



4800 Van Epps Road  
Brooklyn Heights, Ohio 44131

**FOR LEASE**



## BUILDING SF

140,688 SF

## LAND SIZE

9 acres

## LEASE RATE

\$10.50/office

\$5.50/warehouse

**AVAILABLE SF**

7,790 SF

**OFFICE SF**

240 SF

**WAREHOUSE SF**

7,550 SF

**CEILING HEIGHT**

18'

**CONSTRUCTION**

Brick/Block

**SPRINKLER**

Wet

**LIGHTING**

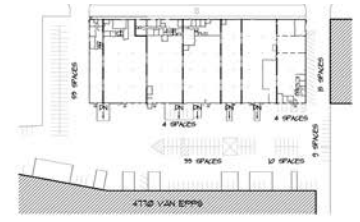
Fluorescent

**HEAT**

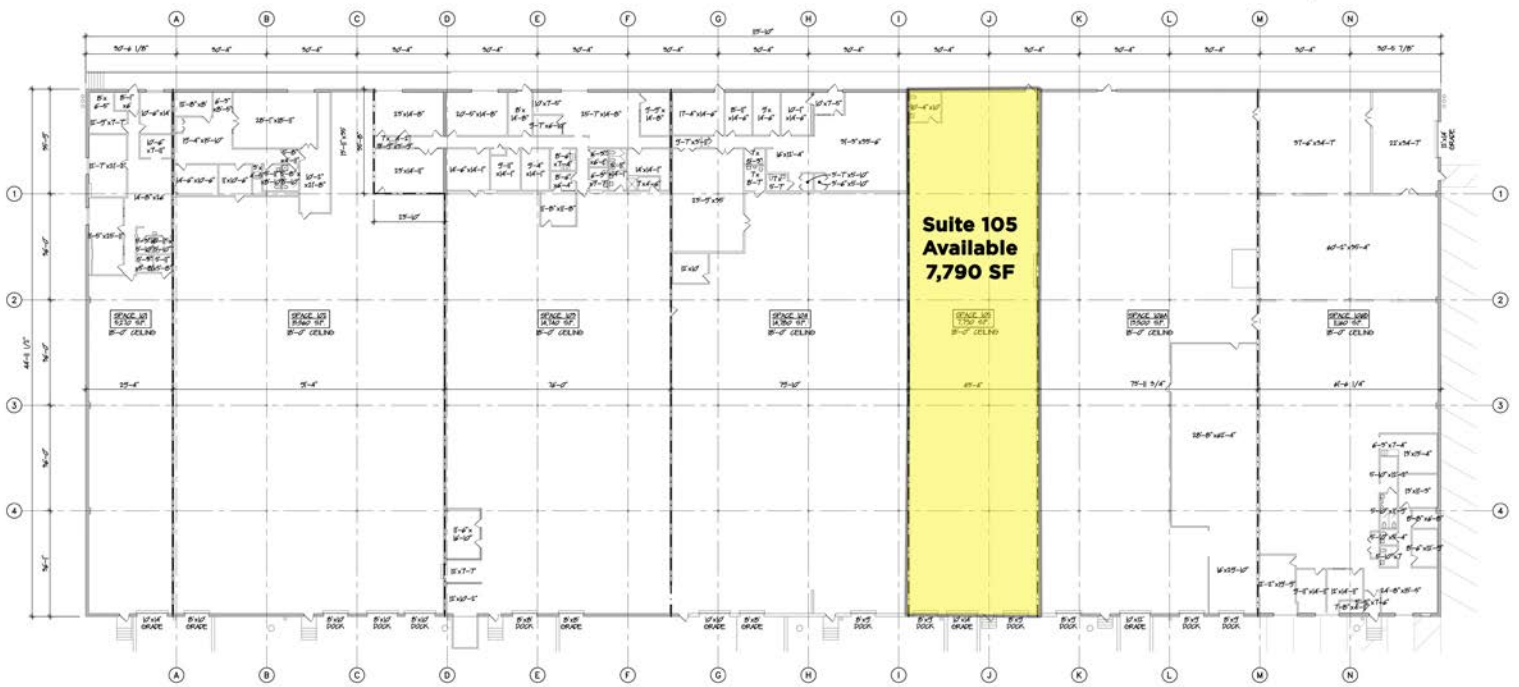
Overhead Gas

## AVAILABLE UNITS

UNIT	TOTAL SF	OFFICE SF	WAREHOUSE SF	DOCKS	DRIVE-IN DOORS
105	7,790 SF	240 SF	7,550 SF	Two (2)	One (1)



EXISTING SITE PLAN  
SCALE = 1/8" = 1'-0"



EXISTING LEASE PLAN  
SCALE 1/8" = 1'-0"

11,800 SQUARE FEET  
NORTH



**EXCELLENT ACCESS TO I-77 / I-480**





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**FRED W. CHRISTIE** / Principal / [fchristie@crescorealestate.com](mailto:fchristie@crescorealestate.com) / +1 216 525 1468

3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
Fax +1 216 520 1828  
[crescorealestate.com](http://crescorealestate.com)

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