



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

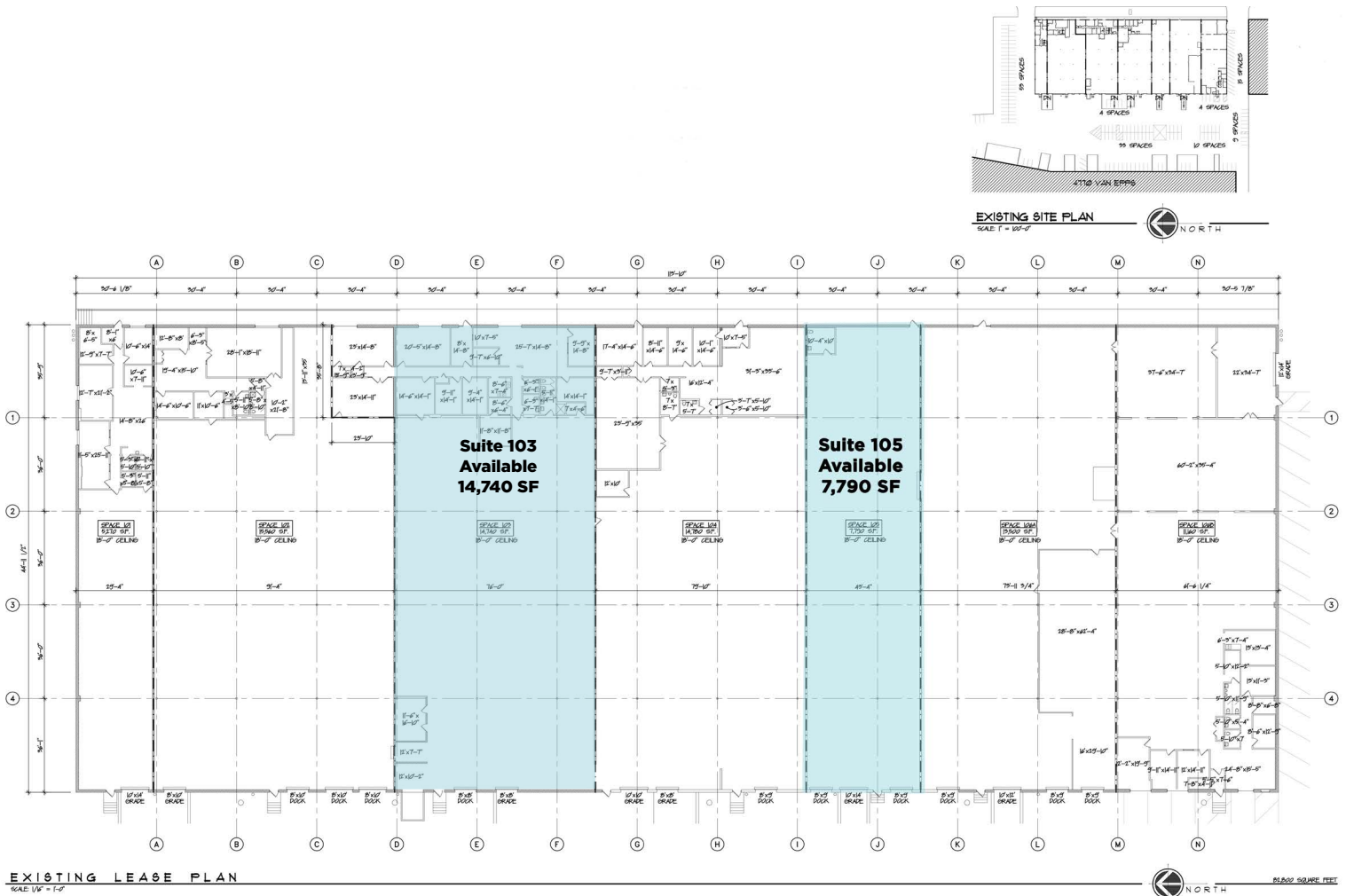
PROPERTY SPECIFICATIONS

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

AVAILABLE UNITS

UNIT	TOTAL SF	OFFICE SF	WAREHOUSE SF	DOCKS	DRIVE-IN DOORS	AVAILABLE DATE
103	14,740 SF	1,500 SF	-0-	Two (2)	Two (2)	5/1/2026
105	7,790 SF	240 SF	7,550 SF	Two (2)	One (1)	4/1/2026

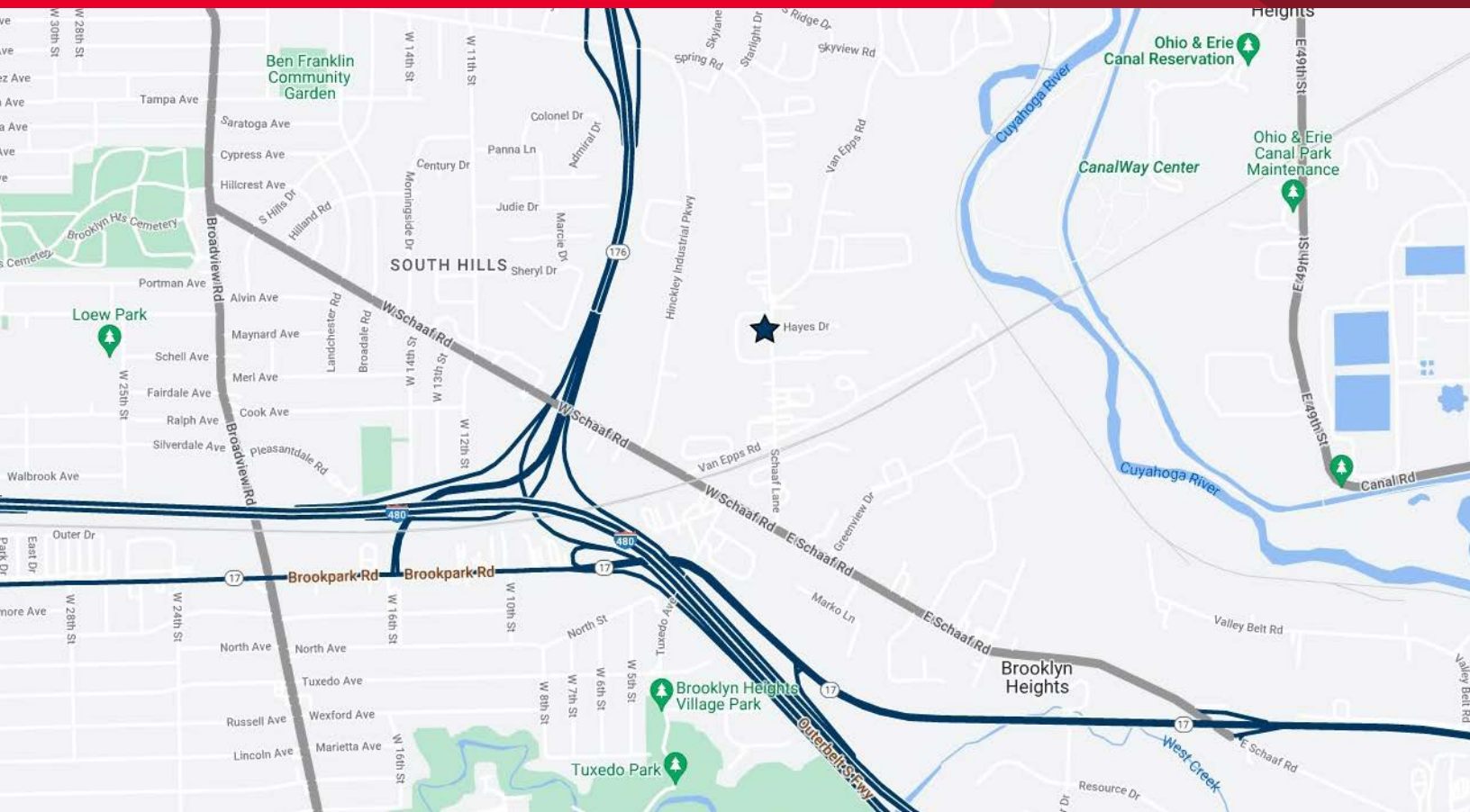
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EXCELLENT ACCESS TO I-77 / I-480



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