



For Sublease

+/-40,000 SF Freestanding Warehouse with Outdoor Storage
5000 Van Epps Rd, Cleveland, OH 44131

Joe Warren

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 **JLL** SEE A BRIGHTER WAY

Property Highlights

Property Details

- Freestanding Warehouse For Sublease
- Master lease expires 3/31/2027
- Built: 1976
- +/-40,000 total SF
- +/-5,000 SF office
- 20' clear height
- One (1) interior dock
- Five (5) drive in doors
- One (1) 10-ton crane
- Outdoor storage available
- Small shop office in warehouse separate from main office
- Ample employee parking
- Immediate access to I-480 & I-77

Sublease Asking Rate = \$6.50/SF NNN

Estimated NNN = \$1.90/SF



Demographics

2025 Total Population

1-miles	5-miles	10-miles
7,386	277,164	874,014

Daytime Population

1-miles	5-miles	10-miles
7,554	269,219	975,256

2025 Median Household Income

1-miles	5-miles	10-miles
\$70,379	\$55,666	\$60,804

2025 Median Age

1-miles	5-miles	10-miles
43.9	39.2	39.9

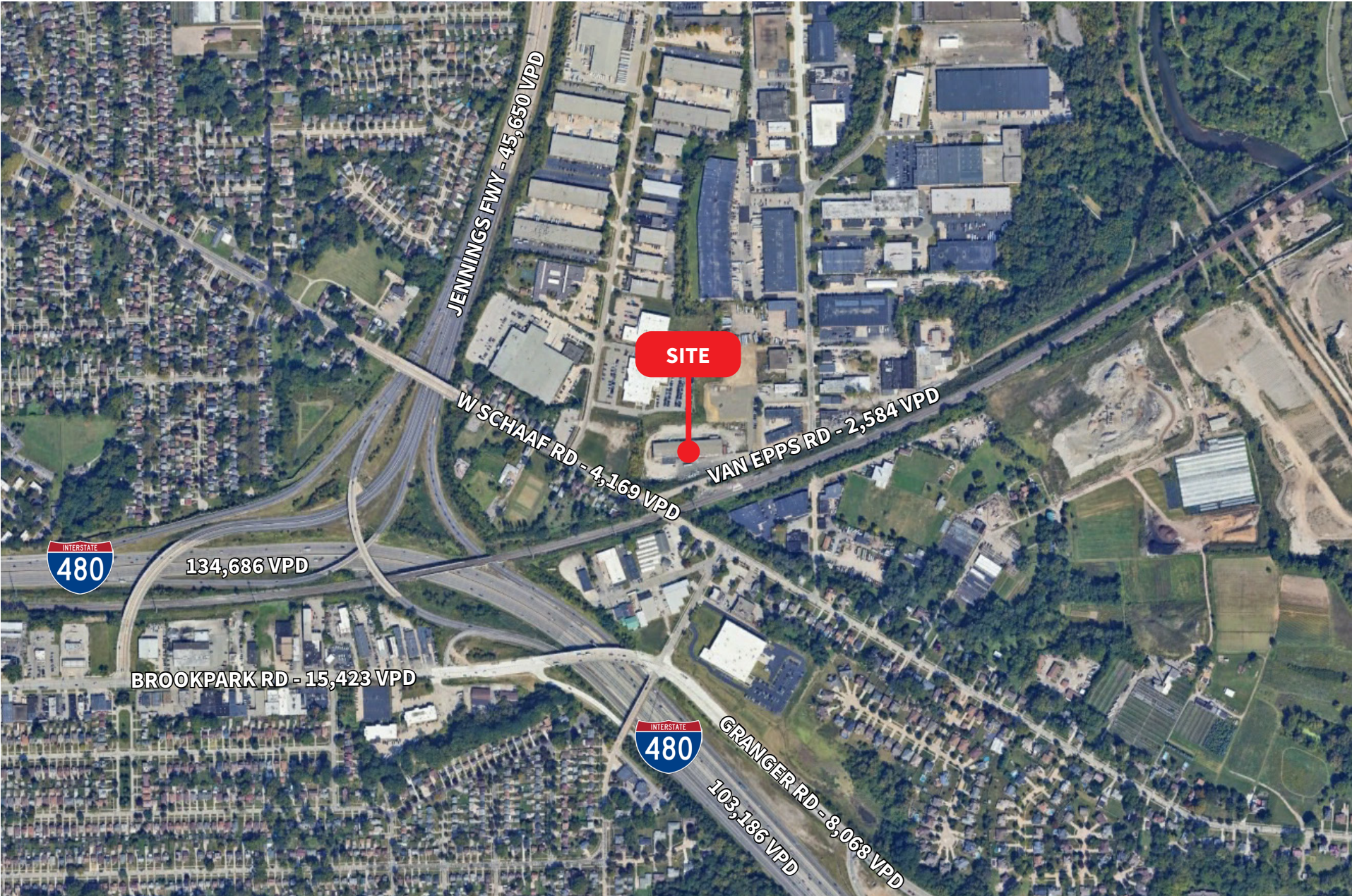
Property Photos

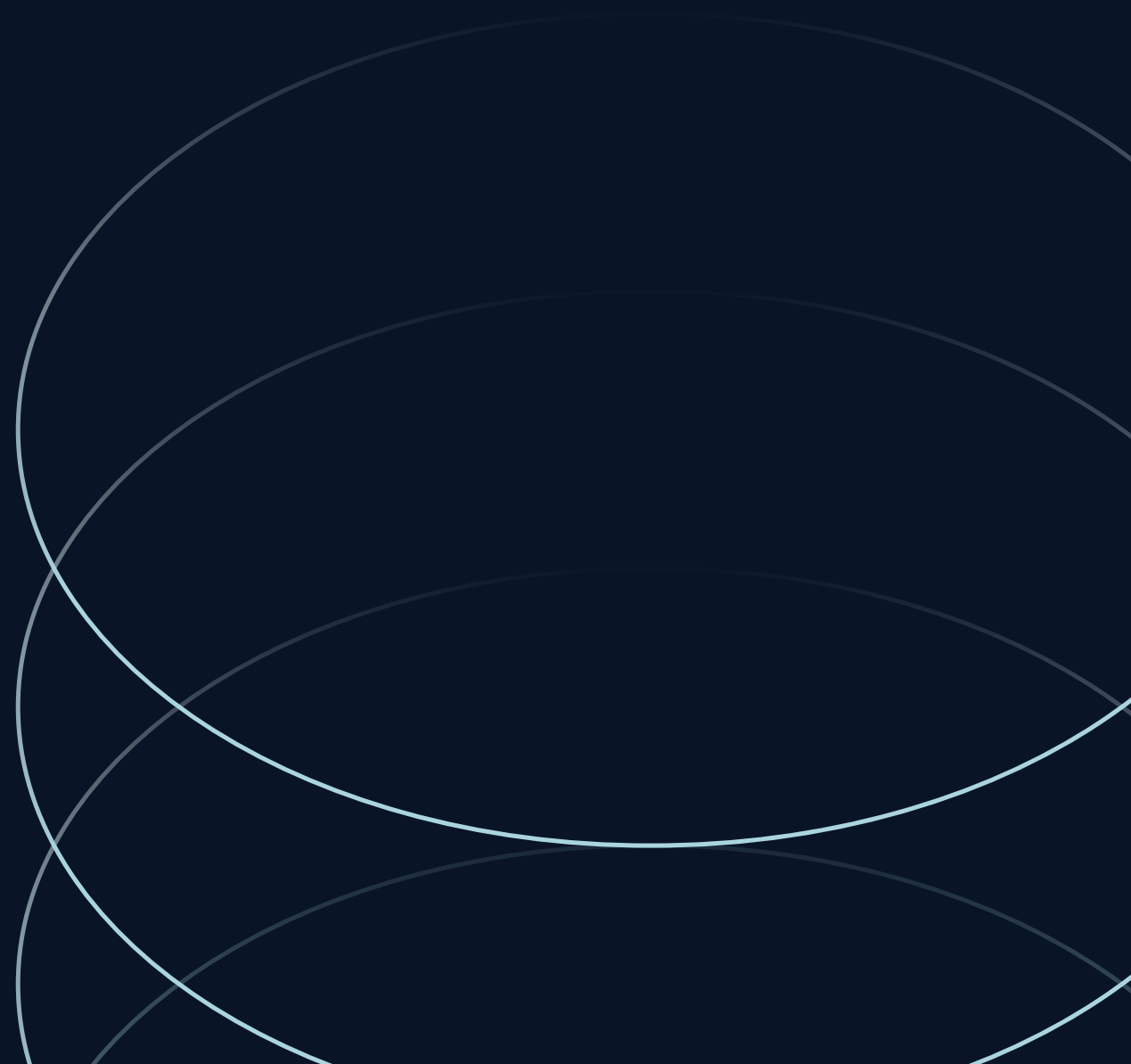


Aerial View



Location Overview



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