



**FOR SUBLEASE**

# 4639 VAN EPPS ROAD

Brooklyn Heights, OH

## SUBLEASE OVERVIEW

<b>Size:</b>	±73,170 SF Warehouse & Office Divisible to 21,345 SF & 51,825 SF
<b>Term:</b>	Thru 3/31/2027
<b>Clear Height:</b>	24'
<b>Floors:</b>	6" reinforced concrete
<b>Column Spacing:</b>	40'x37'
<b>Sprinkler System:</b>	Wet ordinary hazard
<b>Power:</b>	480V and 208V - 3 phase
<b>Parking:</b>	70 automobile spaces
<b>Rental Rate:</b>	Contact Broker

## BUILDING FEATURES

- Rare full-building offering featuring 24 ft clear warehouse with prime location in Central I-77/I-480 Submarket
- Special features include floor drains and trenching

## DEMOGRAPHIC OVERVIEW (5 Mile Radius)

**\$71,304**

Avg. Household Income

**186,990**

Employees

**290,760**

Population

**128,513**

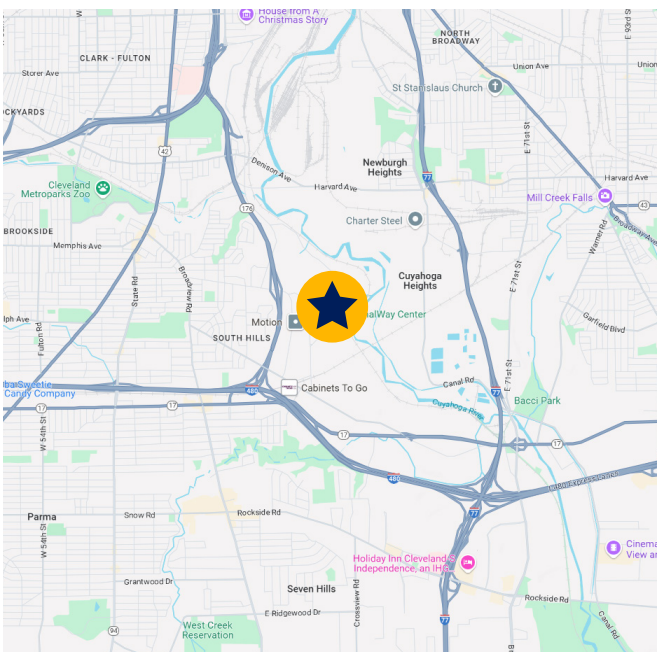
Households

**38**

Median Age

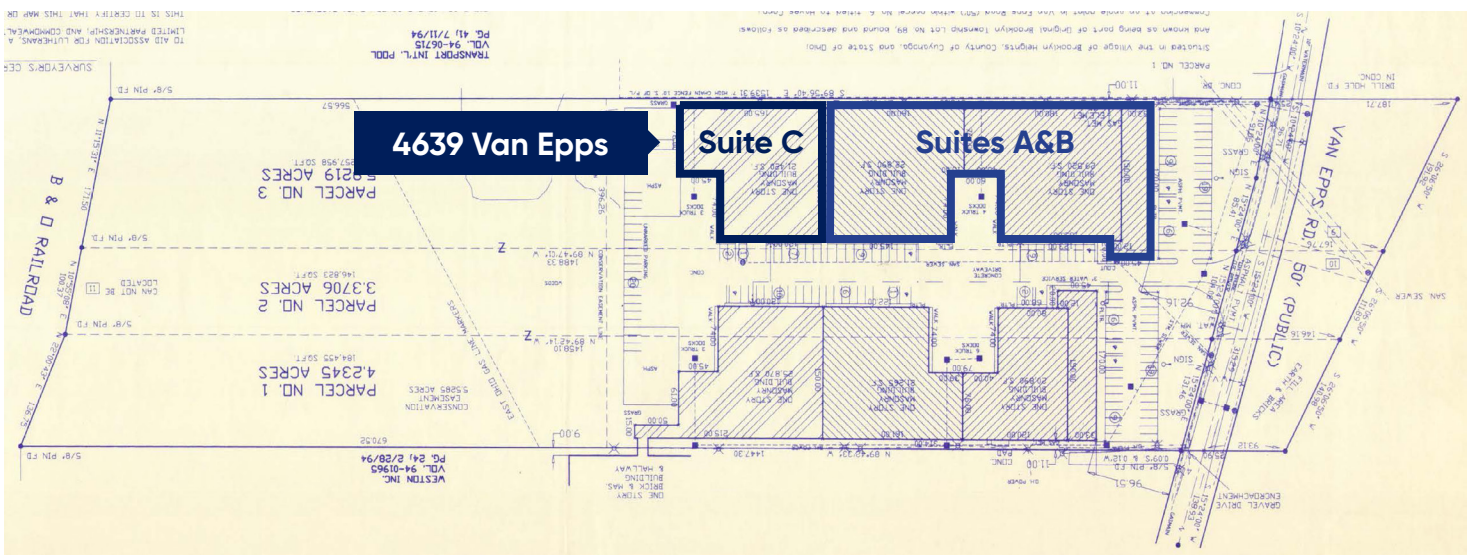
**\$142,734**

Avg. Housing Value



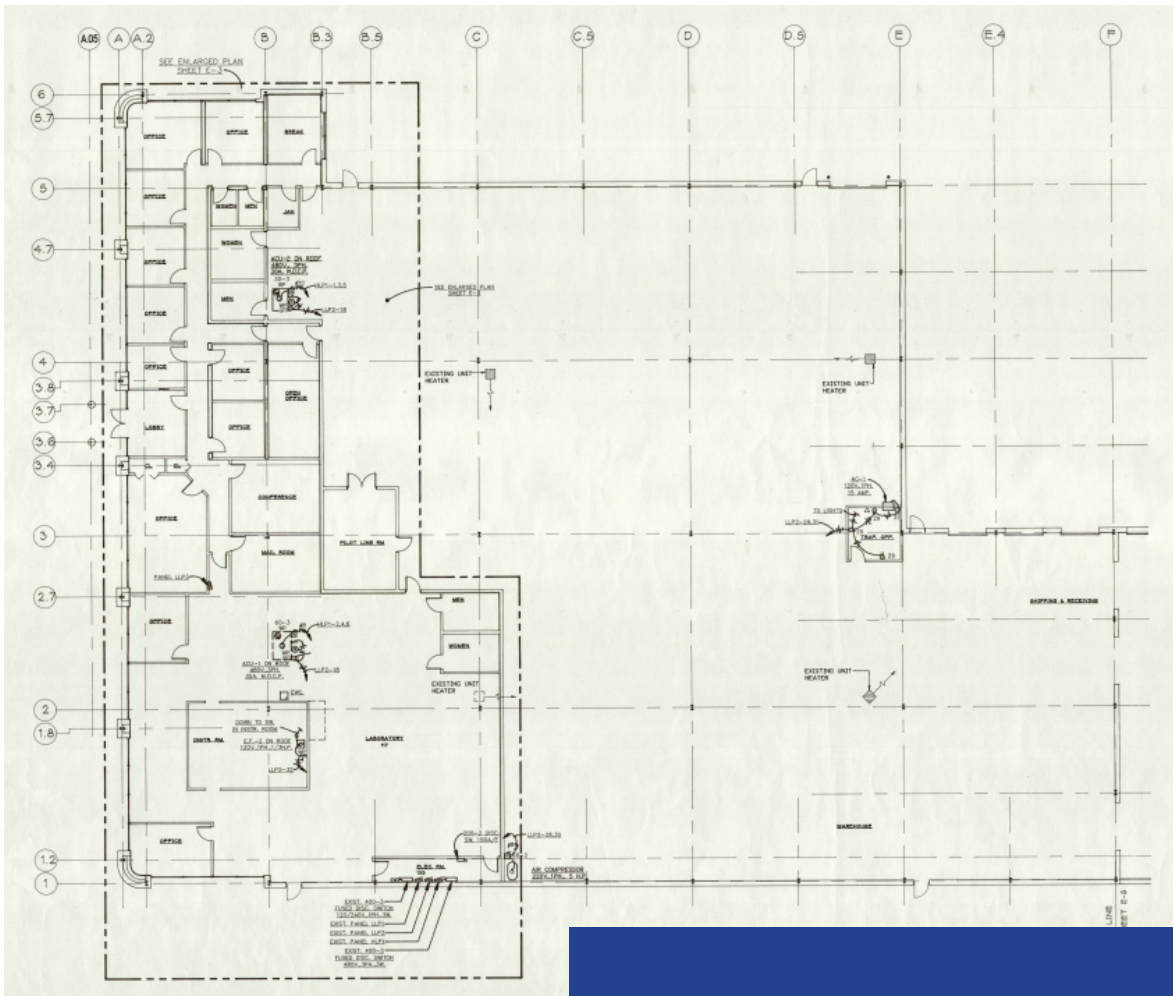
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# SITE PLAN



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## SUITES A & B

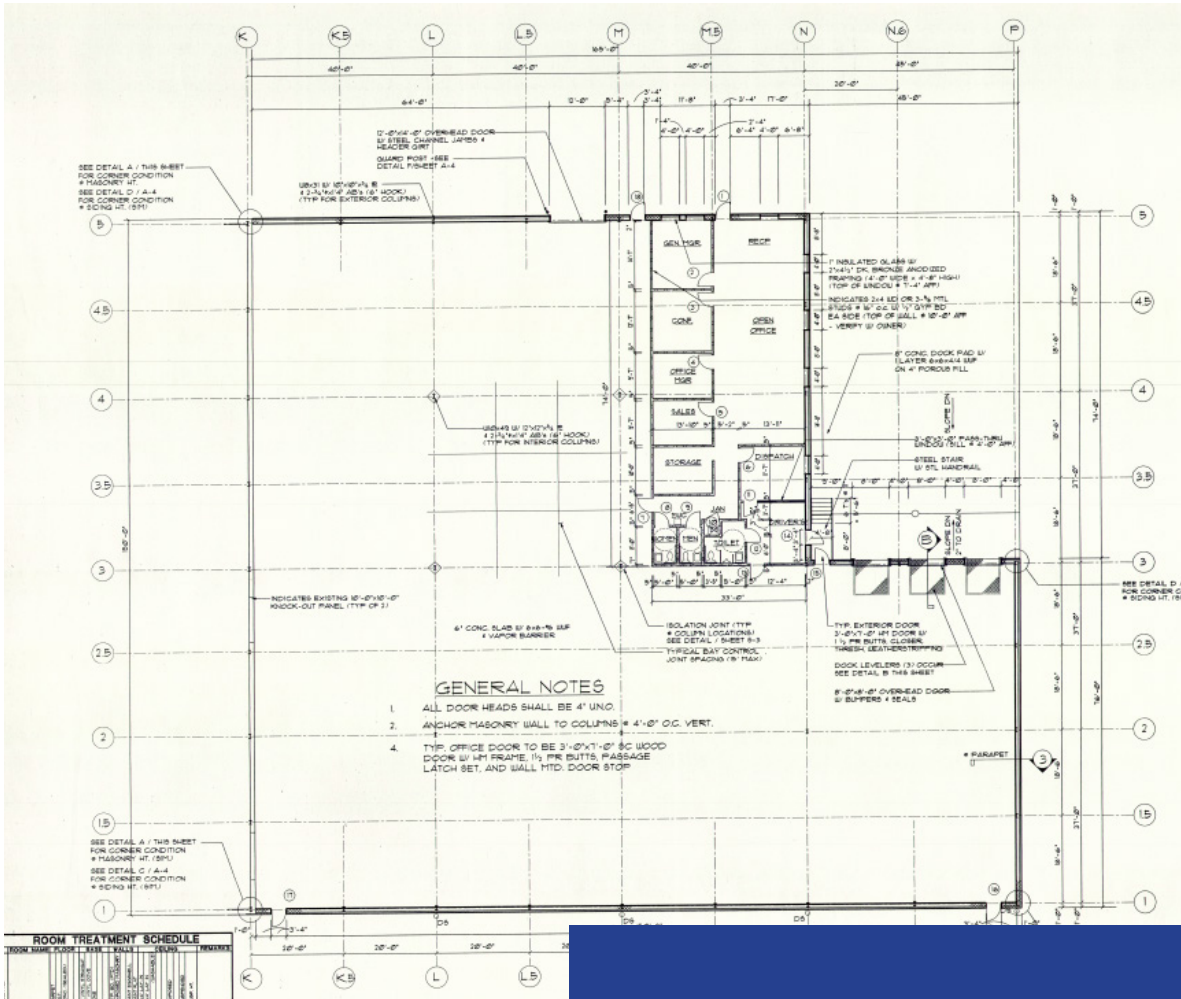


### SPACE OVERVIEW

- 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

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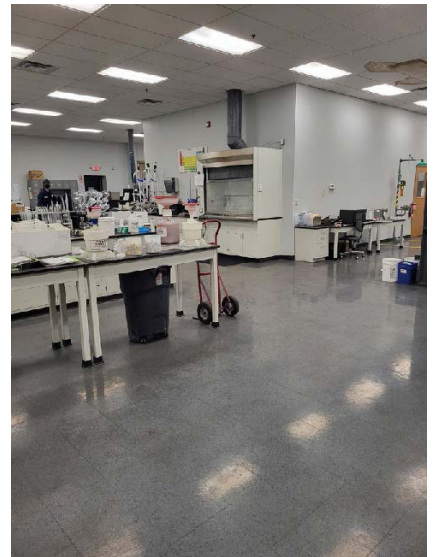
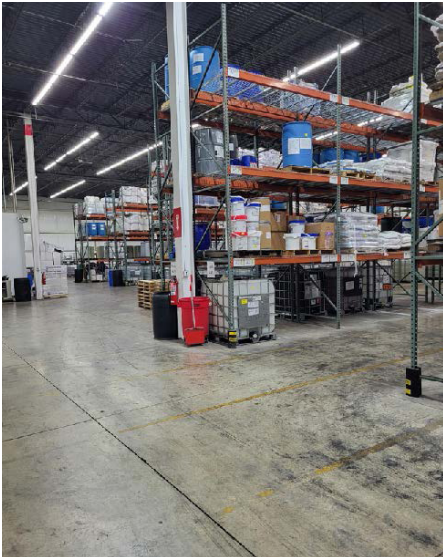
# SUITE C



## SPACE OVERVIEW

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

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## Contact

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