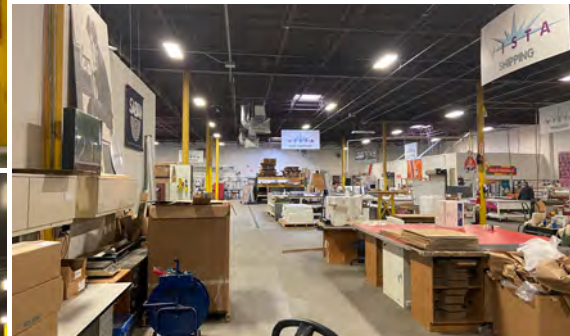


26,100 SF Industrial Flex Space Available

For Lease | 4770 Van Epps Road, Cleveland, Ohio 44131





PROPERTY HIGHLIGHTS

- 26,100 SF of fully Air Conditioned space (office and warehouse) located just south of Downtown Cleveland. Easy access to both I-480 and I-77
- Space offers 4000 SF of nice offices, 18' clear warehouse ceiling height and ample parking
- A dock could be added

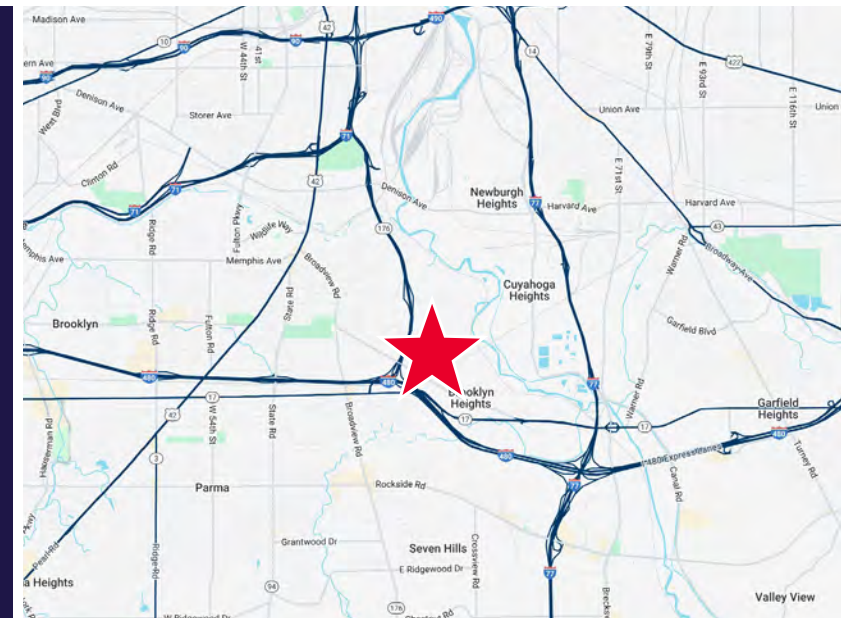
LEASE RATE

Office: \$12.50/SF Gross

Warehouse: \$6.50/SF Gross

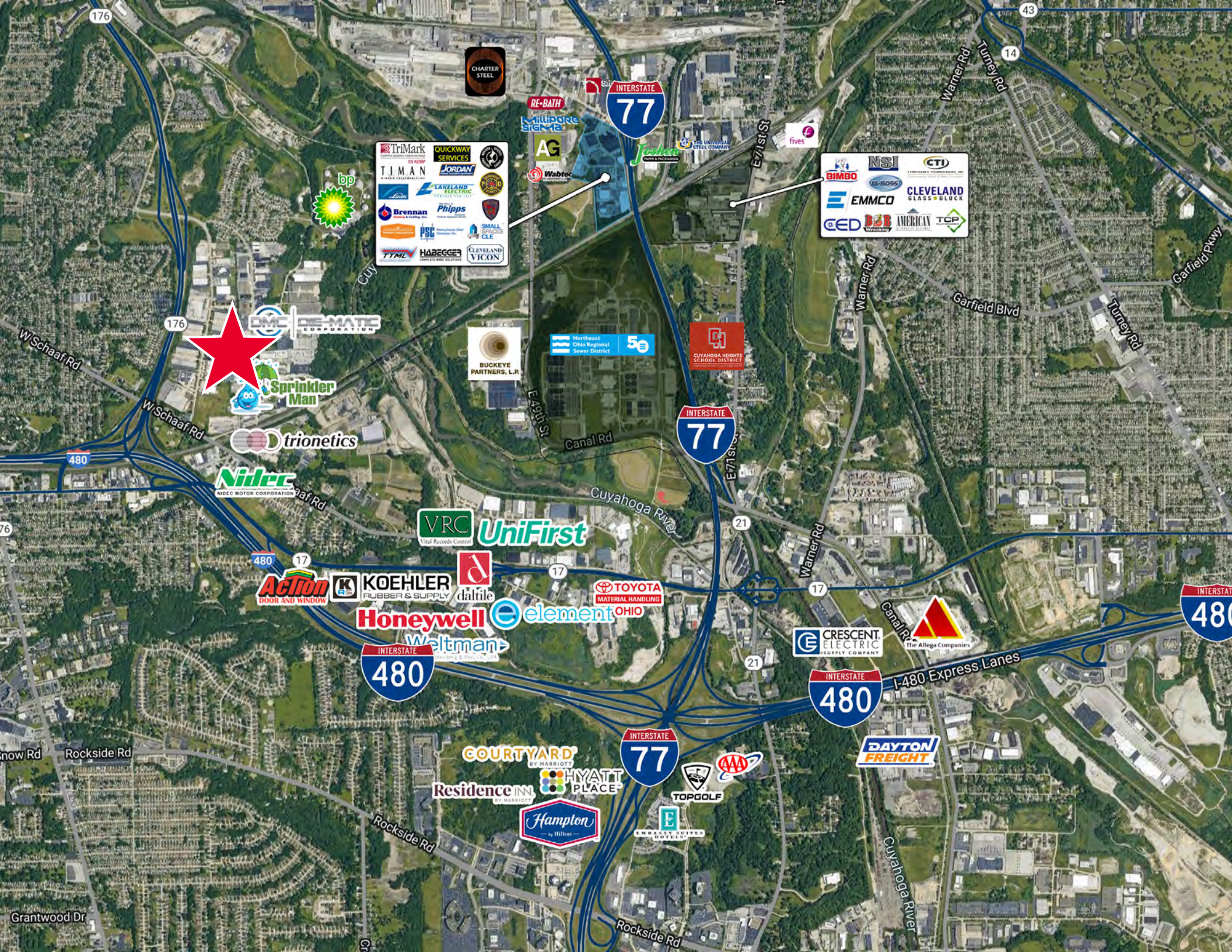
Property Specifications

Available SF:	26,100 SF	Lighting:	LED
Industrial SF:	22,100 SF	Heat:	Overhead Gas Unit
Office SF:	4,000 SF	A/C:	100%
Construction:	Brick/Block	Docks:	Can be added
Floor:	Concrete	Drive-in Doors:	One (1)
Clear Height:	18'	Parking:	Ample



This architectural floor plan shows a building layout with a red-shaded area. The plan includes various rooms and spaces, each labeled with dimensions and area. Key features include:

- Red-shaded area:** A large, irregularly shaped area on the right side of the plan, outlined in red. It contains several smaller rooms and spaces, including a large room labeled "SPACE 101 14,000 SF 10'-0" CEILING".
- Other rooms and spaces:**
 - SPACE 102 13,700 SF 10'-0" CEILING
 - SPACE 103 13,700 SF 10'-0" CEILING
 - SPACE 104 13,700 SF 10'-0" CEILING
 - SPACE 105 13,700 SF 10'-0" CEILING
 - SPACE 106 13,700 SF 10'-0" CEILING
 - SPACE 107 13,700 SF 10'-0" CEILING
 - SPACE 108 13,700 SF 10'-0" CEILING
 - SPACE 109 13,700 SF 10'-0" CEILING
 - SPACE 110 13,700 SF 10'-0" CEILING
 - SPACE 111 13,700 SF 10'-0" CEILING
 - SPACE 112 13,700 SF 10'-0" CEILING
 - SPACE 113 13,700 SF 10'-0" CEILING
 - SPACE 114 13,700 SF 10'-0" CEILING
 - SPACE 115 13,700 SF 10'-0" CEILING
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 - SPACE 198 13,700 SF 10'-0" CEILING
 - SPACE 199 13,700 SF 10'-0" CEILING
 - SPACE 200 13,700 SF 10'-0" CEILING
- Other features:**
 - Match line
 - Grave
 - Door
 - Window
 - Staircase
 - Elevator
 - Reception area
 - Office area
 - Conference room
 - Storage area
 - Restroom
 - Kitchen
 - Dining area
 - Living area
 - Bedroom
 - Bathroom
 - Laundry room
 - Garage
 - Parking area
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 - Index of requirements elements
 - Index of constraints elements
 - Index of limitations elements
 - Index of restrictions elements
 - Index of prohibitions elements
 - Index of permissions elements
 - Index of allowances elements
 - Index of exceptions elements
 - Index of variances elements
 - Index of deviations elements
 - Index of differences elements
 - Index of similarities elements
 - Index of correspondences elements
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 - Index of connections elements
 - Index of associations elements
 - Index of affiliations elements
 - Index of memberships elements
 - Index of inclusions elements
 - Index of exclusions elements
 - Index of separations elements
 - Index of divisions elements
 - Index of partitions elements
 - Index of boundaries elements
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 - Index of extents elements
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 - Index of spans elements
 - Index of covers elements
 - Index of overlaps elements
 - Index of intersections elements
 - Index of unions elements
 - Index of differences elements
 - Index of symmetric differences elements
 - Index of complements elements
 - Index of subsets elements
 - Index of supersets elements
 - Index of disjoint sets elements
 - Index of overlapping sets elements
 - Index of mutually exclusive sets elements
 - Index of non-exclusive sets elements
 - Index of independent sets elements
 - Index of dependent sets elements
 - Index of correlated sets elements
 - Index of uncorrelated sets elements
 - Index of positively correlated sets elements
 - Index of negatively correlated sets elements
 - Index of perfectly correlated sets elements
 - Index of perfectly uncorrelated sets elements
 - Index of partially correlated sets elements
 - Index of partially uncorrelated sets elements
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 - Index of weakly uncorrelated sets elements
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 - Index of strongly uncorrelated sets elements
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 - Index of very uncorrelated sets elements





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