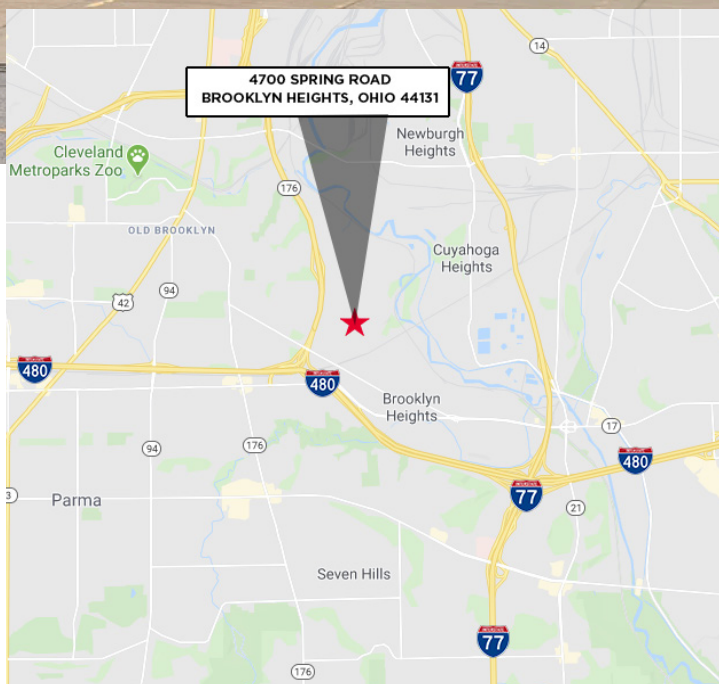
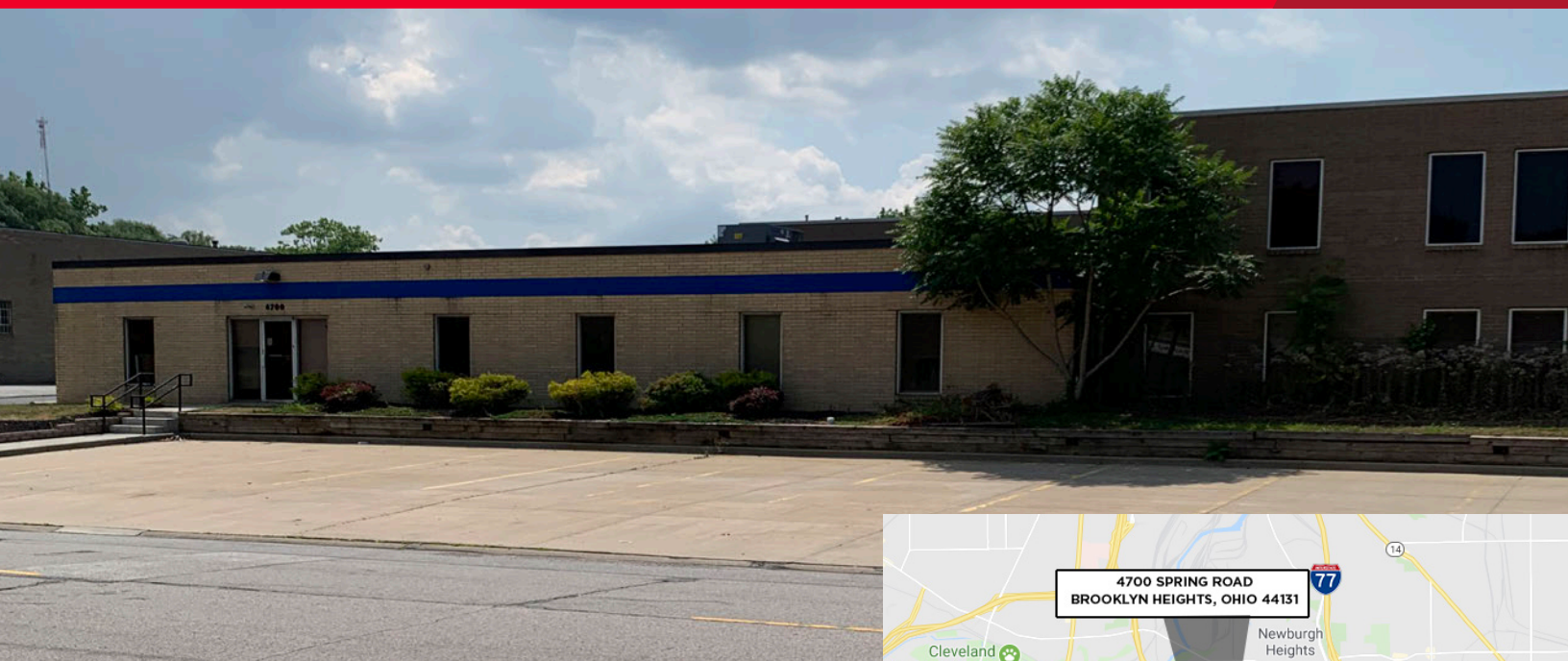




FOR LEASE
4700 Spring Road
Brooklyn Heights, Ohio 44131



Property Specifications

Total Building SF:	55,062
Warehouse SF:	43,390
Office SF:	8,864
Mezzanine SF:	2,268
Year Built:	1971
Year Refurbished:	2019
Ceiling Height:	18'
Docks:	Eight (8) - 8' x 10'
Drive-In Door:	Two (2) - 12' x 10' & 10' x 14'
Zoning:	Limited Industrial
Power:	120/240V/800A/1 phase 240V/200A/3 phase
Sprinklers:	100% Wet
Roof:	EPDM/Built Up

BOB GARBER, SIOR

Principal
+1 216 525 1467
bgarber@crescorealestate.com

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
Fax +1 216 520 1828
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR LEASE
4700 Spring Road
Brooklyn Heights, Ohio 44131

Aerial



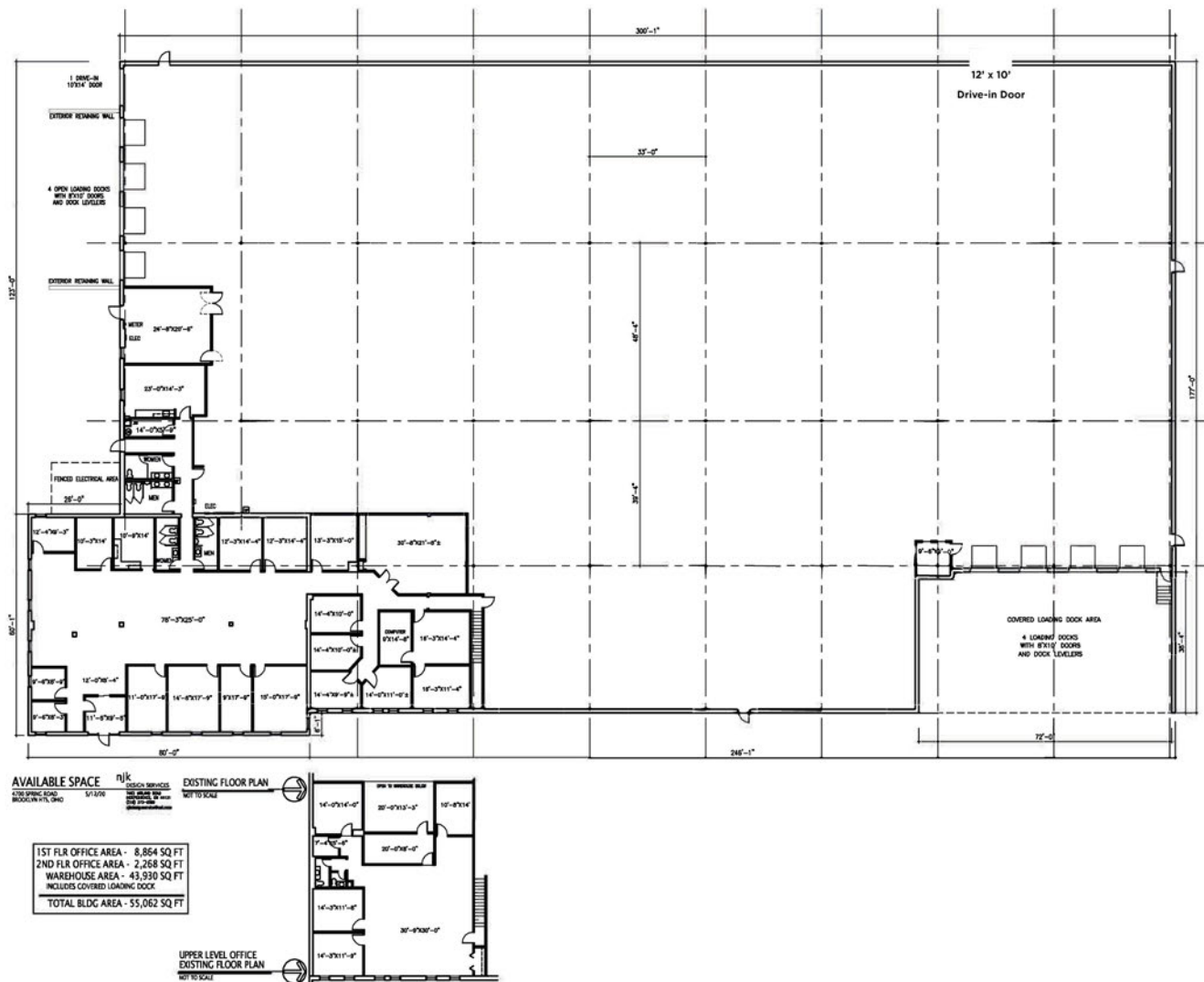
BOB GARBER, SIOR
Principal
+1 216 525 1467
bgarber@crescorealestate.com

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
Fax +1 216 520 1828
crescorealestate.com



FOR LEASE
4700 Spring Road
Brooklyn Heights, Ohio 44131

Layout



BOB GARBER, SIOR

Principal

+1 216 525 1467

bgarber@crescorealestate.com

3 Summit Park Drive, Suite 200

Cleveland, Ohio 44131

Main	+1	216	520	1200
------	----	-----	-----	------

Fax +1 216 520 1828

crescorealestate.com



FOR LEASE
4700 Spring Road
Brooklyn Heights, Ohio 44131

Photos



BOB GARBER, SIOR

Principal
+1 216 525 1467
bgarber@crescorealestate.com

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
Fax +1 216 520 1828
crescorealestate.com



LEFF ELECTRIC
4700 Spring Road
Brooklyn Heights, OH
44131

County:	Cuyahoga
Market:	SO-Z1
Sub Market:	I-480/I-77 Corridor/South to Sprague Rd
Land Size (Acres)	2.46 Acres
Available SF:	55,062 SF
Building SF:	55,062 SF
Industrial SF:	43,930 SF
Office SF:	11,132 SF

Building

Construction Status:	Existing
Primary Use:	Warehouse
Secondary Use:	Industrial
Mezzanine SF:	2,268 SF
Multi-Tenant:	Single-Tenant
Year Built:	1971
Year Refurbished	2019
# Buildings:	1
ConstructionType:	Brick/Block
Roof Type:	EPDM
Deck Type:	Metal
Floor Type:	Concrete
Sprinkler:	100% Wet
Ceiling Ht:	18' (Min)

Utilities

Gas:	Dominion
Water:	City of Cleveland
Sewer:	NEORS
Power:	120/240 v 800 a 1 p
Utilities Comments:	120/240V/800A/1 phase and 240V/200A/3 phase

Site

Land SF:	107,158 SF
Parcel Number:	531-01-020
Zoning:	Limited Industrial

Crane

Comments

Listing Comments: Office square footage of 11,132 SF includes the mezzanine office of 2,268 SF. Part of the warehouse area is the covered dock area of approximately 2,800 SF.

General Listing/Transaction Information

Asking Rate:	\$5.25 NNN Per Year
Transaction Type:	Lease
Total Additional Rent:	\$1.40
Vacancy Type:	Direct

Parking

Loading & Doors

# Int. Docks:	4
# Ext. Docks:	4
# GL/DID:	1
GL/DID Dim. (H x W)	12' x 10' and 10' x 14'
#DH/Truck-level Doors:	8
Total Doors:	9
Loading & Doors Comments:	Dock doors are 8' x 10'

Contacts

Listing Broker(s)	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com
--------------------------	---

BOB GARBER, SIOR

Principal
+1 216 525 1467
bgarber@crescorealestate.com

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
Fax +1 216 520 1828
crescorealestate.com