

FOR LEASE

240 Tuxedo Ave

Brooklyn Heights, Ohio 44131



EXCITING OPPORTUNITY TO LEASE 16,650 SF OF LIGHT-INDUSTRIAL FLEX SPACE (5,250 SF OF OFFICE SPACE AND 11,400 SF OF WAREHOUSE SPACE) PERFECTLY DESIGNED FOR BUSINESSES SEEKING VERSATILITY AND CONVENIENCE!

PROPERTY FEATURES



16,650 SF

AVAILABLE SF

\$6.50/SF NNN

LEASE RATE

5,250 SF

AVAILABLE OFFICE SF
1ST FLOOR

11,400 SF

AVAILABLE WHSE SF

Step into a modern industrial space designed to meet the demands of today's businesses! With impressive ceiling heights ranging from 17'8" to 19'7", this facility offers exceptional vertical clearance for diverse industrial operations. Equipped with three (3) oversized 12'x14' drive-in doors and a robust 400A/208V/3P power supply, this property is ready to handle your most demanding projects.

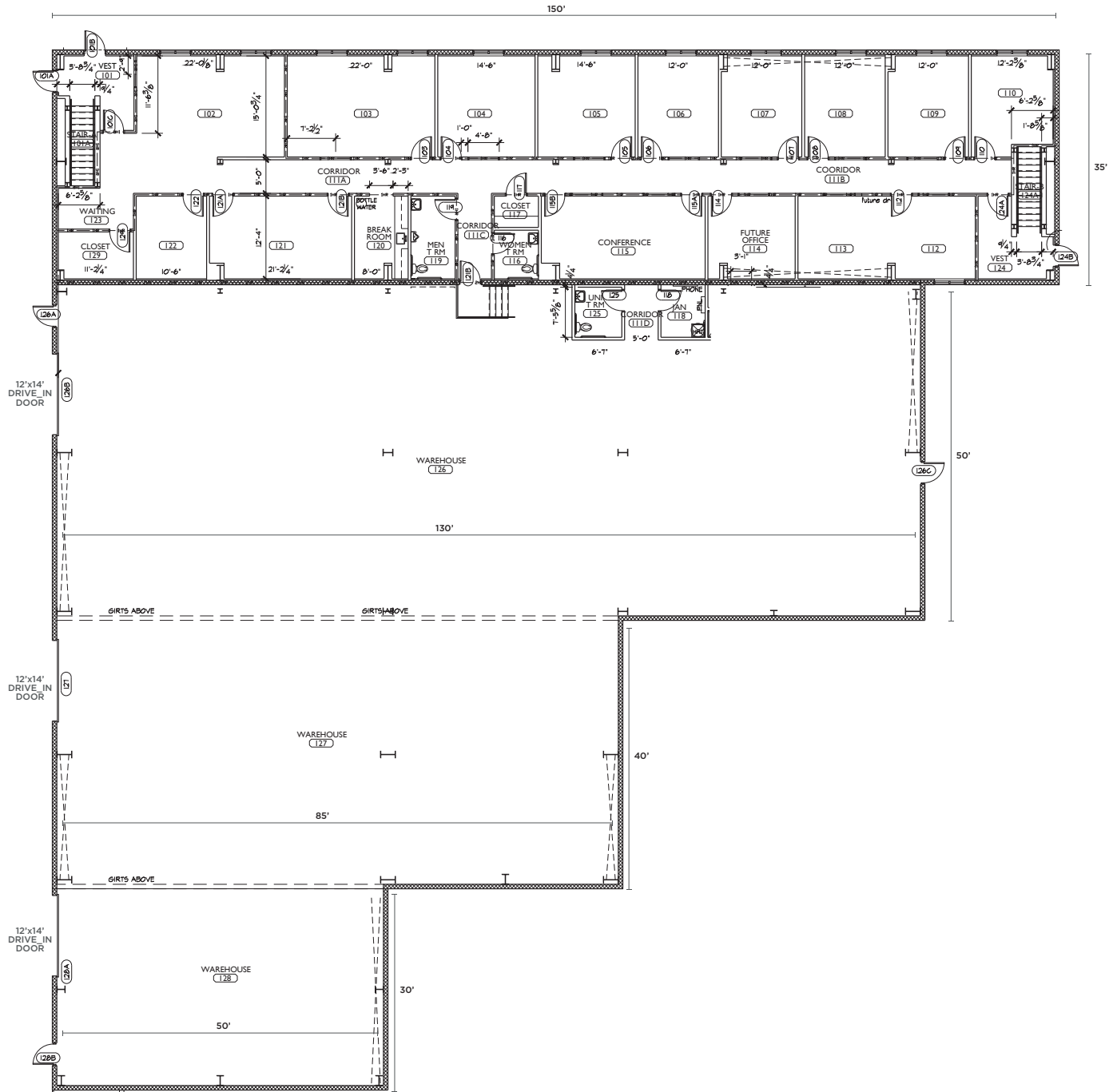
The newly renovated office space shines with a sleek, contemporary design and premium amenities, creating a productive and comfortable environment for your team.

Strategically located near the Jennings Freeway (Ohio 176), I-480, and I-77, this 2020-built facility combines cutting-edge functionality with unbeatable accessibility in a low-tax community. Elevate your business—schedule a tour today!

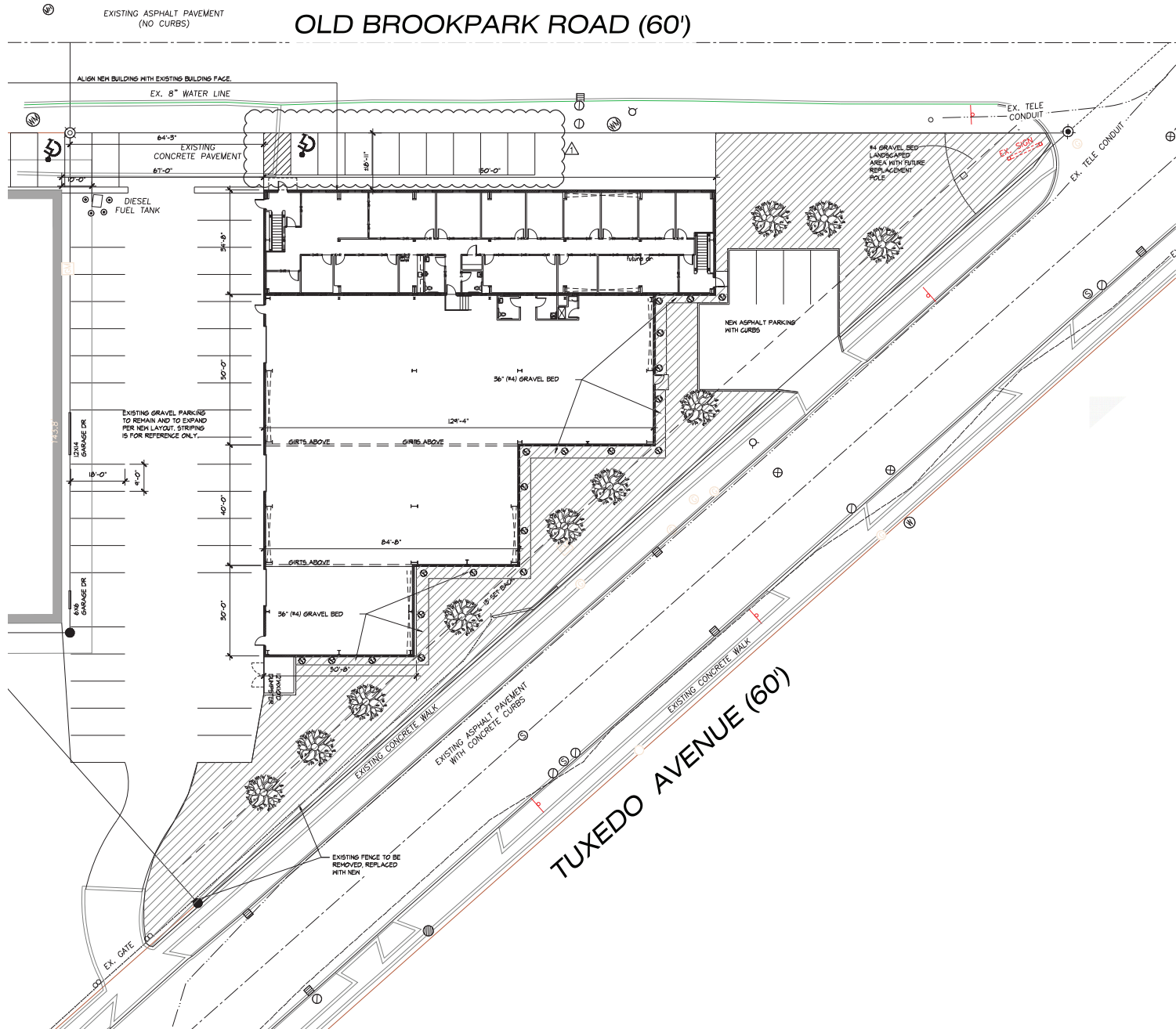
BUILDING SPECIFICATIONS

YEAR BUILT:	2020
CONSTRUCTION:	Brick/Block/Metal
ROOF:	Standing Seam Metal
HEAT:	OHD Gas
A/C:	HVAC - Office Only
CEILING HEIGHT:	17'8" - 19'7"
DRIVE-IN DOORS:	Three (3) - 12'x14'
POWER:	400A / 208V / 3P
ZONING:	Limited Industrial
PARKING:	±15

FLOOR PLAN



SITE PLAN



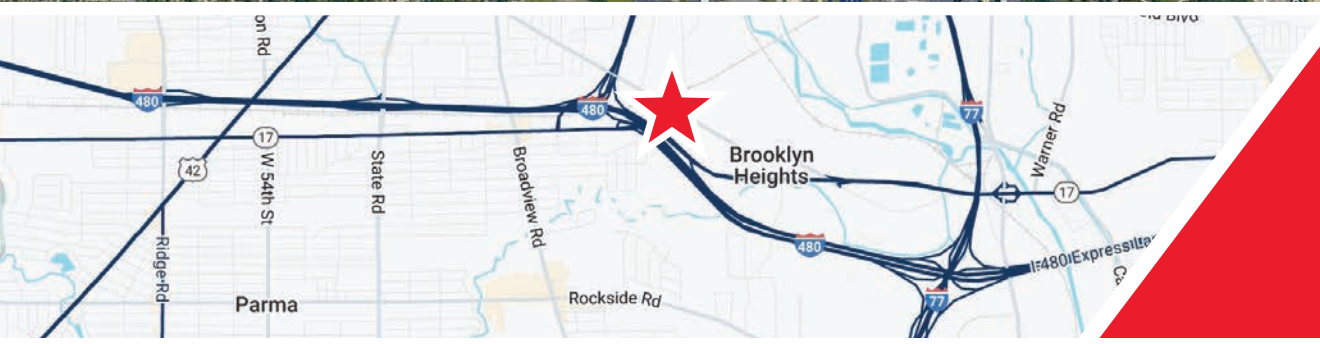
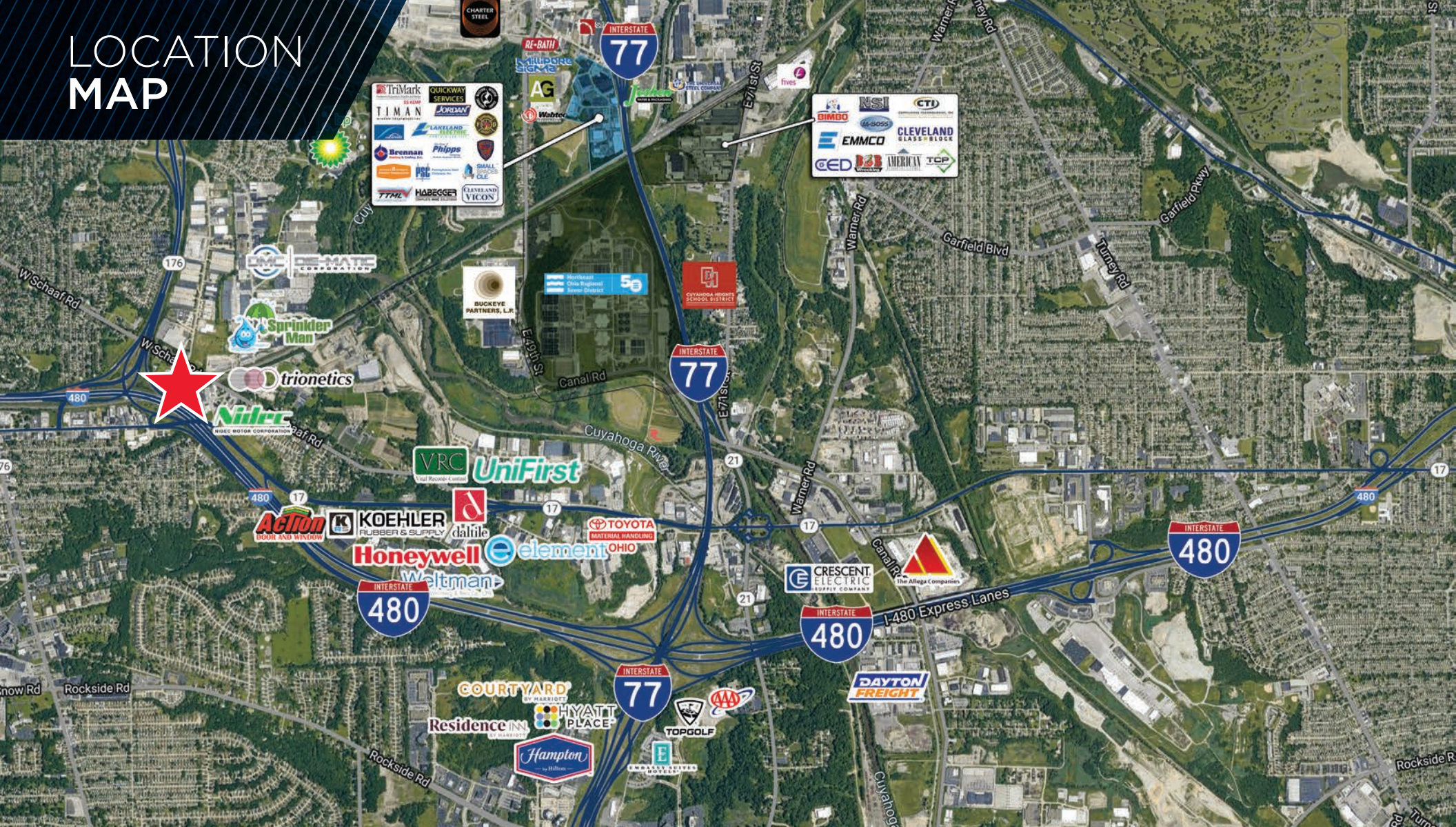
WAREHOUSE PHOTOS



OFFICE PHOTOS



LOCATION MAP



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



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