

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.

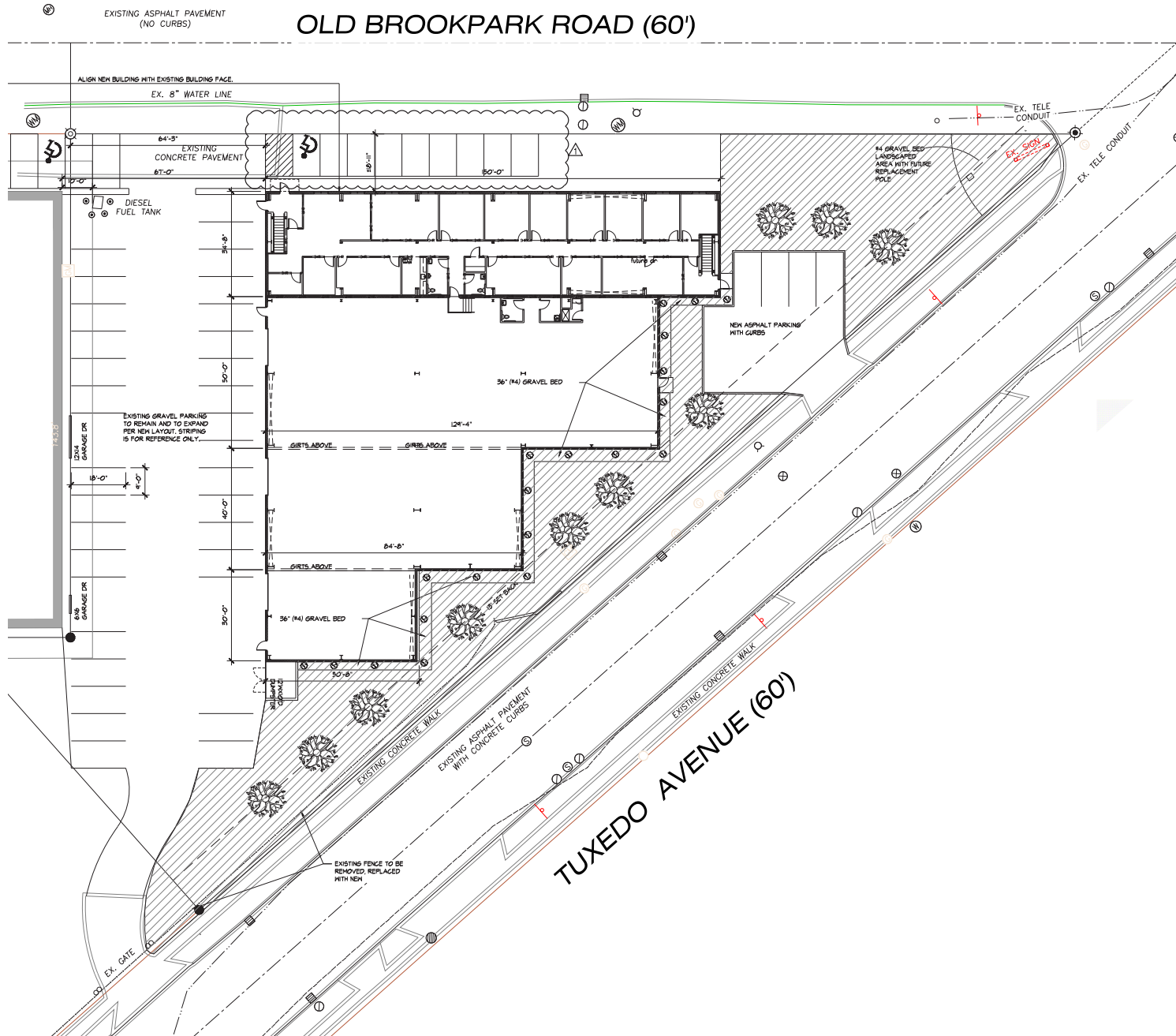
Strategically located near the Jennings Freeway (Ohio 176), I-480, and I-77, this 2020-built facility combines cutting-edge functionality with unbeatable accessibility in a low-tax community. Elevate your business—schedule a tour today!

## BUILDING SPECIFICATIONS

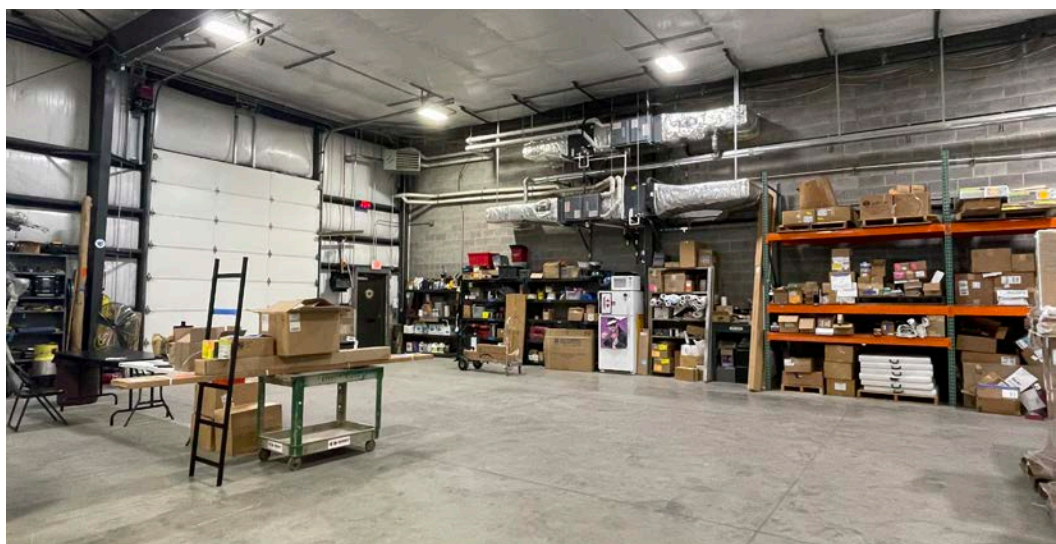
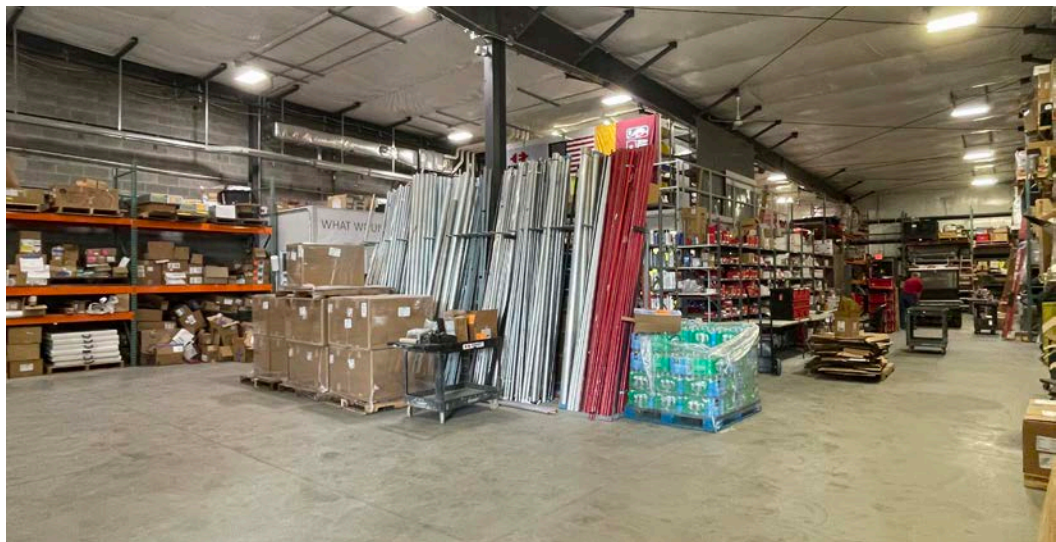
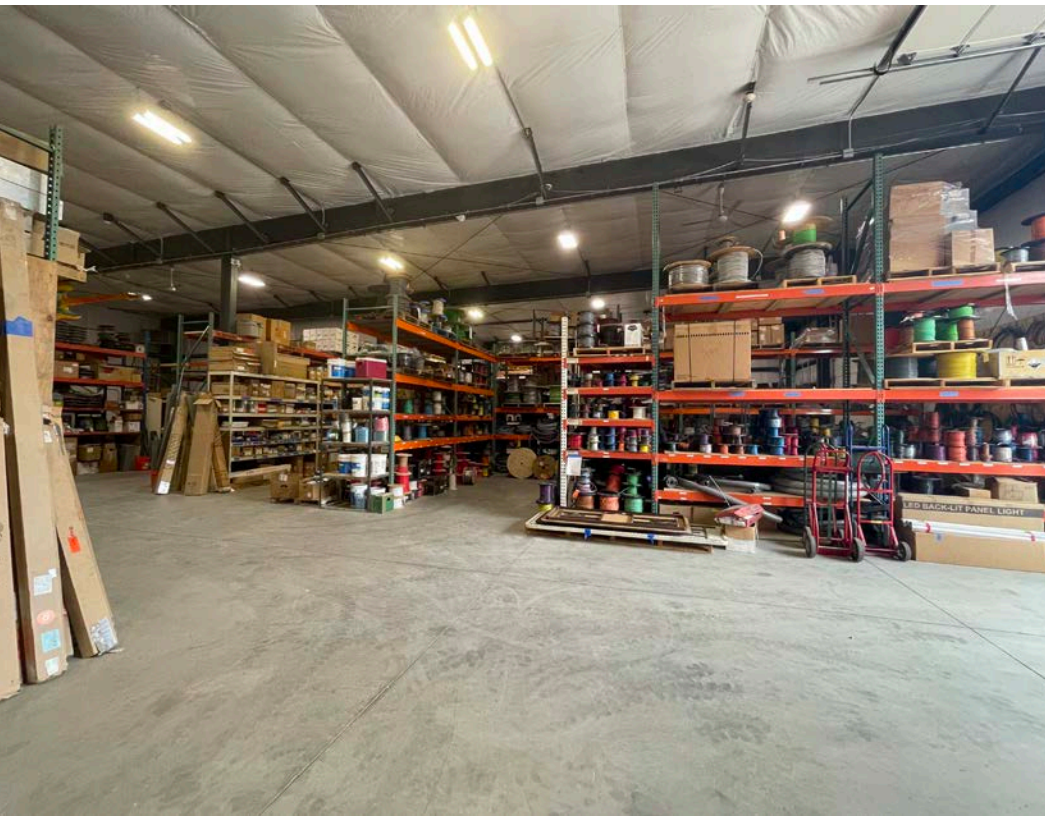
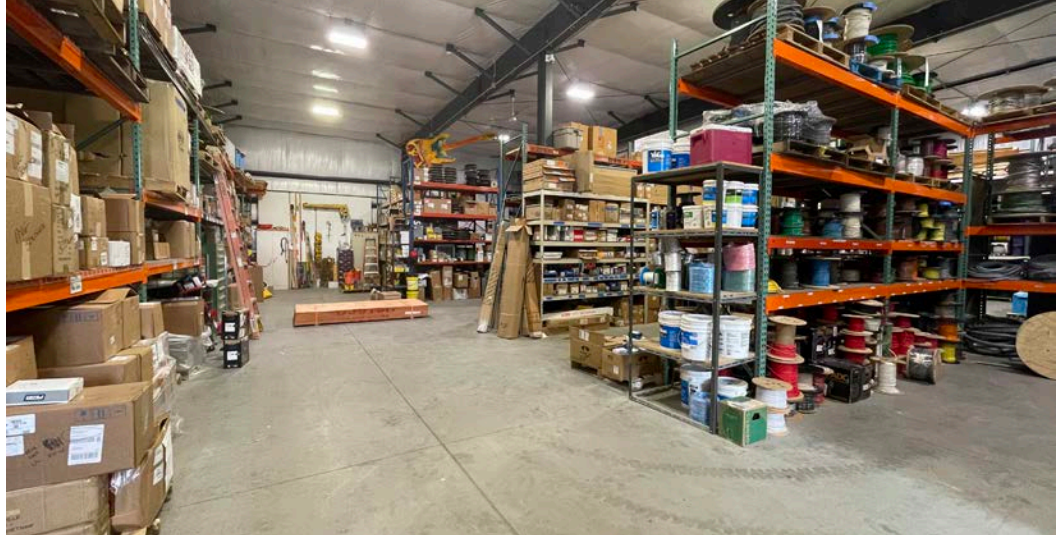
YEAR BUILT:	2020
CONSTRUCTION:	Brick/Block/Metal
ROOF:	Standing Seam Metal
HEAT:	OHD Gas
A/C:	HVAC - Office Only
CEILING HEIGHT:	17'8" - 19'7"
DRIVE-IN DOORS:	Three (3) - 12'x14'
POWER:	400A / 208V / 3P
ZONING:	Limited Industrial
PARKING:	±15



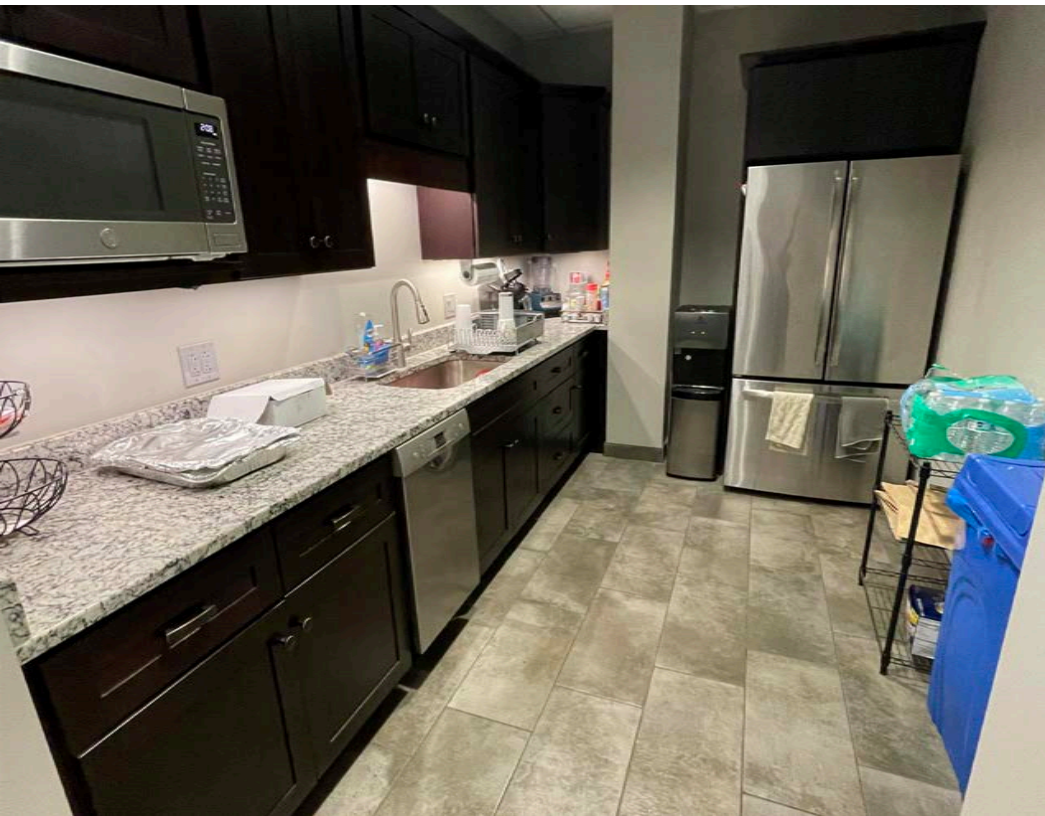
# SITE PLAN



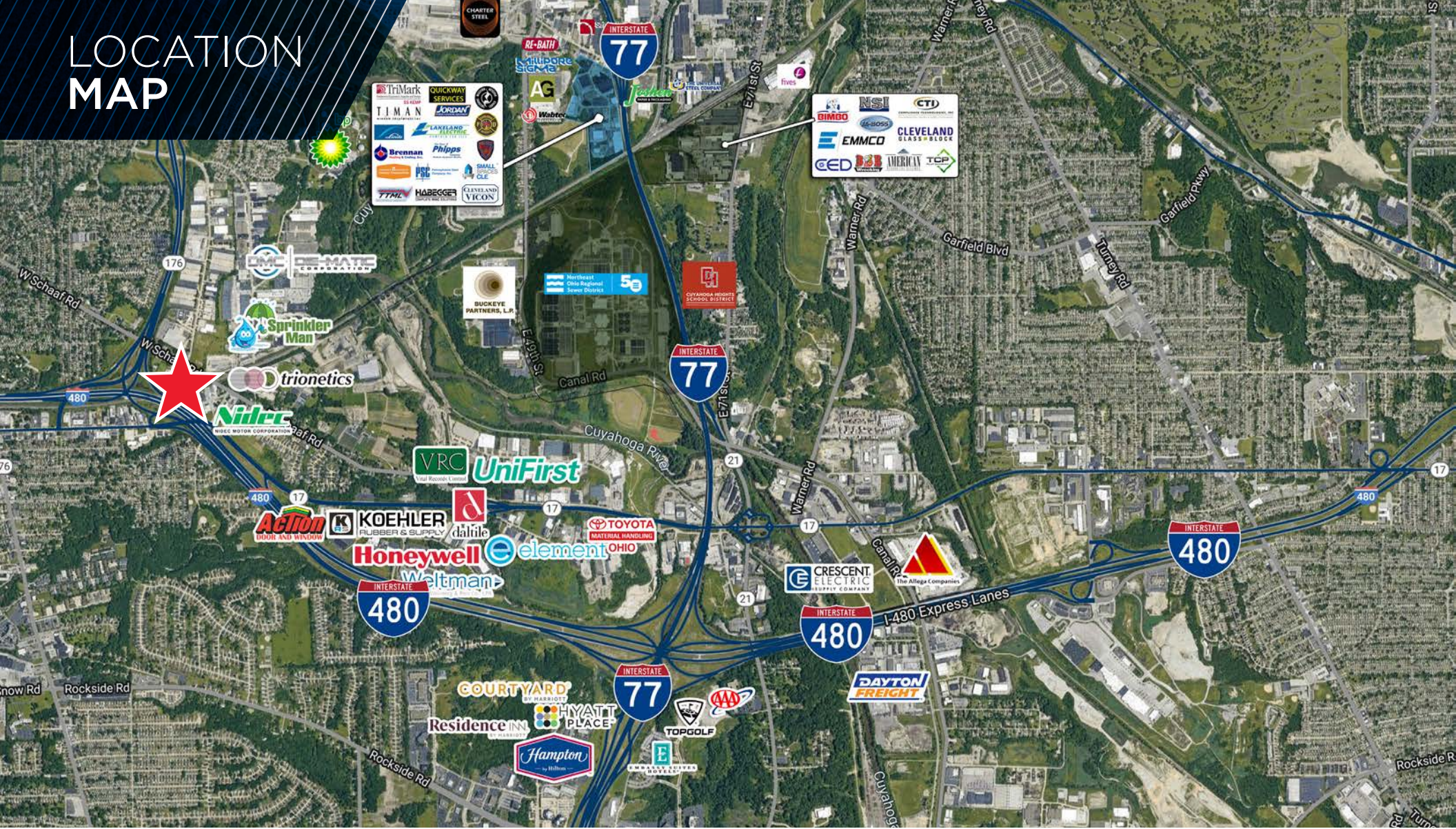
# WAREHOUSE PHOTOS



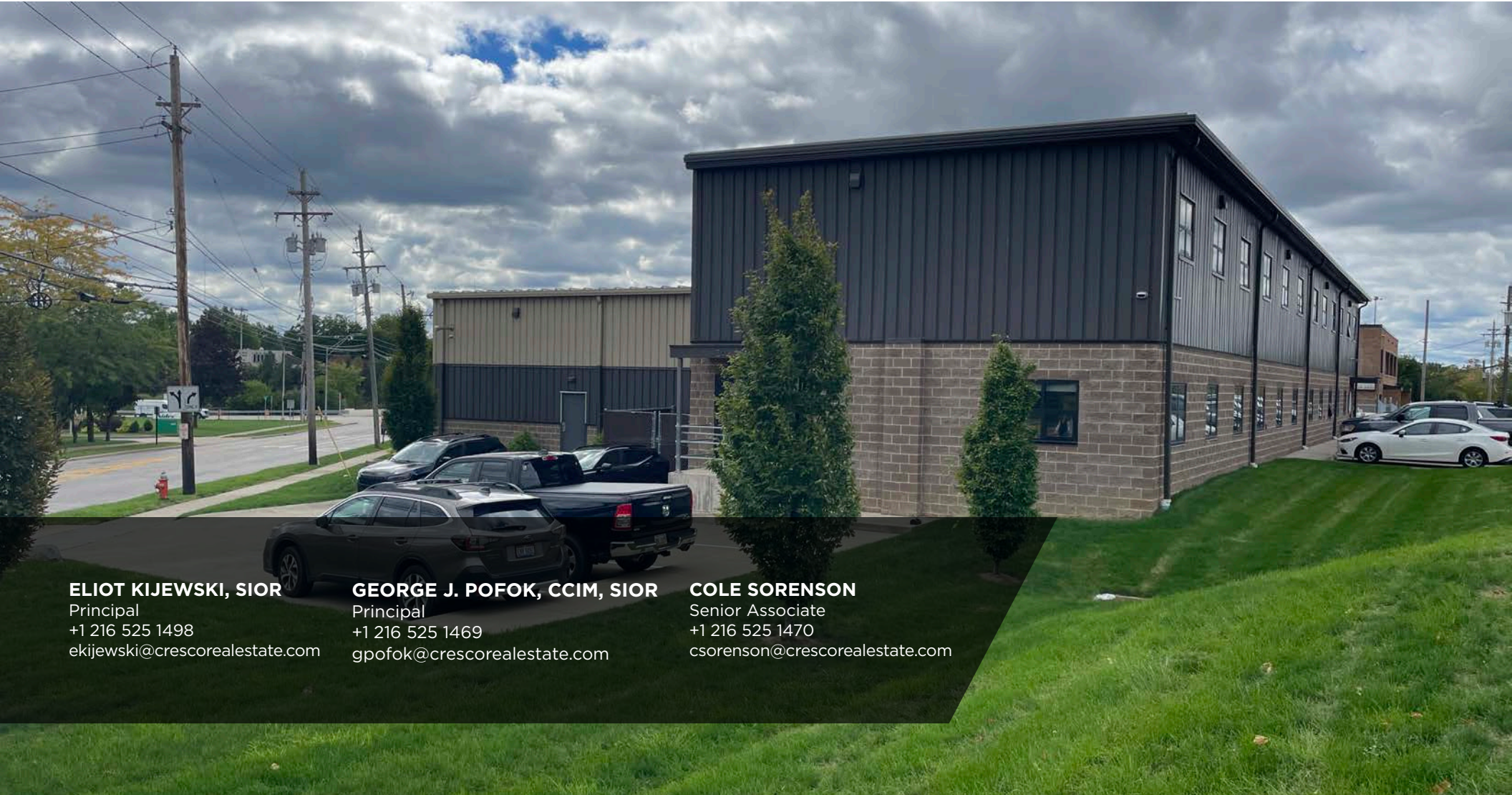
# OFFICE PHOTOS



# 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

**COLE SORENSON**  
Senior Associate  
+1 216 525 1470  
csorensen@crescorealestate.com