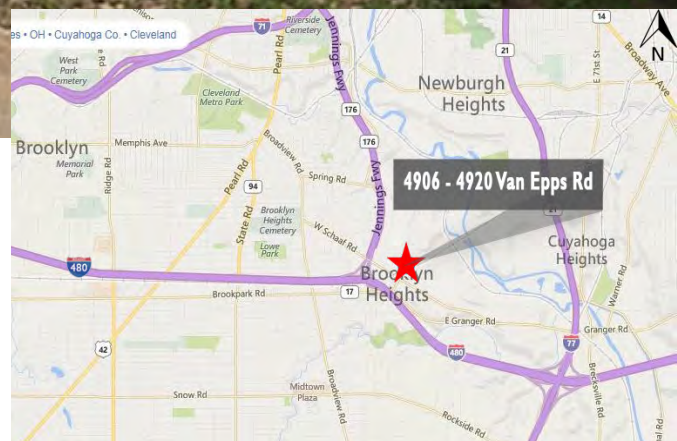


# FOR SALE OR LEASE

## 4906 - 4920 Van Epps Road

BROOKLYN HEIGHTS, OHIO 44109



## Property Specifications

TOTAL SF	20,810 SF	DRIVE-IN DOORS	Five (5)
OFFICE SF	6,480 SF	AIR CONDITIONING	Office Only
WAREHOUSE SF	14,330 SF	SHOP HEAT	Overhead Gas Unit Heaters
CEILING HEIGHT	13.5' - 14'	LIGHTS	Fluorescent
COLUMN SPACING	Clear Span Units	ROOF	New in 2015
YEAR BUILT	1978	LEASE RATE	\$5.25 per SF Modified Gross
DOCKS	One (1)	ASKING PRICE	\$700,000.00

### KEVIN M. KELLY

Principal

216.525.1480

kkelly@crescorealestate.com



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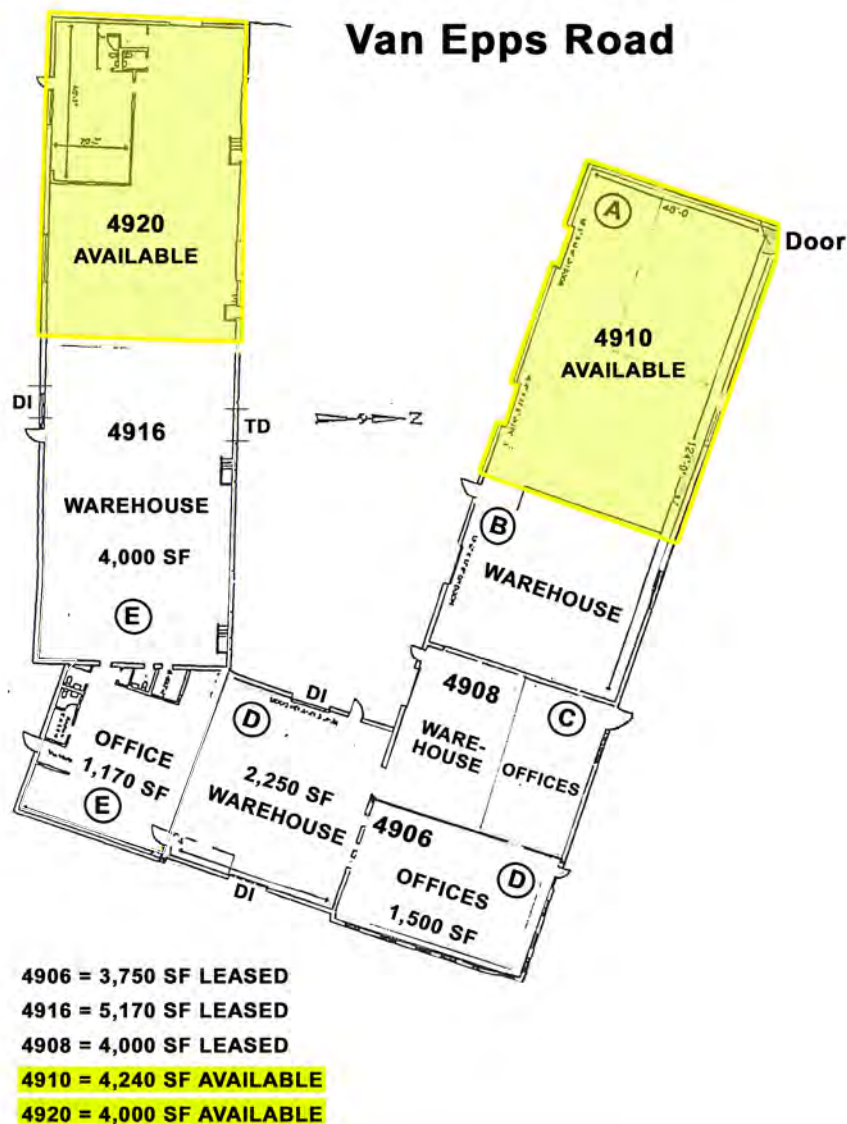
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# FOR SALE OR LEASE

## 4906 - 4920 Van Epps Road

BROOKLYN HEIGHTS, OHIO 44109



## Available Units For Lease

UNIT	TOTAL SF	OFFICE SF	WHSE SF	RATE/MONTH	TRUCK ACCESS
4910	4,240 SF	1,010 SF	3,230 SF	\$1,855.00 MG	One (1) truck dock / One (1) drive-in door
4920	4,000 SF	970 SF	3,030 SF	\$1,750.00 MG	One (1) truck dock / One (1) short dock

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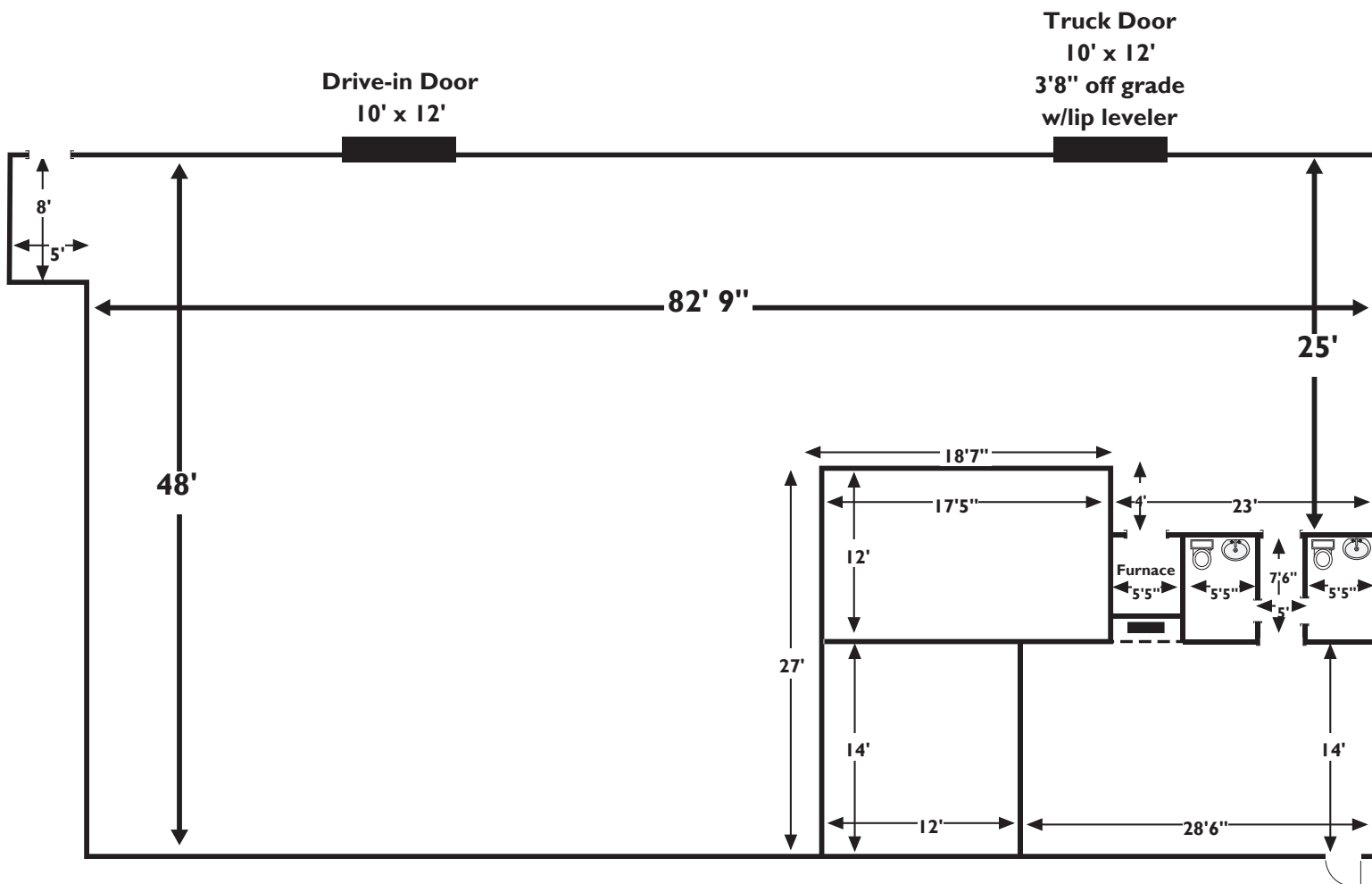
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# FOR SALE OR LEASE

## 4906 - 4920 Van Epps Road

BROOKLYN HEIGHTS, OHIO 44109

4910 Van Epps Road  
Brooklyn Heights, Ohio  
4,240 SF with 1,010 SF of office



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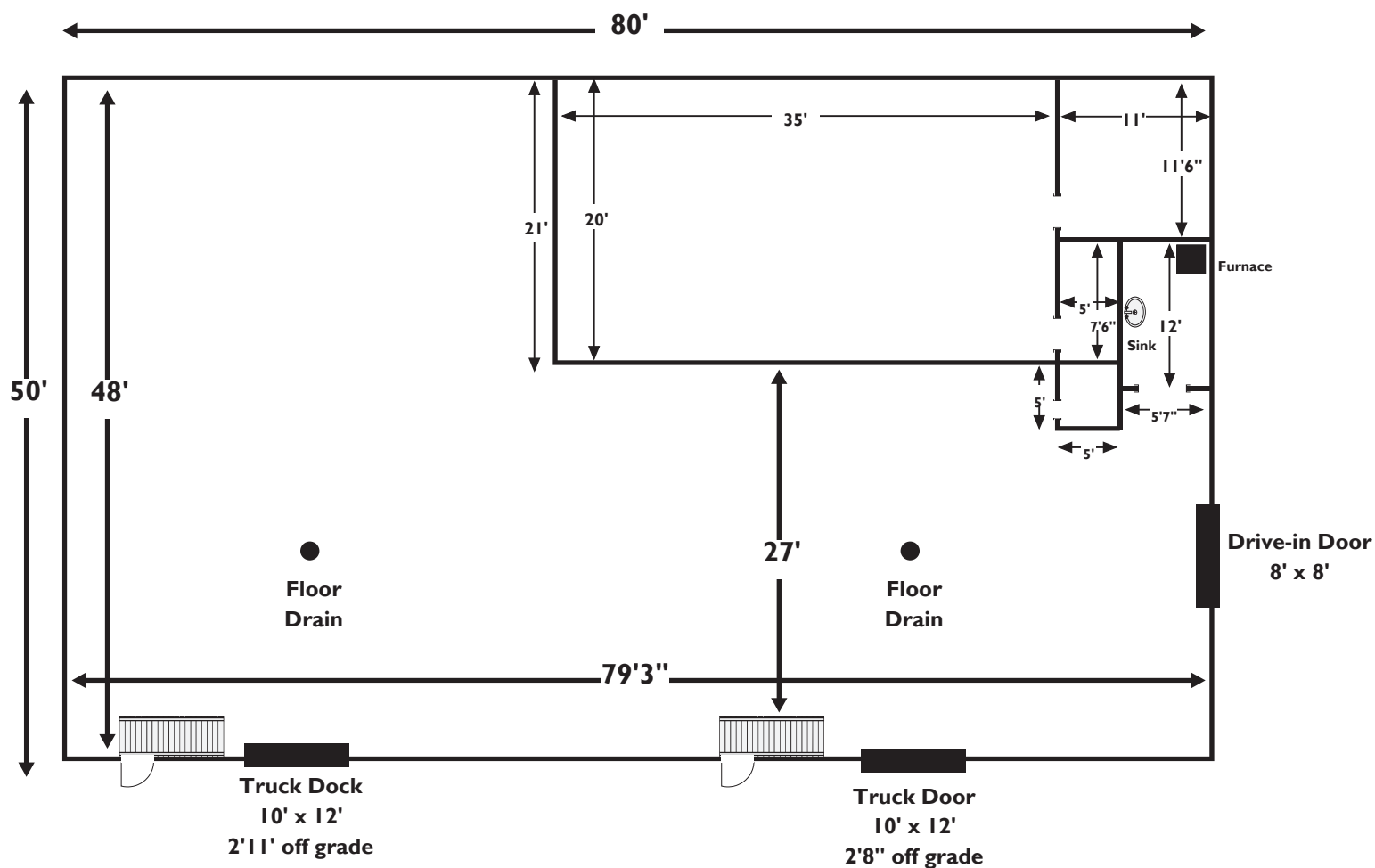
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# FOR SALE OR LEASE

## 4906 - 4920 Van Epps Road

BROOKLYN HEIGHTS, OHIO 44109

4920 Van Epps Road  
Brooklyn Heights, Ohio  
4,000 SF including 970 SF of office



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