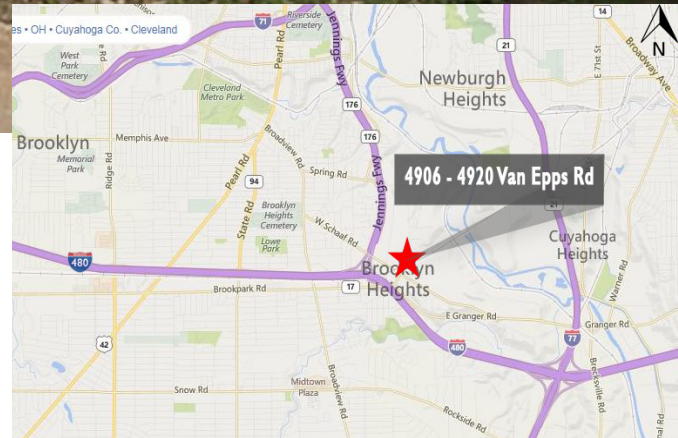


FOR SALE OR LEASE

4906 - 4920 Van Epps Road

BROOKLYN HEIGHTS, OHIO 44109



Property Specifications

TOTAL SF	21,170 SF	DRIVE-IN DOORS	Five (5)
OFFICE SF	6,480 SF	AIR CONDITIONING	Office Only
WAREHOUSE SF	14,690 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
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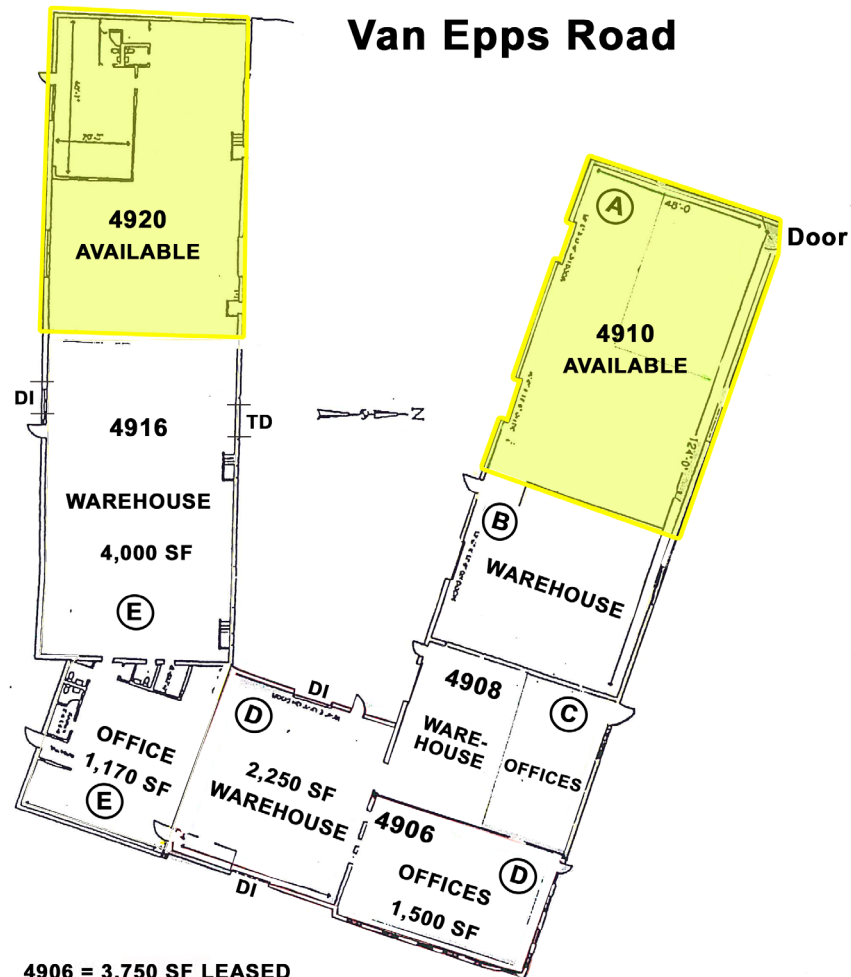
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- 4906 = 3,750 SF LEASED
- 4916 = 5,170 SF LEASED
- 4908 = 2,000 SF LEASED
- 4910 = 4,050 SF AVAILABLE**
- 4920 = 3,840 SF AVAILABLE**

Available Units For Lease

UNIT	TOTAL SF	OFFICE SF	WHSE SF	RATE/MONTH	TRUCK ACCESS
4910	4,050 SF	952 SF	3,098 SF	\$1,770.00 MG	One (1) truck door/ One (1) drive-in door
4920	3,840 SF	840 SF	3,000 SF	\$1,680.00 MG	One (1) truck door / One (1) short dock

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