

Freestanding 15,847 SF Industrial Facility

For Sale | 4848-4850 Van Epps Road, Brooklyn Heights, Ohio 44131



4848-4850 Van Epps Road

- Freestanding 15,847 SF industrial building on 1.68 acres
- Drive-in bay doors accommodate trucks and trailers
- Warehouse with mezzanine-level storage
- Multiple office spaces with natural light
- 400 Amp, 3-phase, 600V electrical service
- Immediate access to I-480 and OH-176
- Established industrial corridor location
- LI zoning supports diverse industrial uses

Property Overview

This freestanding industrial building at 4848-4850 Van Epps Road presents a compelling opportunity for owner-users or investors seeking a well-located facility in Brooklyn Heights' established industrial corridor. The 15,847 SF building sits on 1.68 acres and features a versatile layout with warehouse/shop space, mezzanine storage, office areas, and drive-in access for large vehicles and trailers.

Situated in the Van Epps Road industrial park with immediate access to I-480 and OH-176, the property benefits from strong regional connectivity to the Greater Cleveland market. The zoning supports a wide range of industrial, manufacturing, and service uses.



Quick Stats

Address	4848-4850 Van Epps Road
City / State	Brooklyn Heights, OH 44131
County	Cuyahoga
Building Size	15,847 SF
Year Built	1977
Stories	One (1)
Zoning	LI - Light Industrial
Parcel Number	531-03-006
Electrical	400A / 600V / 3-Phase
Lot Size	1.68 Acres

Property Photos



Warehouse Interior



Warehouse Overview



Office Space



Private Office



Mezzanine Storage

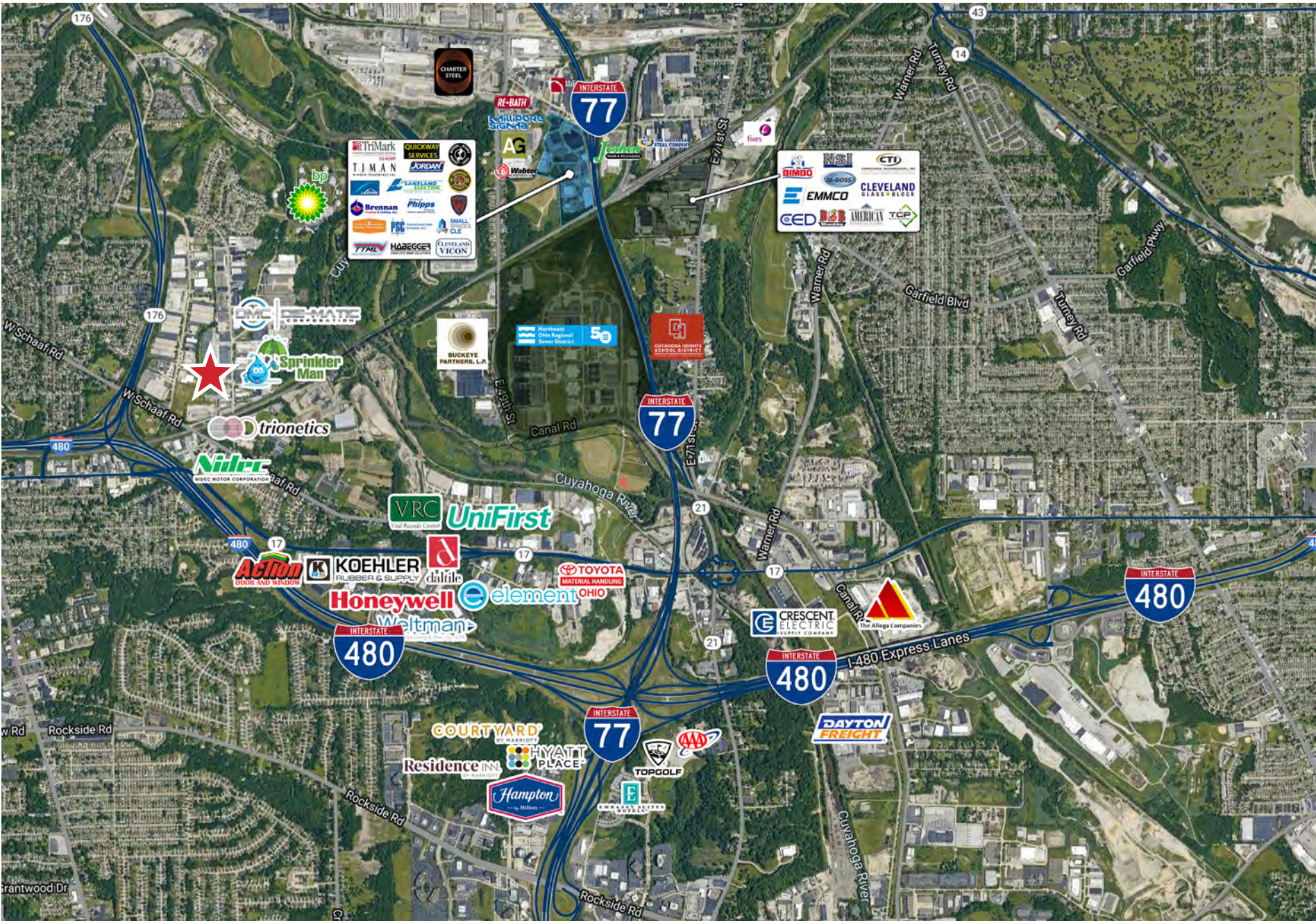


Truck/Trailer Yard

Aerial Photos



Market Aerial



**4848-4850 VAN EPPS ROAD
BROOKLYN HTS, OHIO 44131**

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