

22,305 - 51,825 SF
FOR LEASE

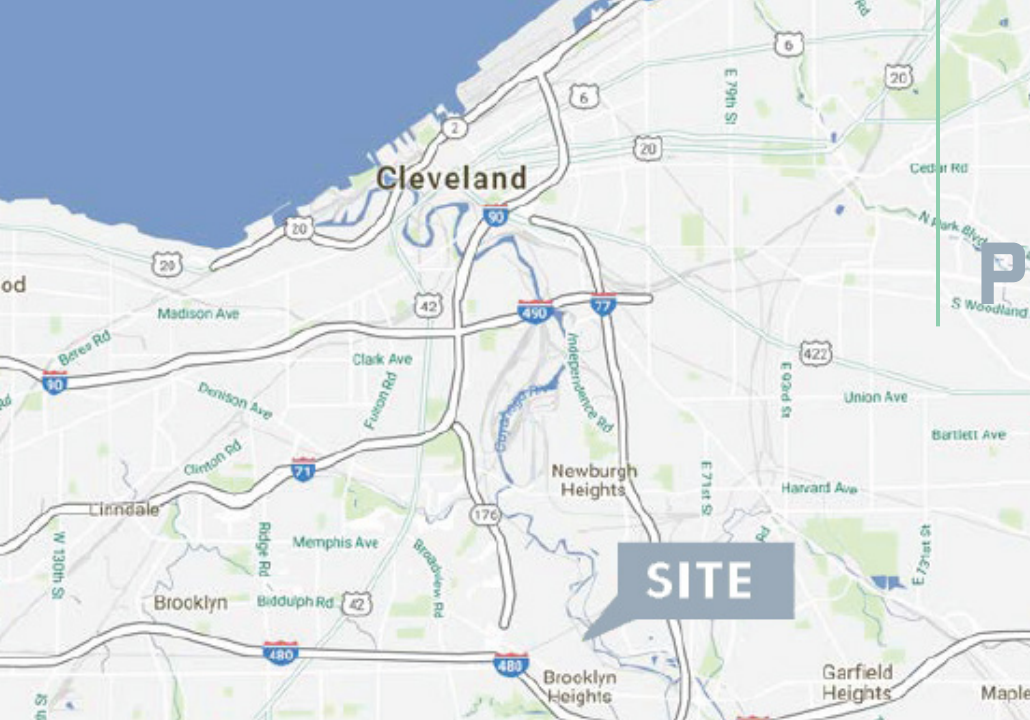
4609 & 4639
van epps road

Brooklyn Heights, OH 44131

Owned and Professionally
Managed by:



CBRE

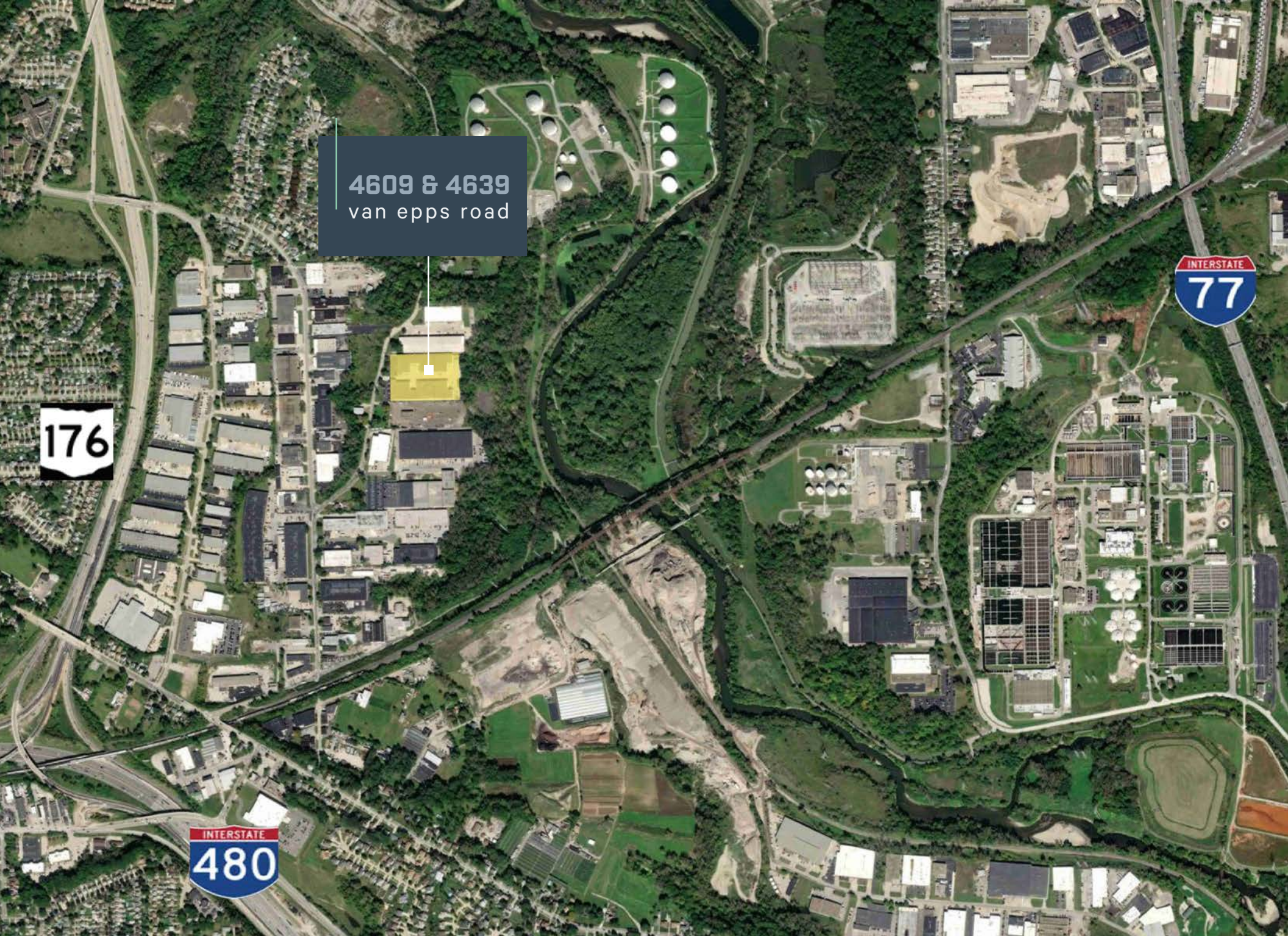


PROPERTY HIGHLIGHTS

Total SF	22,305 - 51,825 SF
Spaces Available	4609- Suite B – 27,000 SF with 1,580 SF office 4639- Suite A & B Total 51,825 SF (now divisible) Suite A –29,520 SF with 10,762 SF office/lab Suite B – 22,305 SF with 1,000 SF office 1 dock /1 drivein
Lot Size	7.00 Acres
Year Built	1997
Clear Height	24'
Floors	6" thick, reinforced concrete
Electrical	200A/480V/3ph 200A/240V/3ph
Heat	Warehouse – Gas unit heaters
Sprinkler System	Wet Ordinary Hazard
Parking	Up to 105 Spaces
Special Features	Floor drains and trenching



IN THE CENTER OF CUYAHOGA COUNTY AT THE SOUTHERN END OF CLEVELAND'S INDUSTRIAL VALLEY WITH GOOD TRUCK ACCESS TO ALL FREEWAYS, I-71, I-77, I-480, AND THE JENNINGS FREEWAY.



4609 & 4639
van epps road

176

INTERSTATE
480

INTERSTATE
77



4639 Van Epps Rd – Suites A & B

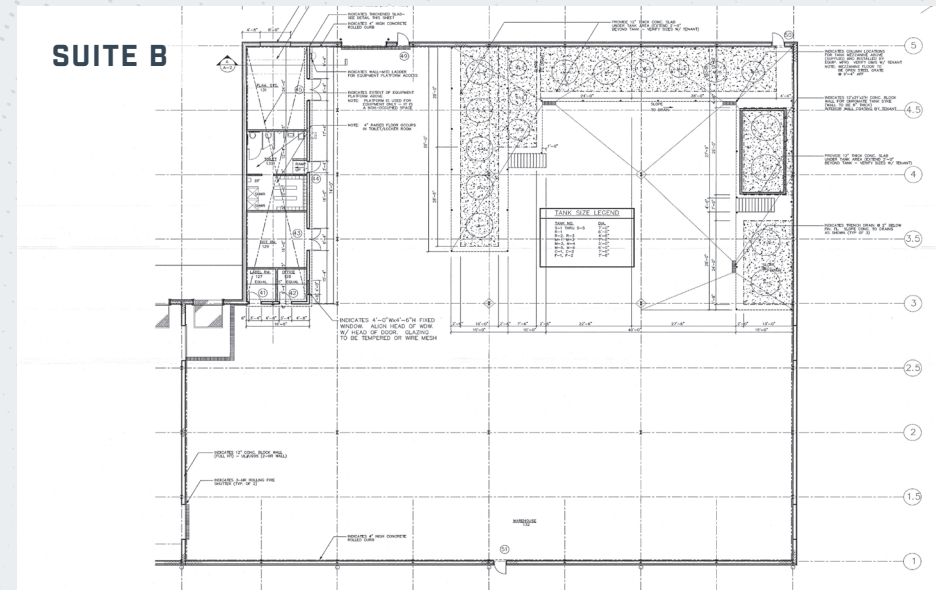
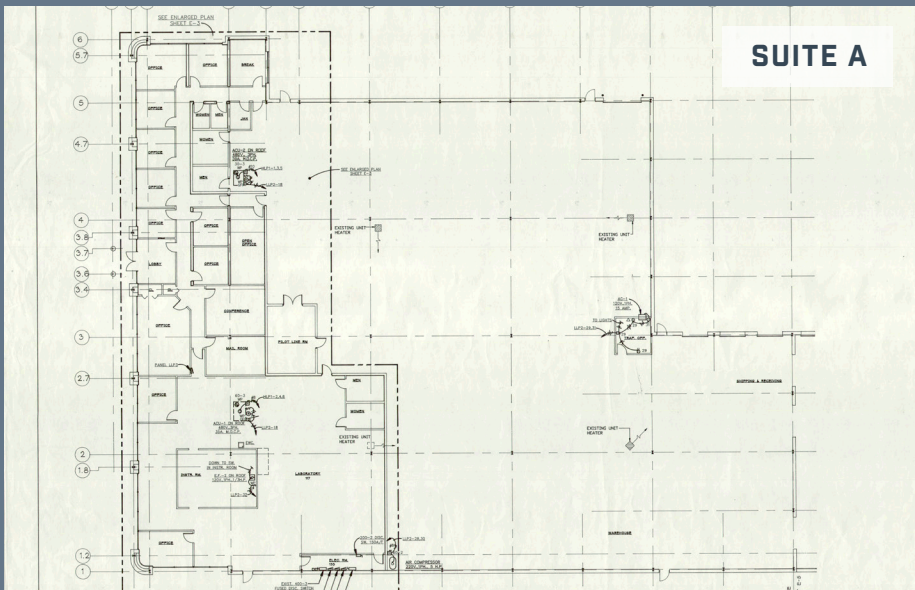
- Total Available SF – 51,825 SF (divisible)
- Warehouse – 41,063 SF
- Office/Lab – 10,762 SF
- Lab Space is +/- 5,000 SF with hoods and stone top counters
- Docks – 4
- Drive-In Door – 2
- Parking – 75 Spaces
- Lease Rate – \$6.50 PSF, NNN
- OPEX – \$1.75 PSF

Suite A

- 29,520 SF
- 3 docks and 1 drive in

Suite B

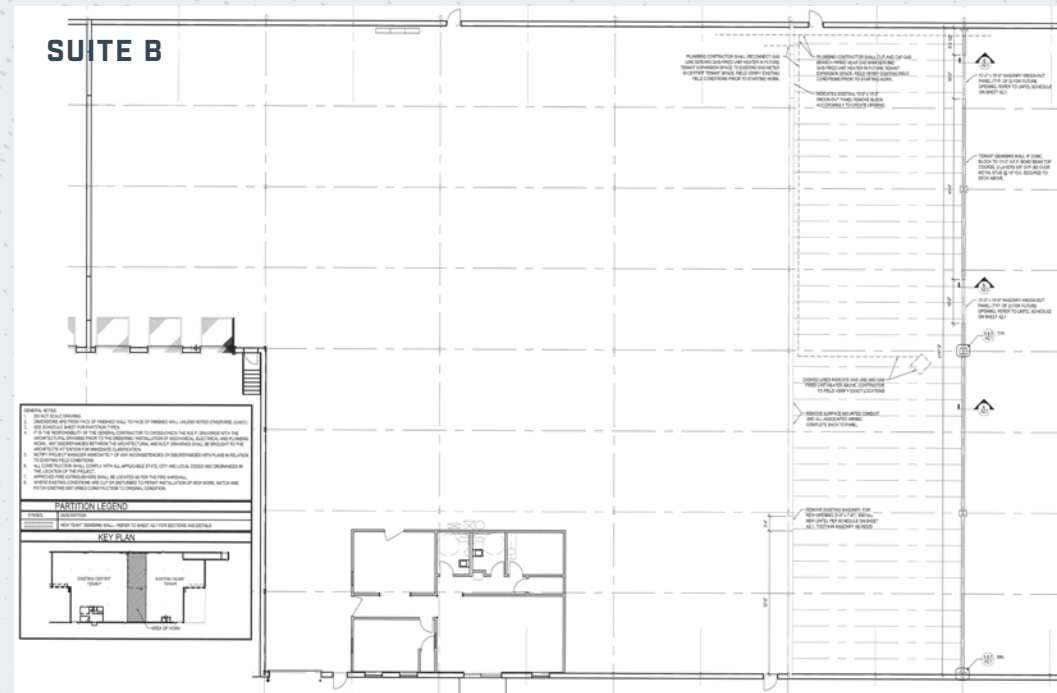
- 22,305 SF
- 1 dock and 1 drive in





4609 Van Epps Rd – Suite B

- Total Available SF – 27,000 SF
- 1,589 SF office
- 25,411 warehouse
- Lease Rate – \$6.75 PSF, NNN
- OPEX – \$1.75 PSF
- 3 Docks
- 1 Drive-In Door – 12' x 14'
- Parking – 35 Spaces





DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE 5 MILES

Population	
2025 Population	290,760
Generations	
Median Age	38
Households	
Number of Households	128,513
Average Household Income	\$71,304
Housing Value	
Average Home Price	\$142,734
Labor Force	
Employees	186,990

4609 & 4639

van epps road



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CBRE

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