

FOR LEASE

4650 Spring Road

Brooklyn Heights, Ohio 44131



OPPORTUNITY TO LEASE AN 11,724 SF FREESTANDING LIGHT-INDUSTRIAL BUILDING, INCLUDING 2,355 SF OF OFFICE AND 9,369 SF OF WAREHOUSE SPACE. CENTRALLY LOCATED WITH EASY ACCESS TO THE JENNINGS FREEWAY (OHIO 176), I-480, AND I-77.

PROPERTY FEATURES



11,724 SF

TOTAL SF

\$6.50/SF NNN

LEASE RATE

2,355 SF

OFFICE SF

9,369 SF

AVAILABLE WHSE SF

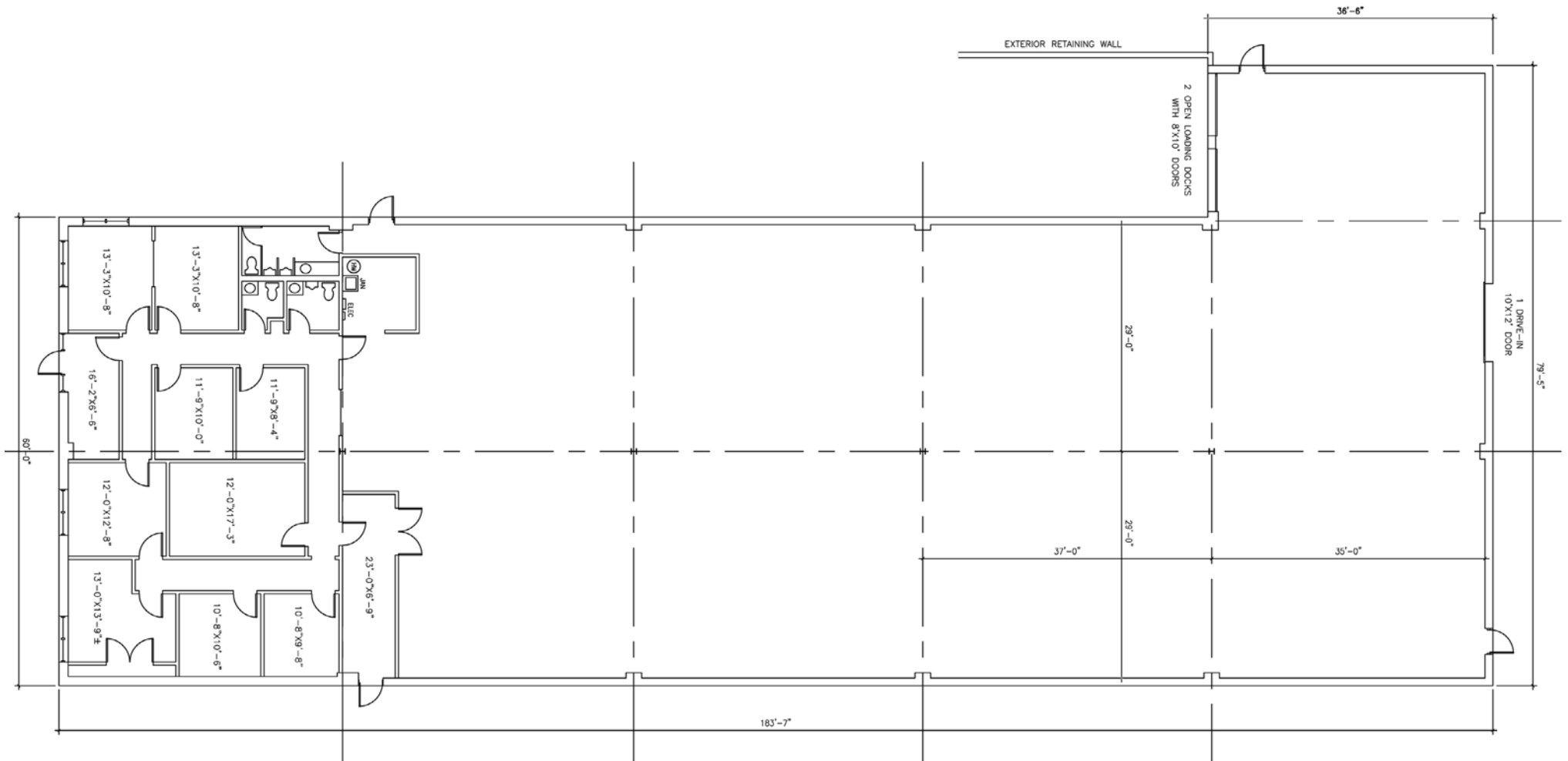
Available in May 2025, this 11,724 SF freestanding facility is ideal for light-industrial use. It includes 2,355 SF of office space and 9,369 SF of warehouse space with 18' clear heights, a 10'x14'9" drive-in door, and two 8'x10' truck docks.

Designed for functionality and efficiency, this property is ready to support your business needs.

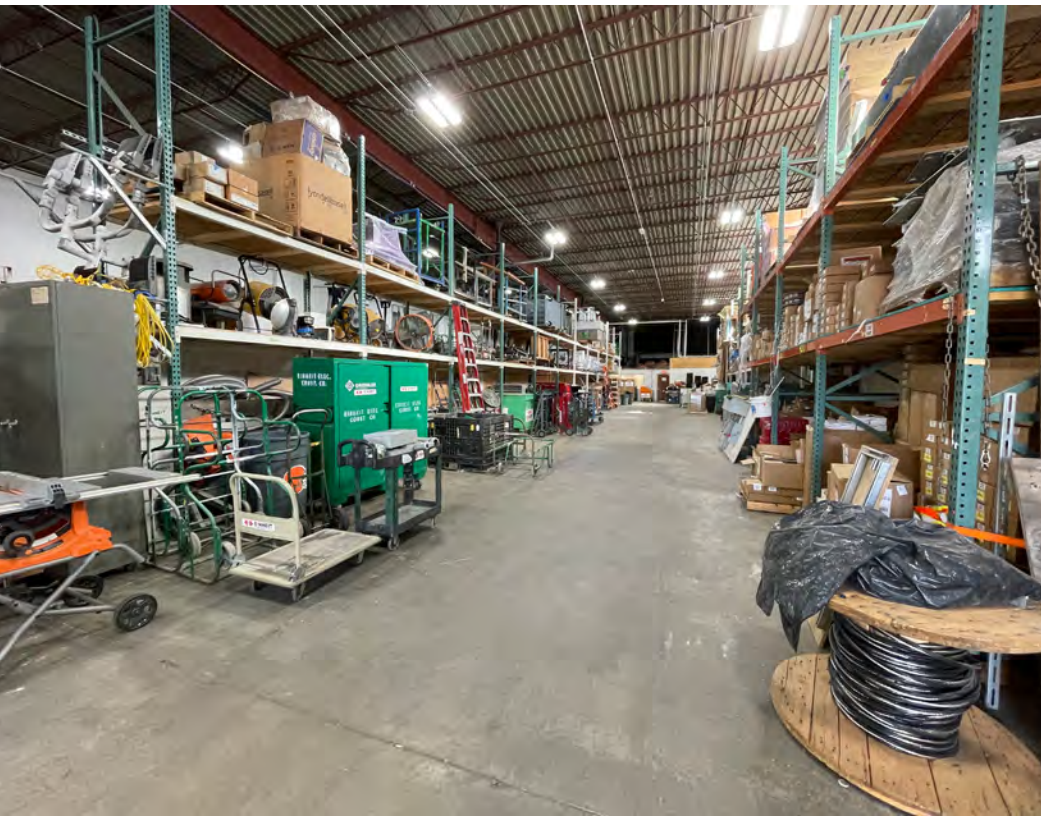
BUILDING SPECIFICATIONS

YEAR BUILT:	1974
CONSTRUCTION:	Brick/Block/Metal
ROOF:	Flat
HEAT:	OHD Gas
LIGHTING:	LED
CEILING HEIGHT:	18'
COLUMN SPACING:	30'x36' & 20'x35'
DRIVE-IN DOORS:	One (1) - 10'x14'9"
DOCKS:	Two (2) - 8'x10'
POWER:	400A / 208V / 3P
ZONING:	Limited Industrial

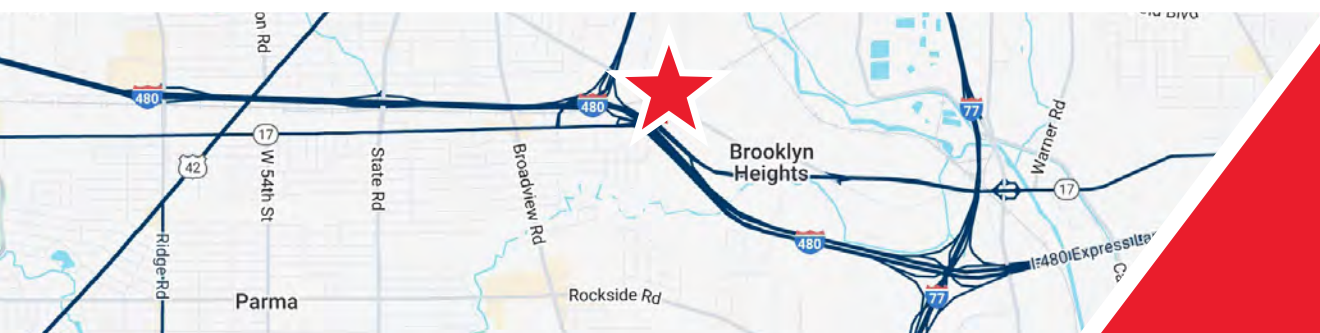
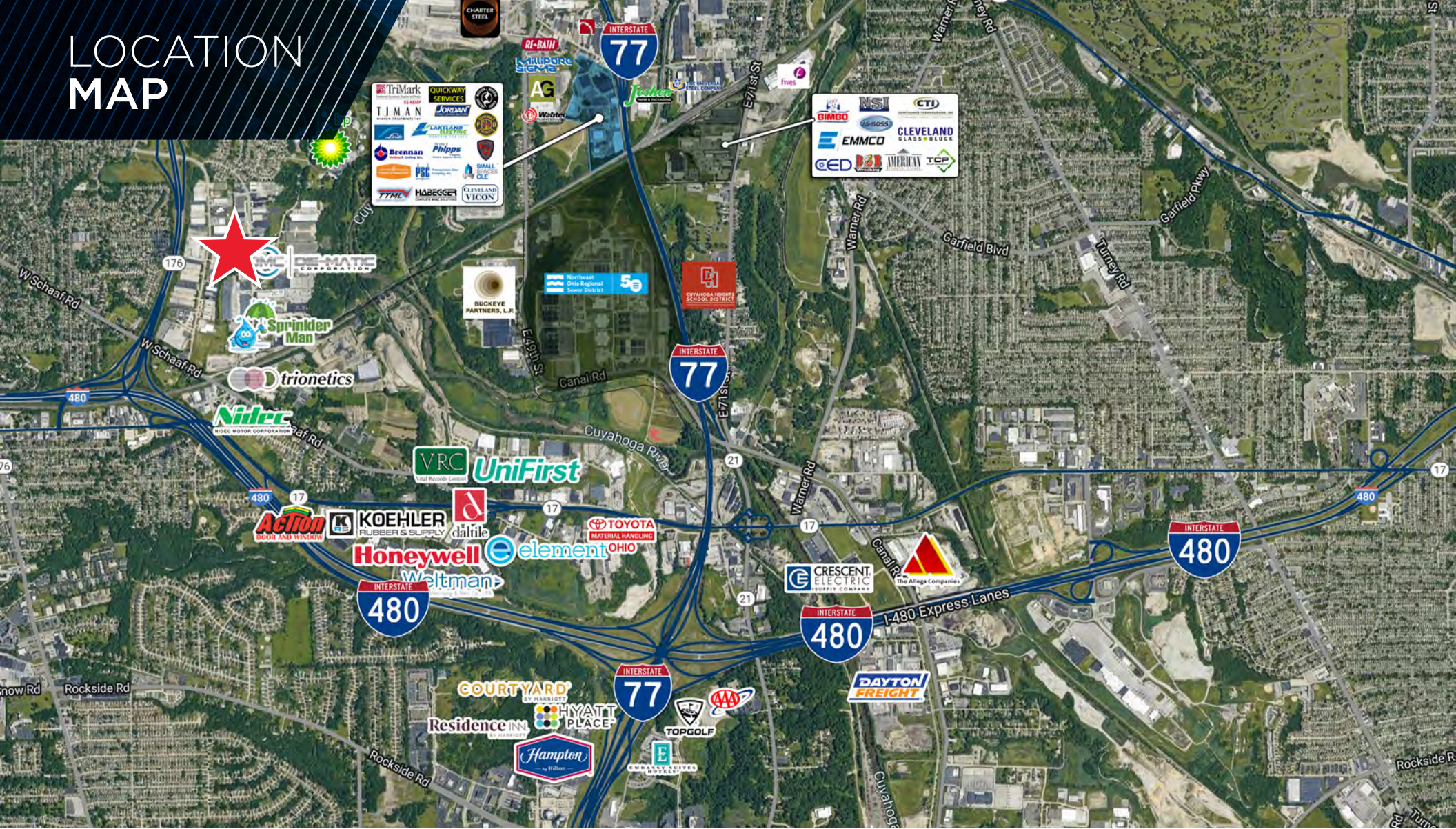
FLOOR PLAN



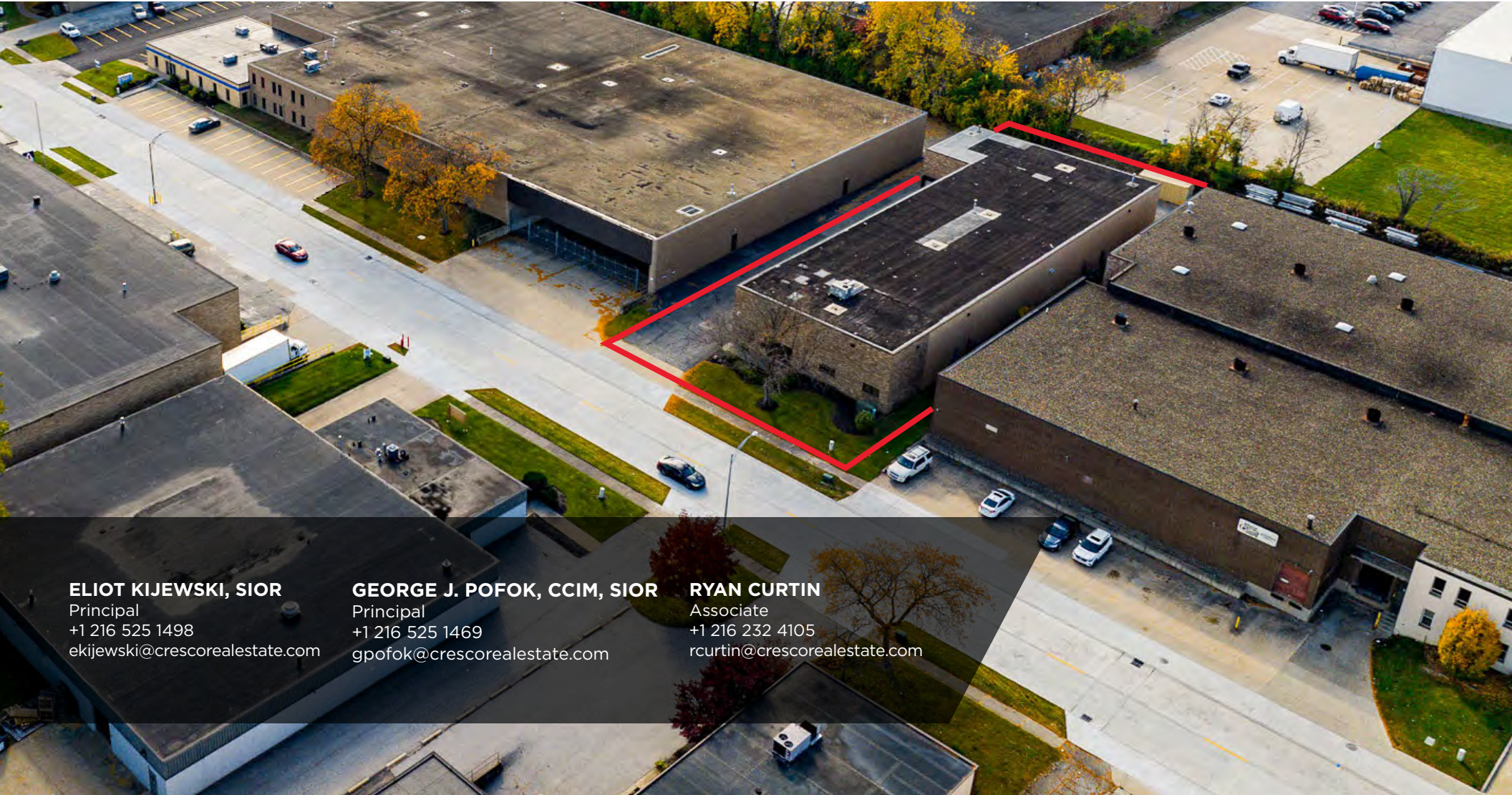
INTERIOR PHOTOS



LOCATION MAP



Easy Access to the Jennings Freeway (Ohio 176), I-480 & I-77



ELIOT KIJEWski, SIOR
Principal
+1 216 525 1498
ekijewski@crescorealestate.com

GEORGE J. POFOK, CCIM, SIOR
Principal
+1 216 525 1469
gpofok@crescorealestate.com

RYAN CURTIN
Associate
+1 216 232 4105
rcurtin@crescorealestate.com