

**FOR SUBLEASE**

**4519 BROOKPARK ROAD  
PARMA, OHIO 44134**

A turnkey industrial suite is available for sublease  
located at the I-480 & SR-176 interchange.  
Available October 1, 2026 – October 31, 2027



# PROPERTY INFORMATION

- Located on the active Brookpark Road corridor with immediate, seamless connections to I-480 and SR-176
- Straddles the Cleveland/Parma border, tapping directly into a dense and established workforce
- The ideal turnkey scale for regional distributors, contractors, or assembly operations ready to move in
- Excellent street frontage and heavy daily traffic counts strengthens brand exposure
- Available from **October 01, 2026 through October 31, 2027**

## QUICK STATS

<b>Building SF</b>	15,149 SF
<b>Floors</b>	Two (2)
<b>Buildings</b>	One (1)
<b>Zoning</b>	Commercial Manufacturing "A"
<b>Clear Height</b>	12'
<b>Drive-In Doors</b>	One (1) - 10' x 9'-9"
<b>Lighting</b>	Fluorescent
<b>Construction Type</b>	Brick/Block
<b>A/C</b>	HVAC



**Lease Rate: \$7.75/SF MG**

## SITE AVAILABILITY

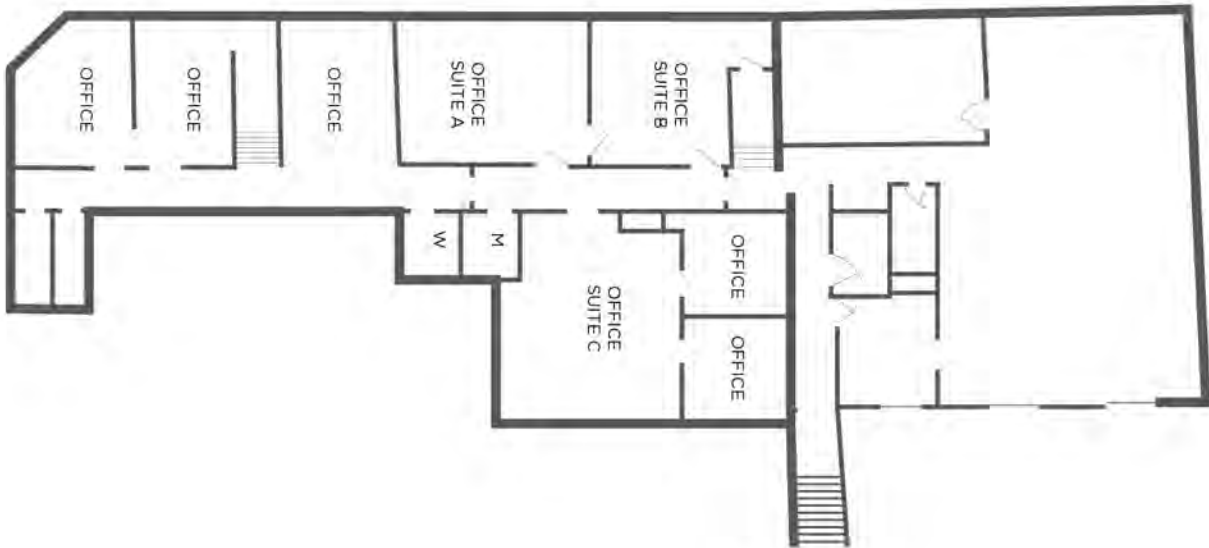
UNIT #	TOTAL SF	OFFICE SF	WAREHOUSE SF	DID	CLEAR HEIGHT	RENT
A, B, C	8,500 SF	5,200 SF	3,300 SF	1 - 10' x 9'-9"	12'	\$7.75/SF MG

# BUILDING LAYOUT & SITE PLAN

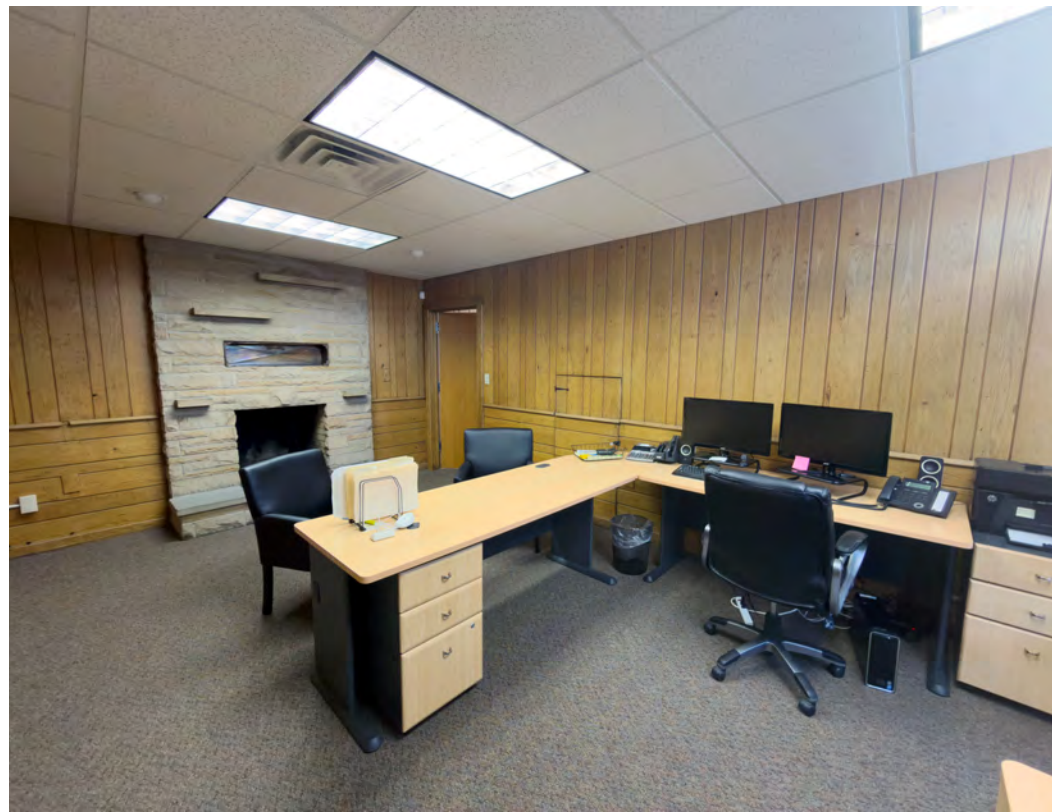
FIRST FLOOR



SECOND FLOOR



# PROPERTY PHOTOS



# PROPERTY PHOTOS



PROPERTY  
PHOTOS







# 4519 BROOKPARK ROAD PARMA, OHIO 44134

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