



Freestanding Industrial Building For Sale

4653 Spring Road, Brooklyn Heights, Ohio 44131





PROPERTY HIGHLIGHTS

- Central Cuyahoga County location
- Great access to I-176 at full Spring Road interchange
- Excellent for warehouse or light manufacturing
- Very flexible design and layout
- High Hazard room in place
- Meticulously maintained

PURCHASE PRICE

Contact Brokers

Building Specifications

Building SF:	13,800 SF	PPN:	#531-01-052	Drive-In Doors:	One (1) 8' x 10'
Industrial SF:	12,000 SF	Construction:	Masonry	Lighting:	Fluorescent
Office SF:	1,830 SF	Clear Height:	12'	Parking:	14 Spaces
Land Size:	1.31 AC	Column Spacing:	29' x 40'	A/C:	Office Only (Rooftop Unit)
Zoning:	C-1 Commercial	Docks:	Two (2) 8' x 10' (1 Leveler)	Heat:	Gas Forced Air (Warehouse)
Sprinklers:	No	Year Built:	1973	Power:	200A / 480V / 3-Phase

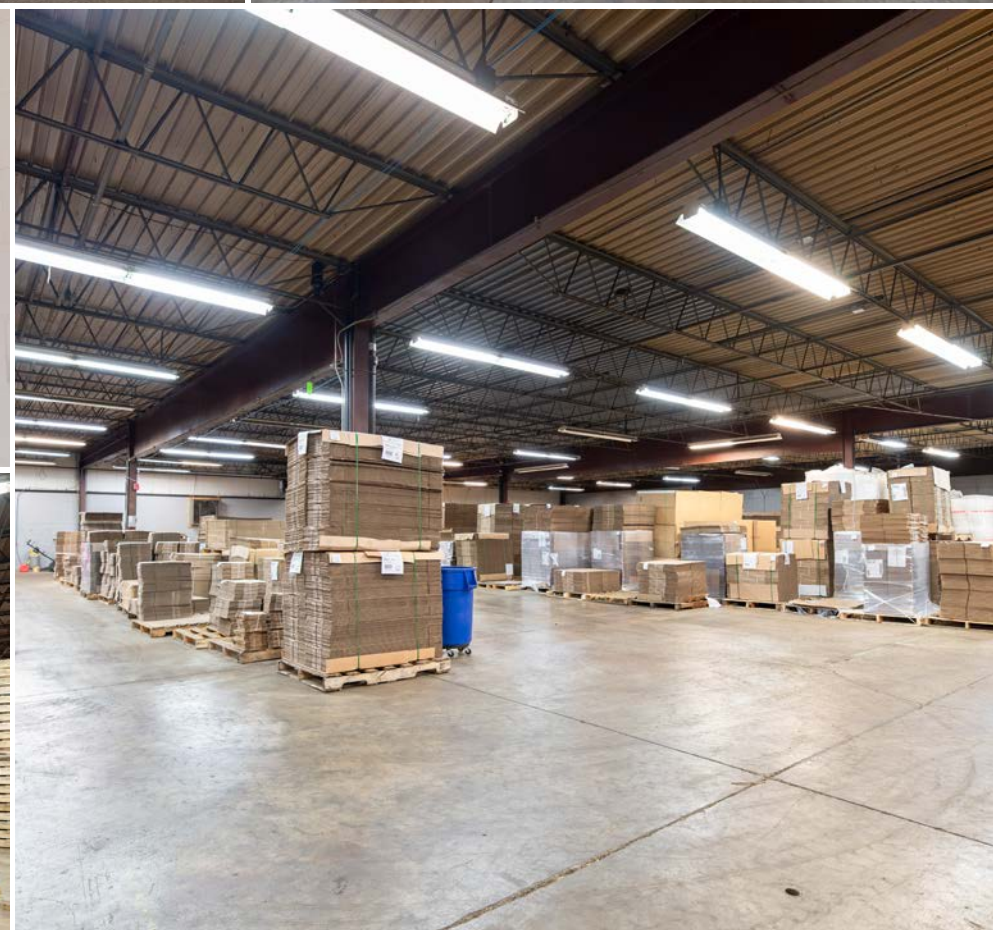
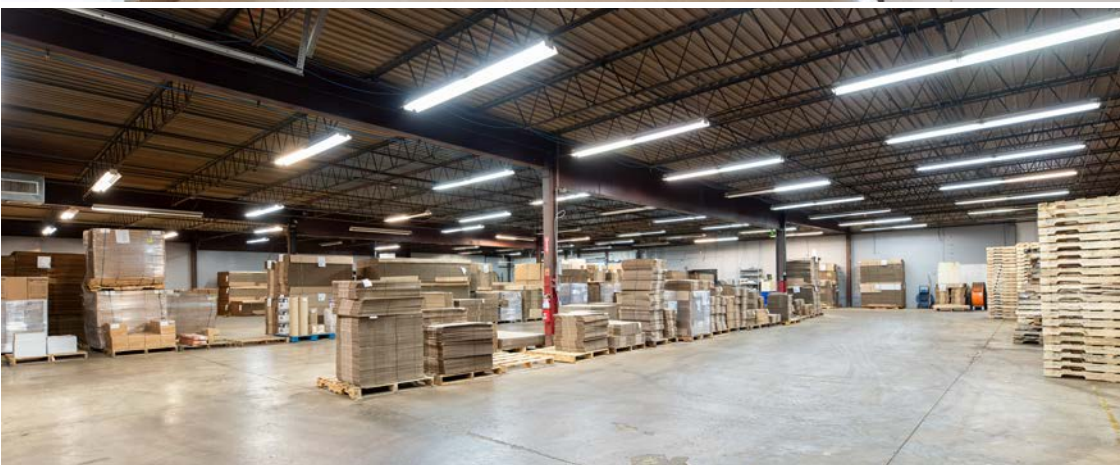


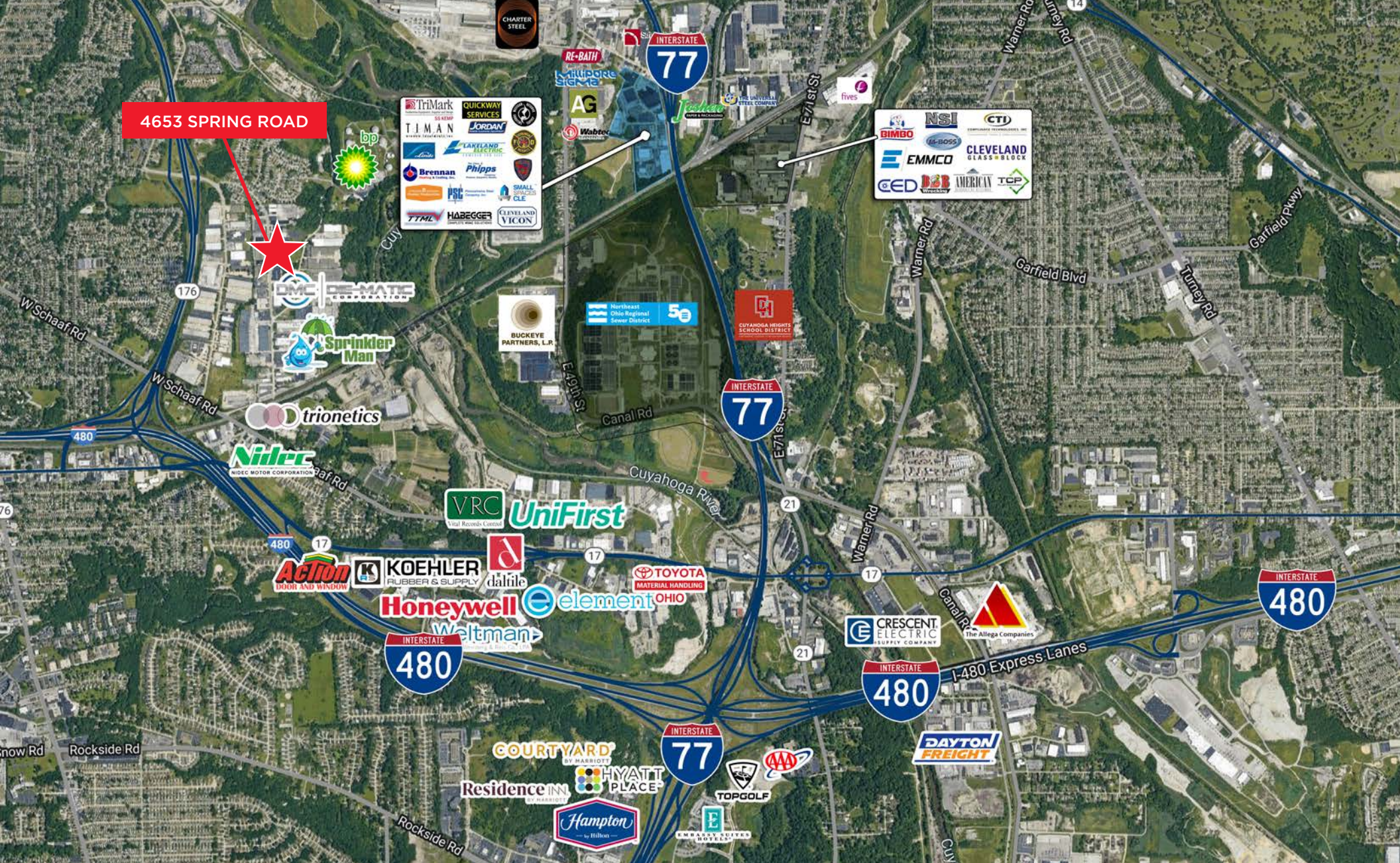
Parcel Map | #531-01-052





Photos





304,964
Population
(2026 | 5 Miles)

37.2
Median Age
(2026 | 5 Miles)

136,321
Households
(2026 | 5 Miles)

\$79,010
Household Income
(2026 | 5 Miles)

12,572
Total Businesses
(2026 | 5 Miles)

171,641
Total Employees
(2026 | 5 Miles)



**4653 SPRING ROAD
BROOKLYN HEIGHTS, OHIO 44131**

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