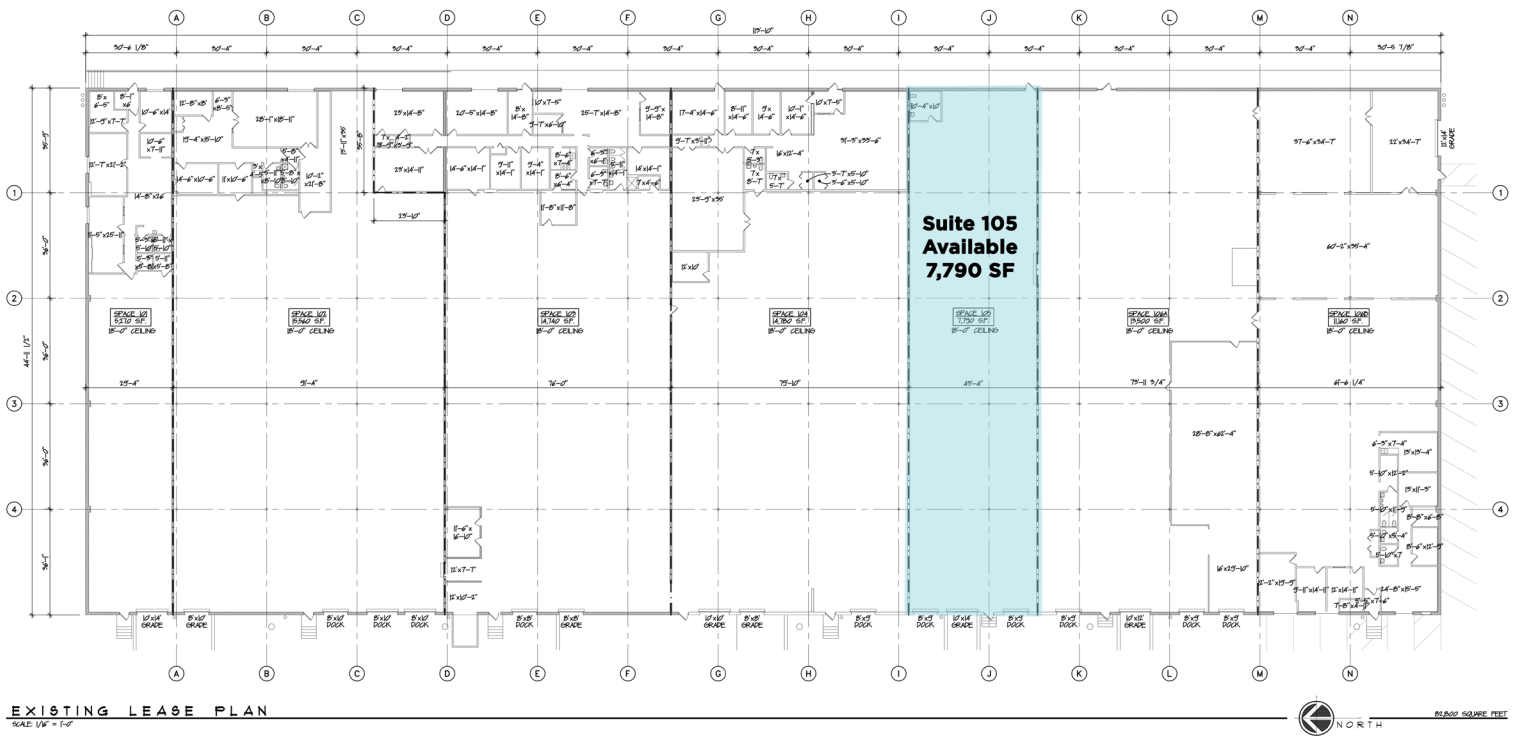
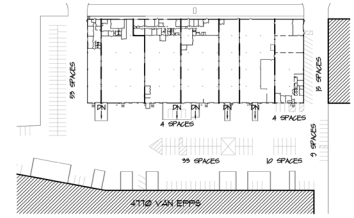
## PROPERTY SPECIFICATIONS

<b>WAREHOUSE SF</b>	7,550 SF
<b>CEILING HEIGHT</b>	18'
<b>CONSTRUCTION</b>	Brick/block
<b>SPRINKLER</b>	Wet
<b>LIGHTING</b>	Fluorescent
<b>HEAT</b>	Overhead gas

## AVAILABLE UNITS

UNIT	TOTAL SF	OFFICE SF	WAREHOUSE SF	DOCKS	DRIVE-IN DOORS	AVAILABLE DATE
105	7,790 SF	240 SF	7,550 SF	Two (2)	One (1)	4/1/2026

**FRED CHRISTIE** / Executive Vice President & Partner Emeritus /  
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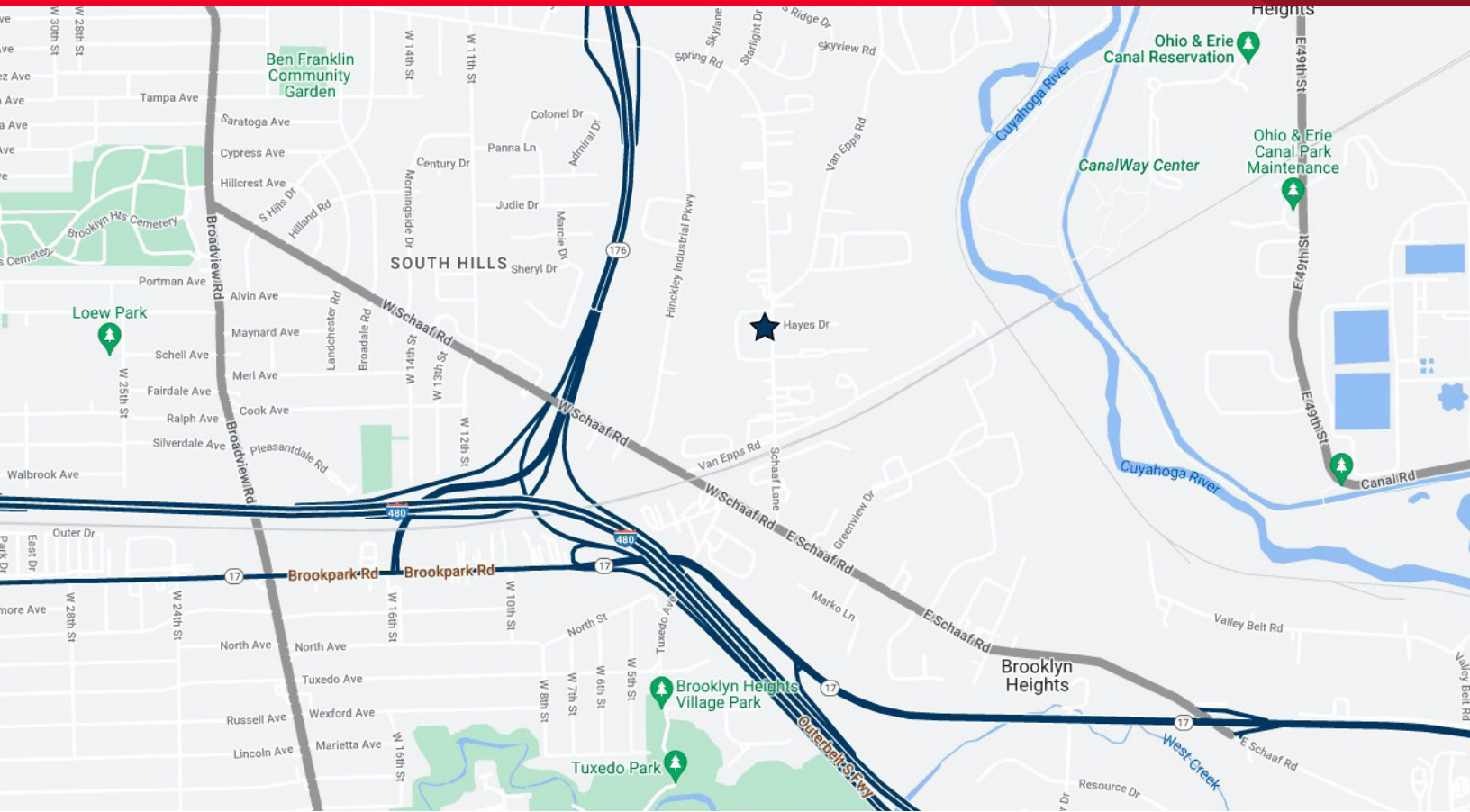
**Suite 105 Photos**





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EXCELLENT ACCESS TO I-77 / I-480



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