

Freestanding 15,847 SF Industrial Facility with Expansive Outdoor Storage

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



4848-4850 Van Epps Road

- **Rare Freestanding Industrial Opportunity:** 15,847 SF free-standing facility situated on approximately 2.81 acres in Brooklyn Heights’ established and supply-constrained industrial corridor.
- **Expansive Secured Outdoor Storage:** Massive fenced outside area, providing valuable outdoor storage, trailer parking, equipment staging and fleet-storage capabilities rarely available in this market.
- **Functional Industrial Improvements:** Features 18-foot clear height, large drive-in overhead doors, mezzanine storage and a combination of warehouse, shop and office space.
- **Strong Power & Regional Connectivity:** Equipped with 400-amp, 3-phase, 600-volt electrical service and conveniently positioned near I-480 and OH-176 for efficient access throughout Greater Cleveland.

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.

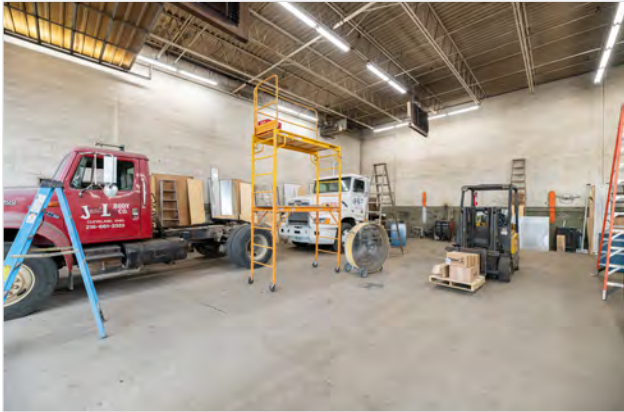
Situated in the Van Epps Road industrial park with immediate access to I-480 and OH-176, the property benefits from strong regional connectivity to the Greater Cleveland market. The zoning supports a wide range of industrial, manufacturing, and service uses.



Quick Stats

Address	4848-4850 Van Epps Road
City / State	Brooklyn Heights, OH 44131
County	Cuyahoga
Land Size	2.81 AC
Building Size	15,847 SF
Year Built	1977
Sprinklers	Yes
Clear Height	18'
Drive-In Doors	Ten (10) - 15' x 4' One (1) 14' x 10'
Zoning	LI - Light Industrial
Parcel Number	531-03-006
Electrical	400A / 600V / 3-Phase

Property Photos



Warehouse Interior



Warehouse Overview



Office Space



Private Office



Mezzanine Storage



Truck/Trailer Yard

Property Photos



Warehouse Interior



Warehouse Overview



Warehouse Overview



Warehouse Overview



Warehouse Interior

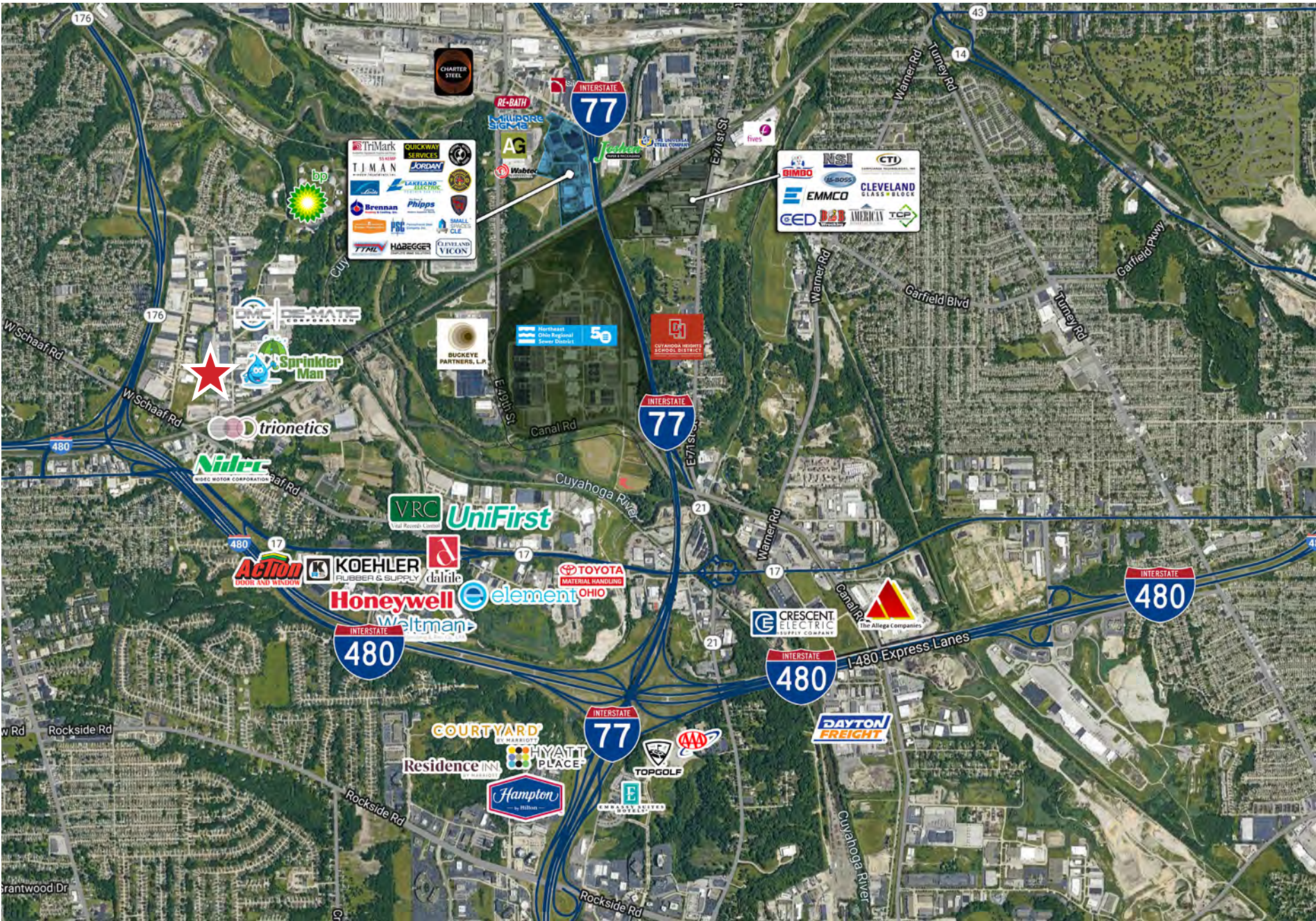


Warehouse Interior

Aerial Photos



Market Aerial



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

RICO A. PIETRO, SIOR
Principal
rpietro@crescorealestate.com
+1 216 525 1473

ROBBY MARTINELLI
Senior Associate
rmartinelli@crescorealestate.com
+1 216 232 4104



**CUSHMAN &
WAKEFIELD**



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

4848-4850 Van Epps Road

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