

**51,825 SF  
FOR LEASE**

**4639**  
van epps road

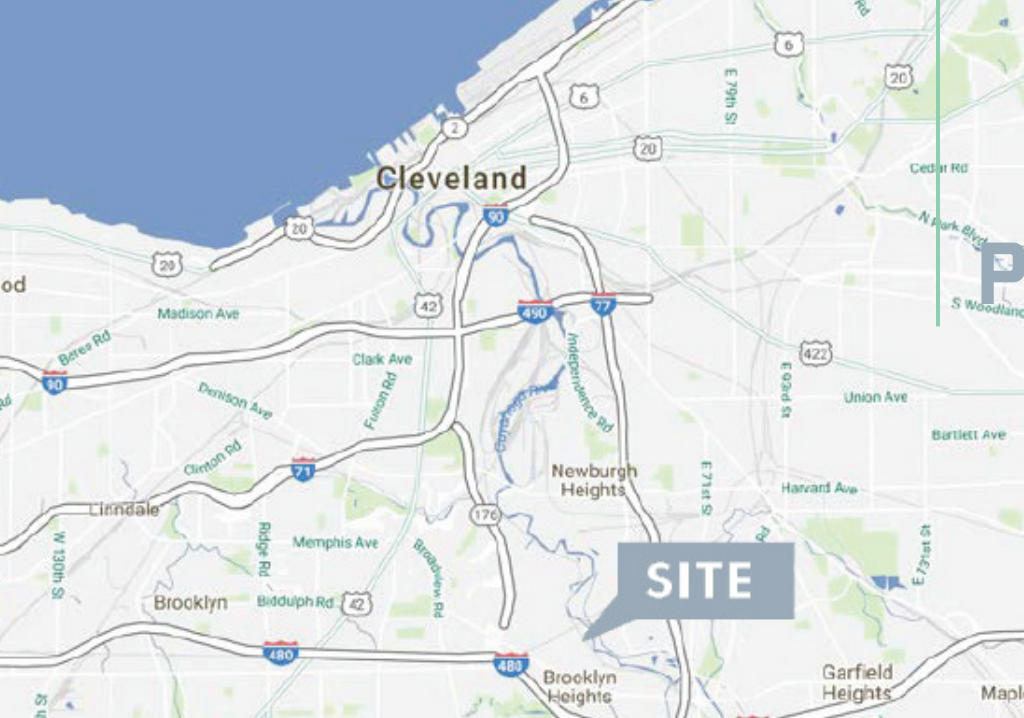
Brooklyn Heights, OH 44131

Owned and Professionally  
Managed by:



**CBRE**





# PROPERTY HIGHLIGHTS

Total SF	51,825 SF
Spaces Available	Suites A & B
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
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.**





4639  
van epps road

176

INTERSTATE  
77

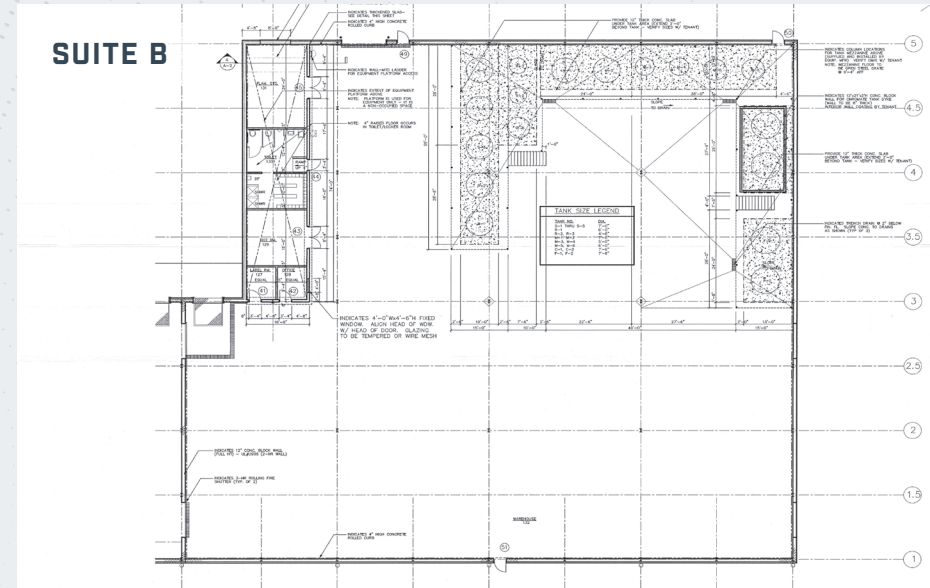
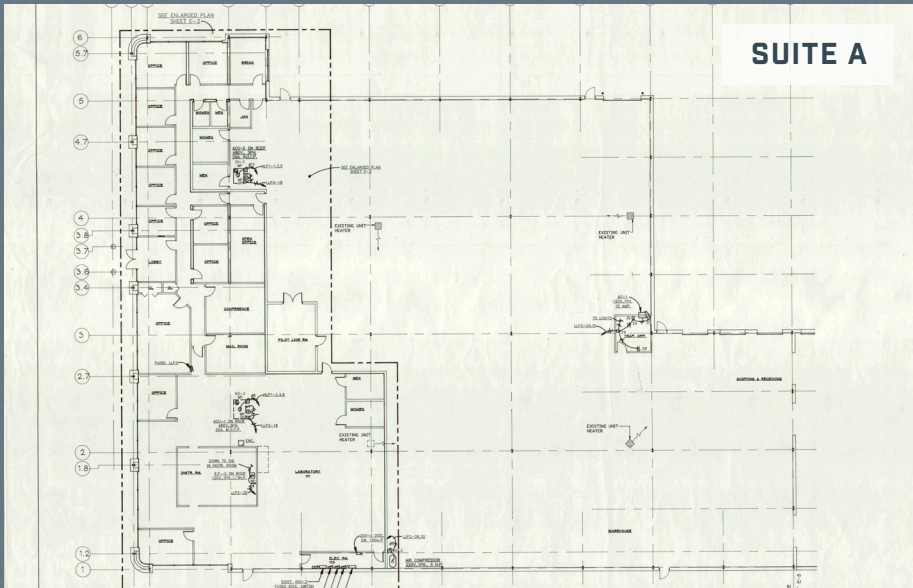
INTERSTATE  
480





## 4639 Van Epps Rd – Suites A & B

- Total Available SF – 51,825 SF (not 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







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



**4639**  
van epps road



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**CBRE**

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