# 6,164 SF Industrial Space Available

For Lease | 4346-4376 Cranwood Parkway, Warrensville Heights, Ohio 44128



CUSHMAN & WAKEFIELD | CRESCO Real Estate







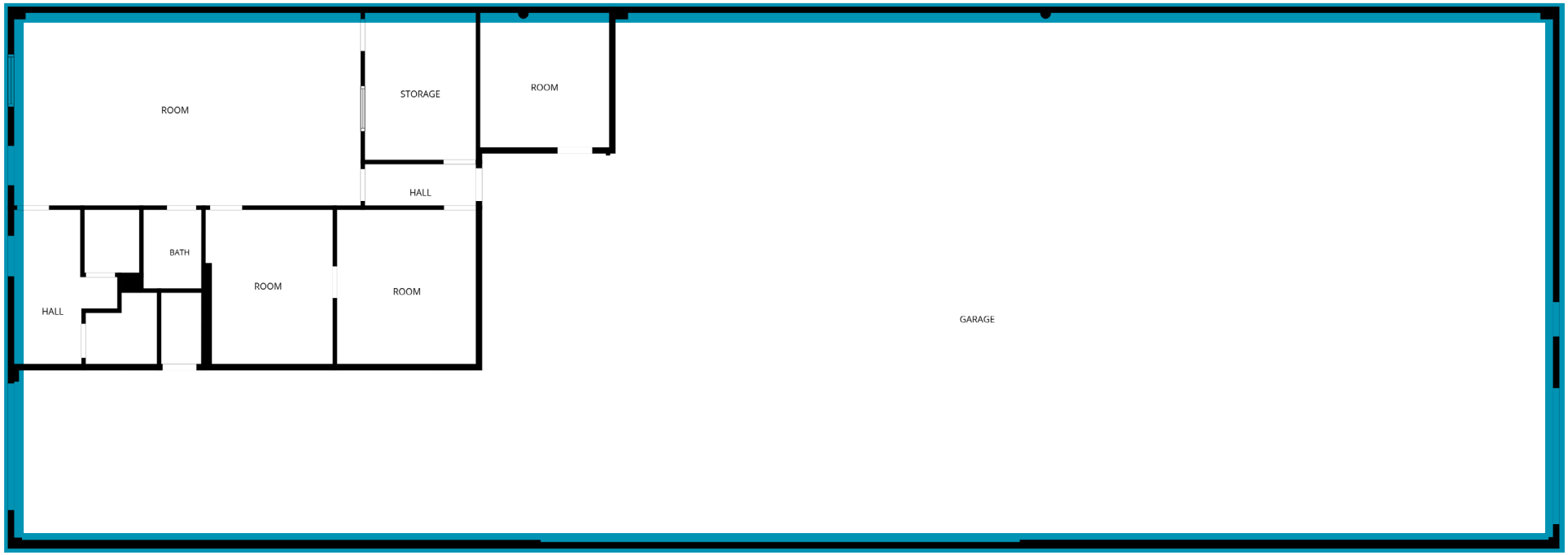
## PROPERTY HIGHLIGHTS

- White box delivery with fresh paint throughout, new LED lighting, and updated office flooring
- Recently renovated building facade, parking lot, and unit entry staircases
- Established ownership group willing to invest in space improvements in exchange for lease term
- Minutes from I-271 & I-480, offering easy access to the greater Cleveland area
- Functional layout ideal for warehousing, distribution, light manufacturing, or contractor operations
- Large parking lot and truck court with outdoor storage options available for tenants

## PROPERTY SPECIFICATIONS

| | |
|---|---|
| **Building Size:** | 42,448 SF |
| **Construction:** | Masonry |
| **Year Built:** | 1977 |
| **Roof:** | Built-Up |
| **Clear Height:** | 14’ |
| **Sprinkler:** | 100% Wet |
| **Lighting:** | LED |
| **Heat:** | Overhead Gas |
| **Power:** | 200 A / 240 V / 1 P |
| **Land Size:** | 3.22 Acres |
| **Parking:** | Ample |
| **Zoning:** | Limited Industrial |

# Floor Plan




## UNIT 4364

**6,164 SF**
AVAILABLE SF

**ONE (1) 10’ X 12’**
DRIVE-IN DOOR

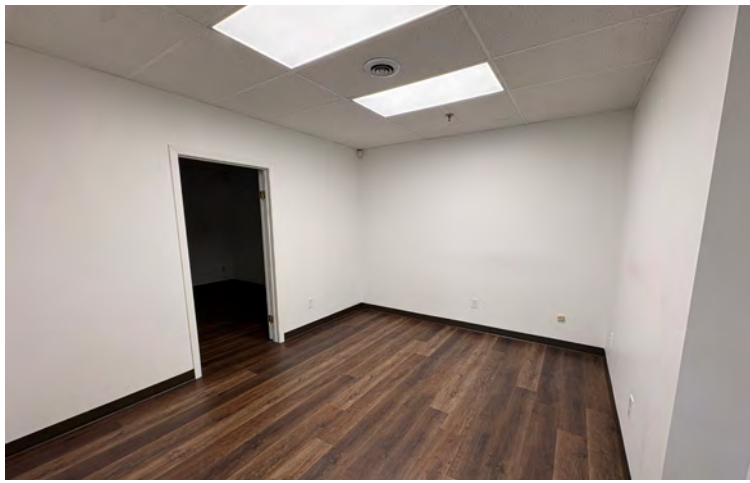
**ONE (1)**
DOCK

**$6.00/SF NNN**
LEASE RATE
NNN: $3.00/SF/YEAR







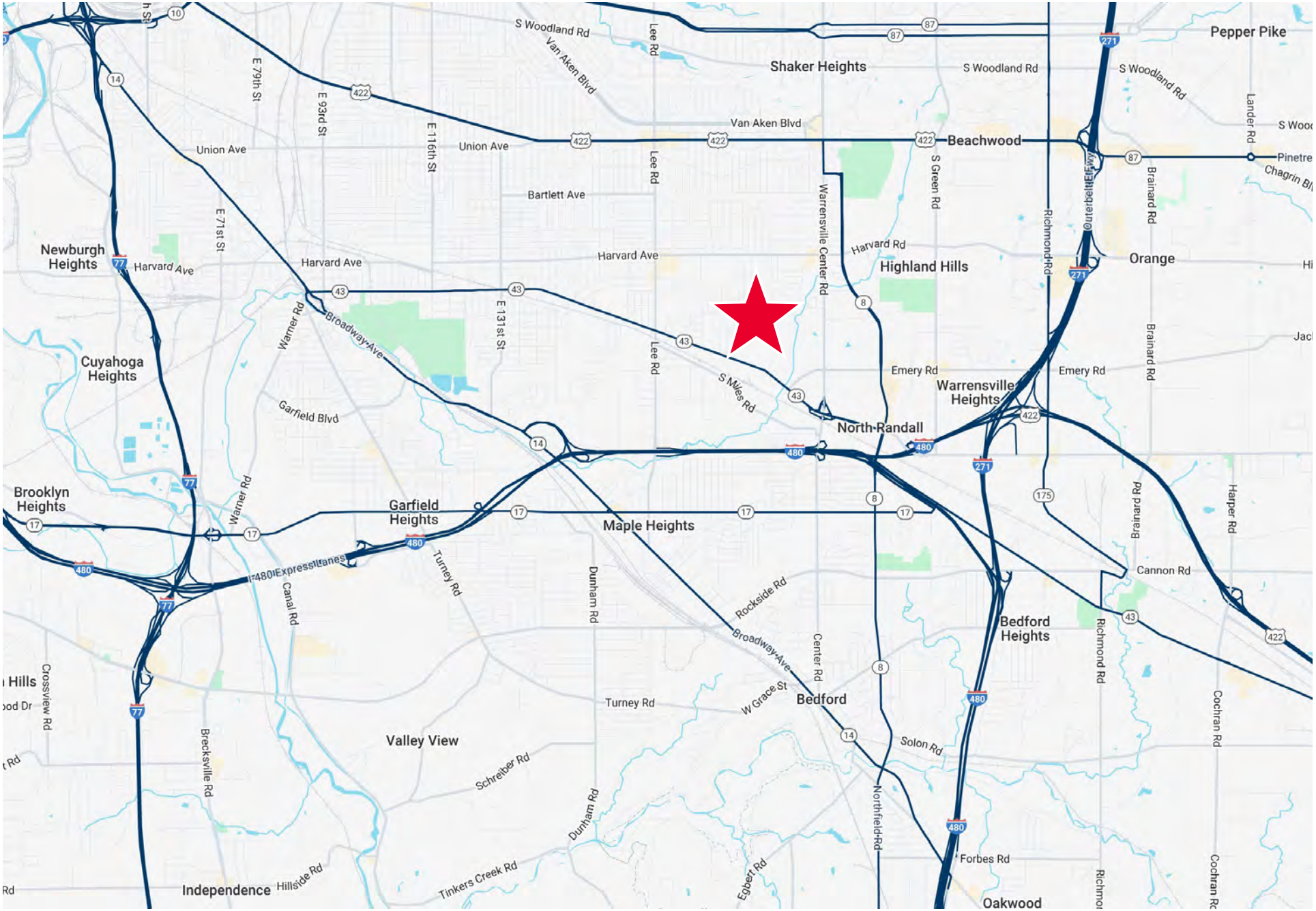




# Parcel Map


Garden Blvd
4346 Cranwood Parkway
Cranwood Pkwy
Cranwood Pkwy

# Location Map





## 4346-4376 CRANWOOD PARKWAY
## WARRENSVILLE HEIGHTS, OHIO 44128


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