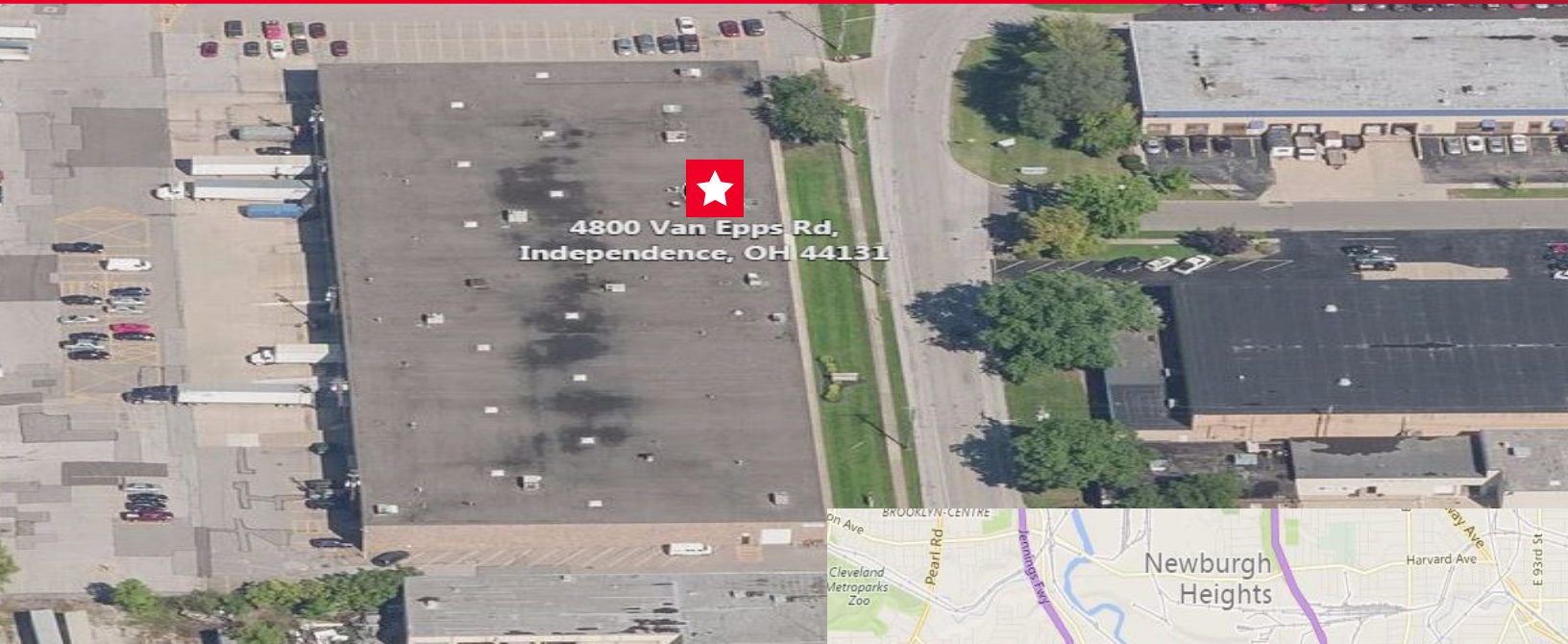




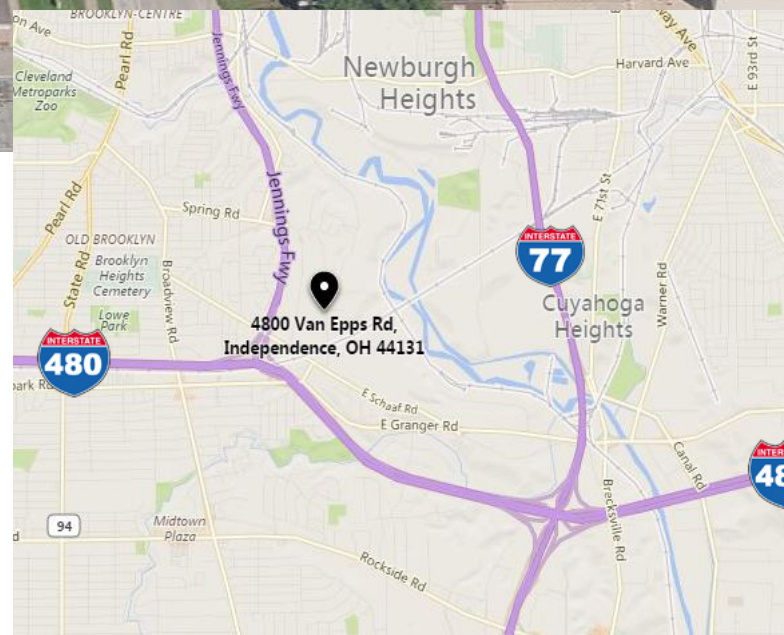
FOR LEASE

4800 VAN EPPS ROAD
Brooklyn Heights, OH, 44132



Property Highlights

- Construction: Brick/Block
- Roof: EPDM (rubber)
- Sprinkler: Wet
- Lighting: Fluorescent
- Heat: Overhead Gas
- Ceiling Height: 18'
- \$10.00/SF Office | \$5.00 SF Warehouse



Availability

UNIT	TOTAL SF	WHSE SF	OFFICE SF	DOCKS	DRIVE-INS
105	7,730	7,490	240	2	1
106	8,000	8,000	-0-	1	1

***UNITS 105 & 106 CAN BE COMBINED FOR A TOTAL OF 15,730 SF**

FRED CHRISTIE

Principal
216.525.1468

fchristie@crescorealestate.com

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

Cushman & Wakefield Copyright 2015. 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.

3 Summit Park Drive,
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com



FOR LEASE

4800 VAN EPPS ROAD
Brooklyn Heights, OH, 44132

Photos



FRED CHRISTIE

Principal

216.525.1468

fchristie@crescorealestate.com

3 Summit Park Drive,
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

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

Cushman & Wakefield Copyright 2015. 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.

8/31/2018

Profile 1 of 1

Summary (35688)



CWP LIMITED PARTNERSHIP

**4800 Van Epps Rd., Ste
105**
**Brooklyn Heights, OH
44131**
County: Cuyahoga

Market: SO-Z1

Available SF: 7,730 SF

Building SF: 82,841 SF

Industrial SF: 7,490 SF

Office SF: 240 SF

General Listing/Transaction Information

Asking Rate: GROSS

Min Avail SF: 7,730 SF

Max Contig SF: 15,730 SF (when combined w/ Unit 106)

Transaction Type: Lease

Vacancy Type: Direct

Parking

Loading & Doors

Int. Docks: 2

GL/DID: 1

Total Doors: 1

Contacts

Listing Broker(s) Fred Christie, SIOR
CRESCO Real Estate
216.525.1468
fchristie@crescorealestate.com

Building

Construction Status: Existing

Primary Use: MU

Floors: 1

Construction Type: Brick/Block

Roof Type: Built Up

Sprinkler: Wet

Ceiling Ht: 18' (Min) 18' (Max)

Utilities

Site

Zoning: INDUSTRIAL

Crane

Comments

Listing Comments:

\$10.00/SF Office.

\$5.00/SF Warehouse.

8/31/2018

Profile 1 of 1

Summary (35689)



CWP LIMITED PARTNERSHIP

**4800 Van Epps Rd., Ste
106**
**Brooklyn Heights, OH
44131**

County:	Cuyahoga
Market:	SO-Z1
Available SF:	8,000 SF
Building SF:	82,841 SF
Industrial SF:	8,000 SF

General Listing/Transaction Information

Asking Rate:	GROSS
Min Avail SF:	8,000 SF
Max Contig SF:	15,730 SF (when combined w/ Unit 105)
Transaction Type:	Lease

Parking

Loading & Doors

# GL/DID:	1
#DH/Truck-level Doors:	1
Total Doors:	2

Contacts

Listing Broker(s)	Fred Christie, SIOR 216.525.1468 fchristie@crecorealestate.com
--------------------------	--

Building

Construction Status:	Existing
Primary Use:	MU
Floors:	1
ConstructionType:	Brick/Block
Roof Type:	Built Up
Sprinkler:	Wet
Heat:	OH gas
Signage:	Y
Ceiling Ht:	18' (Min) 18' (Max)

Utilities

Site

Zoning:	INDUSTRIAL
----------------	------------

Crane

Comments

Listing Comments:

\$10.00 SF/Office.
\$5.00/SF Warehouse.