

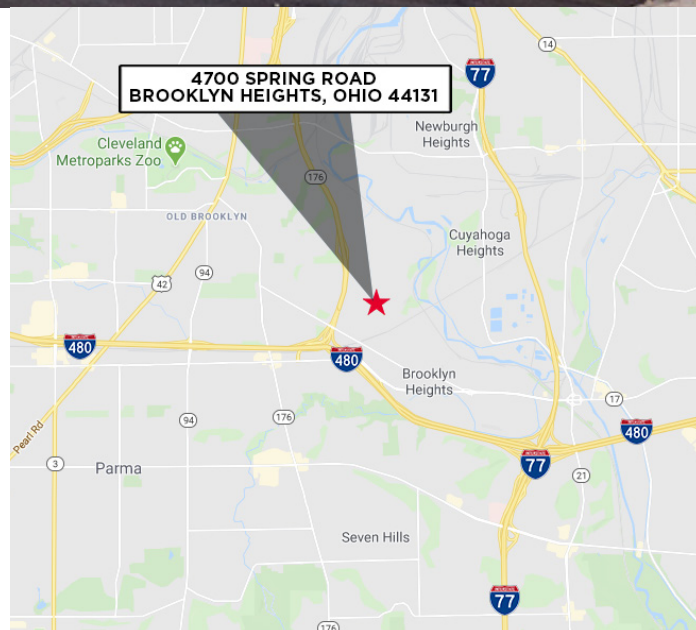


FOR LEASE  
**4700 Spring Road**  
 Brooklyn Heights, Ohio 44131



### Property Specifications

Total Building SF:	55,062
Warehouse SF:	43,390
Office SF:	8,864
Mezzanine SF:	2,268
Year Built:	1971
Year Refurbished:	2019
Ceiling Height:	18'
Docks:	Eight (8) - 8' x 10' (w/levelers)
Drive-In Doors:	Two (2) - 12' x 10' & 10' x 14'
Zoning:	Limited Industrial
Power:	120/240V/800A/1 phase 240V/200A/3 phase
Sprinklers:	100% Wet
Roof:	EPDM/Built Up
Heat:	Gas OH
A/C:	Office



- Partially new parking lot
- Outside storage
- Excellent location
- Lease Rate: \$5.75/NNN

**BOB GARBER, SIOR**

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 bgarber@crescorealestate.com

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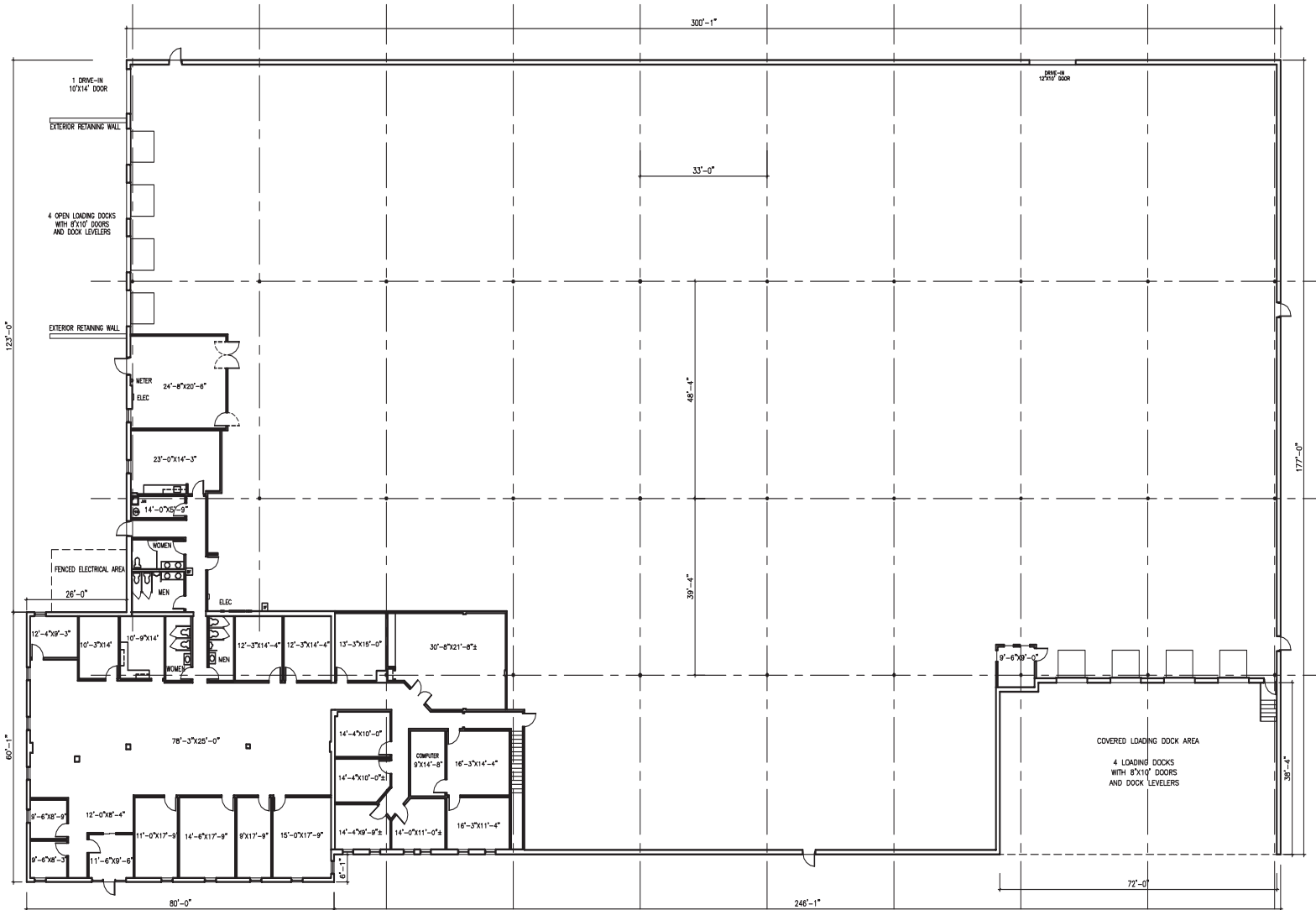
**Aerial**



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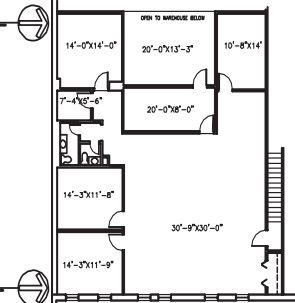
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[crescorealestate.com](http://crescorealestate.com)

**Layout**



**AVAILABLE SPACE** njk  
4700 SPRING ROAD 8/28/20  
BROOKLYN HTS, OHIO  
DESIGN SERVICES  
7865 WALKER ROAD  
CINCINNATI, OH 45241  
314.353.5288  
1416spring@aol.com

**EXISTING FLOOR PLAN**  
NOT TO SCALE

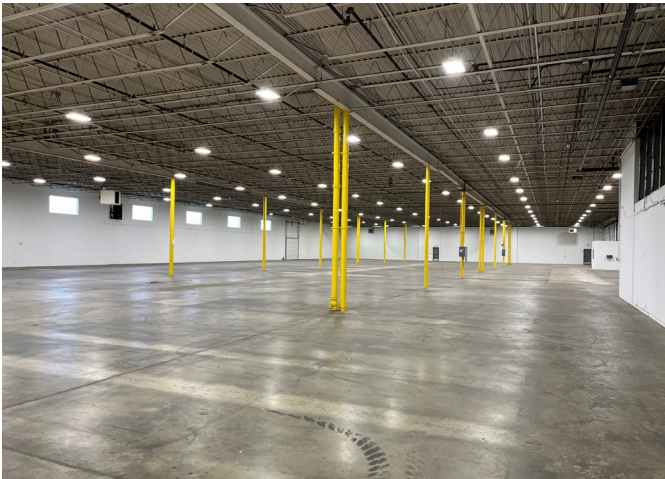


1ST FLR OFFICE AREA - 8,864 SQ FT  
2ND FLR OFFICE AREA - 2,268 SQ FT  
WAREHOUSE AREA - 43,930 SQ FT  
INCLUDES COVERED LOADING DOCK  
TOTAL BLDG AREA - 55,062 SQ FT

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**Photos**



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