

# Flexible Warehouse/Contractor Suites For Lease

4000 Brookpark Road, Cleveland, Ohio 44134







# Property Highlights

- Flexible warehouse space ideal for contractors and other businesses in need of additional storage for equipment, product, and materials
- One 3,250 SF unit available with multiple drive-in doors
- Positioned two minutes off I-480 offering superior connectivity throughout the Greater Cleveland area
- General Industry zoning allows for a wide range of industrial uses

**\$6.50/SF - \$8.50/SF Gross**

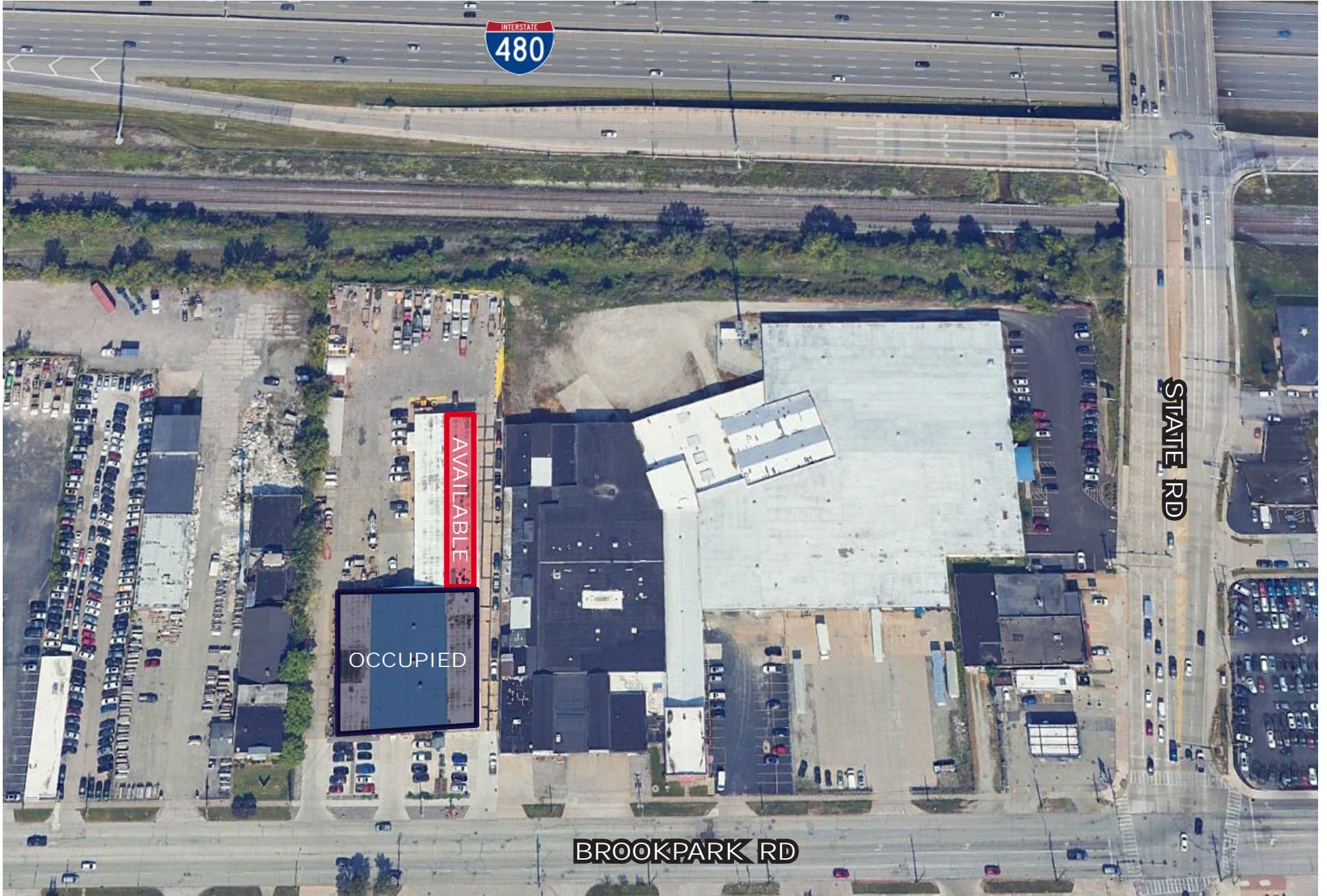
## Building Specifications

<b>Total Building Size:</b>	±32,940 SF	<b>Construction Type:</b>	Masonry
<b>Year Built:</b>	1963	<b>Exterior:</b>	Brick & Steel
<b>Zoning:</b>	General Industrial	<b>Roof:</b>	Flat/Pitched
<b>Land Area:</b>	±1.65 AC	<b>Floor:</b>	Concrete
<b>Clear Height:</b>	14'	<b>Heat:</b>	Overhead Gas Unit
<b>Lighting:</b>	LED	<b>APN #:</b>	012-40-005

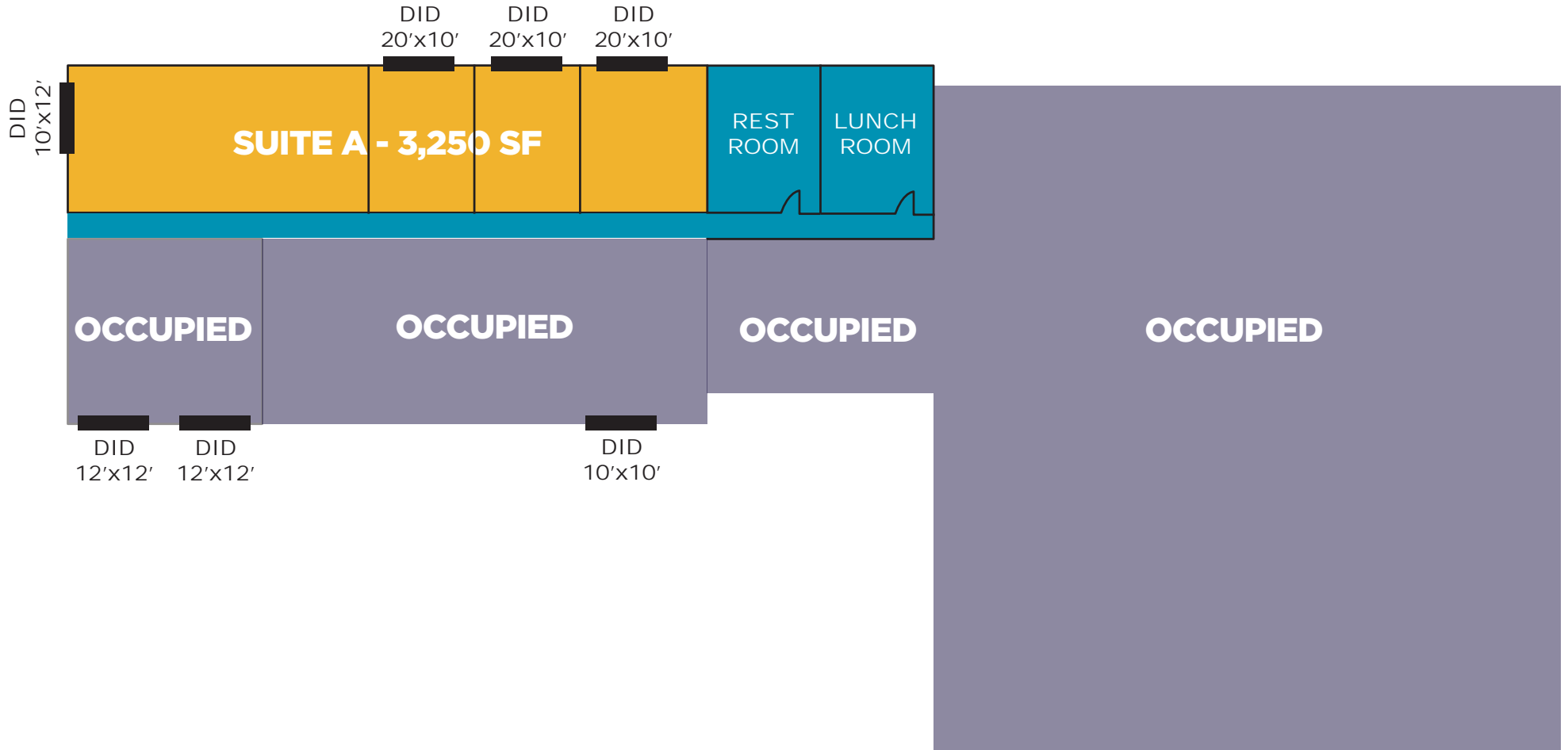
## Availability

UNIT	SF	# of DID	DID Dimensions
A	3,250	Four (4)	One at 10'x12' Three at 20'x10'

# Property Aerial



# Floor Plan



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 COMMON AREA





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