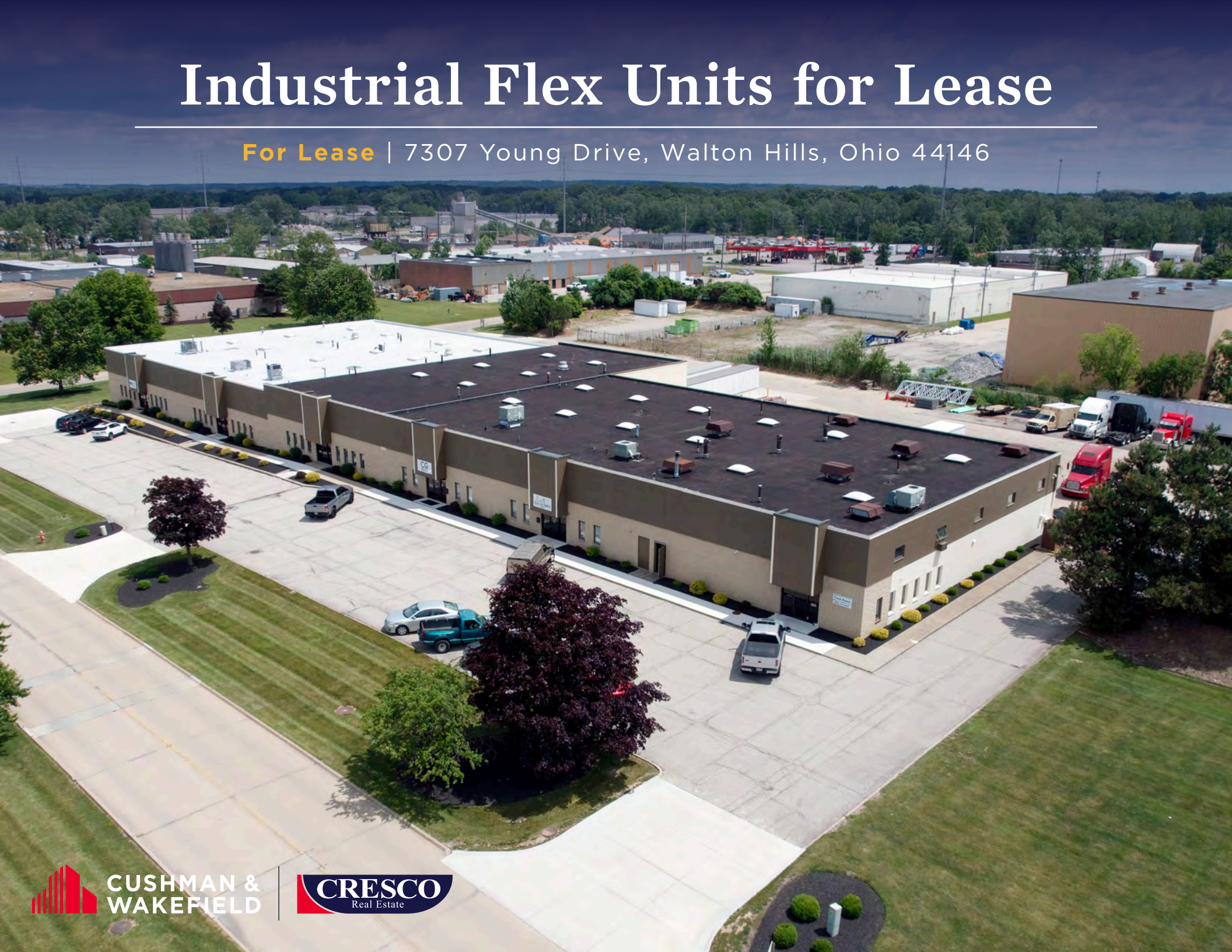
Industrial Flex Units for Lease

For Lease | 7307 Young Drive, Walton Hills, Ohio 44146



CUSHMAN & WAKEFIELD | CRESCO Real Estate

7307 Young Drive

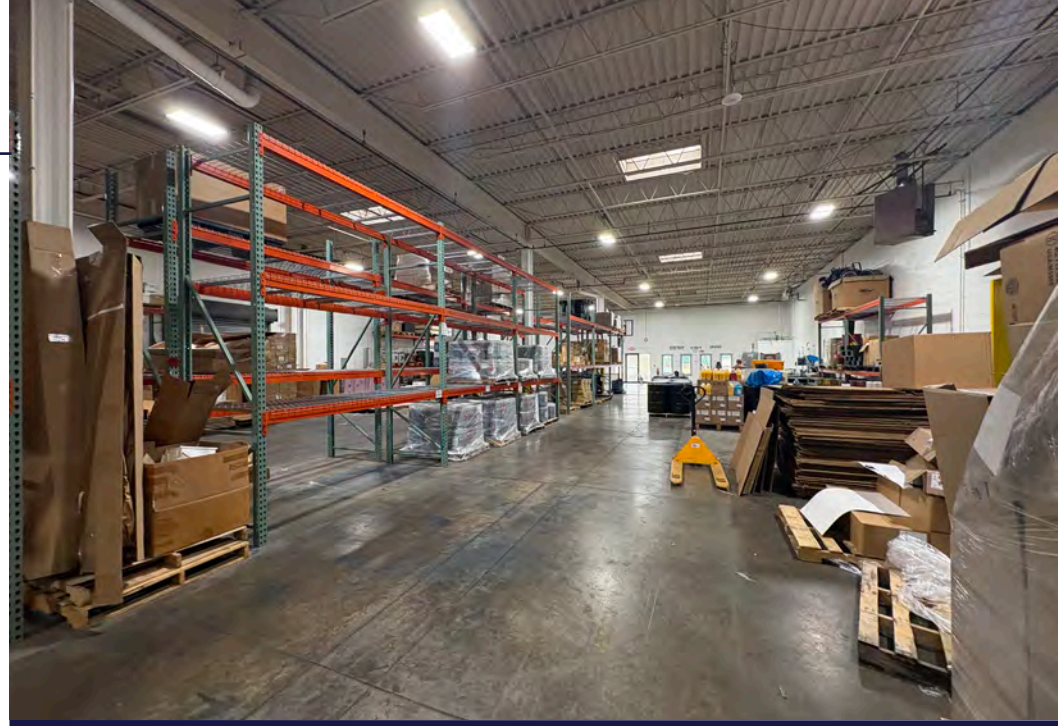
- Up to 25,350 SF of space available in an exceptionally maintained multi-tenant industrial facility
- Functional unit layouts ideal for warehousing, distribution, light manufacturing, assembly, or contractor operations
- Minutes from I-271 & I-480, offering easy access to the greater Cleveland area
- Situated in Walton Hills premier industrial corridor alongside neighboring businesses including Transtar Industries, Cleveland Industrial Supply, Walton Plastics, Home City Ice, NPK Equipment, and Intigral

Availabilities

SUITE	TOTAL SF	OFFICE SF	DOCKS	DIDs
A	8,450 SF	3,200 SF	Two (2) 8’ X 10’	Two (2) 12’ X 14’
B	4,225 SF	1,344 SF	One (1) 8’ X 10’	One (1) 12’ X 14’
C	4,225 SF	864 SF	One (1) 8’ X 10’	One (1) 12’ X 14’
D	8,450 SF	-	Two (2) 8’ X 10’	Two (2) 12’ X 14’

Lease Rate

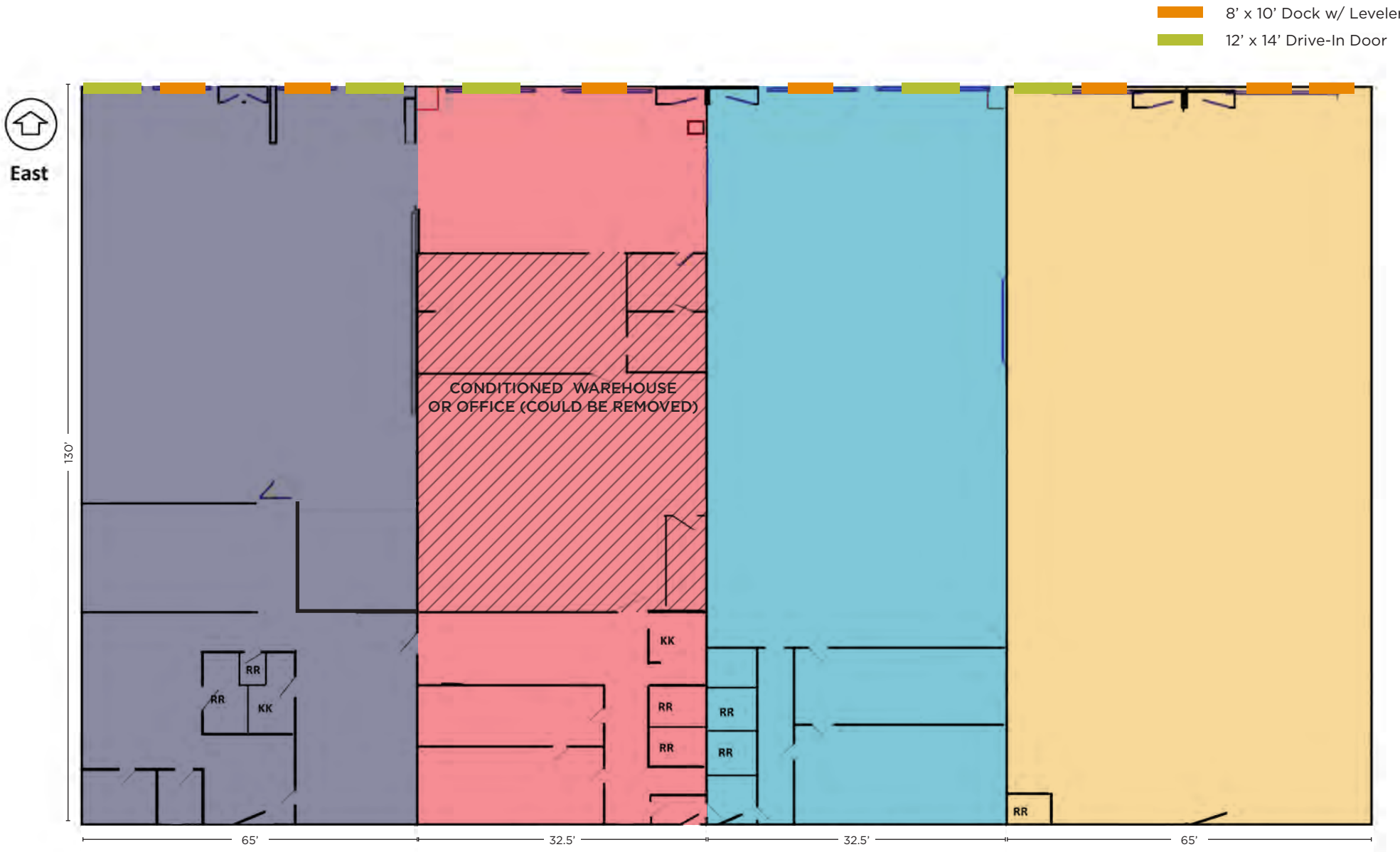
WAREHOUSE: $6.50/SF/Year NNN
OFFICE: $12.50/SF/Year NNN
Estimated NNNs: *$2.70/SF/Year*



Quick Stats

Building SF	40,000 SF
Land Area	3.28 AC
Year Built	1984
Clear Height	16’-10”
Power	120V / 240V / 480V
Lighting	LED
Floor	Concrete
Heat	Overhead Gas
A/C	Office Only

Floor Plan (demised)



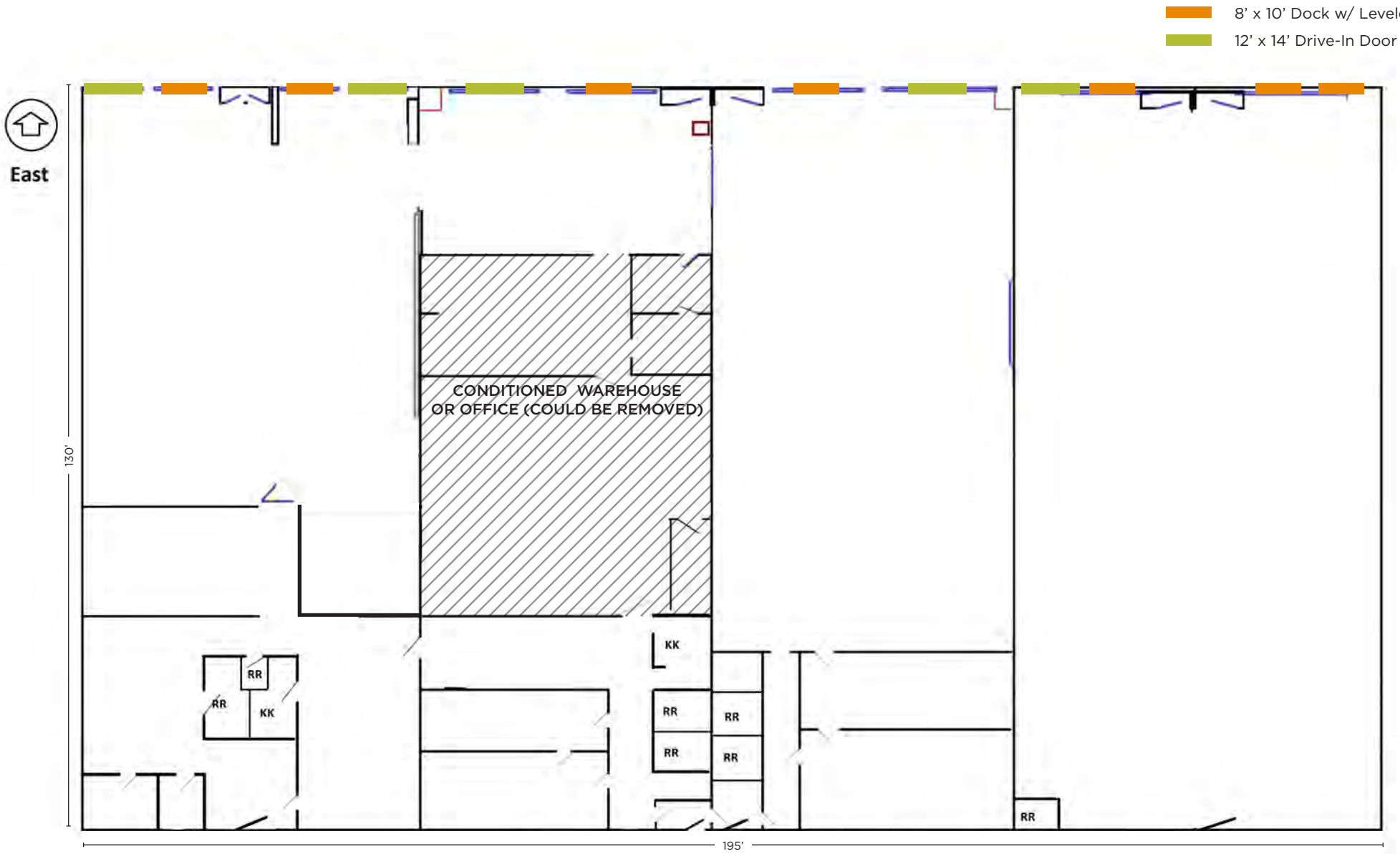
SUITE A
TOTAL SF: 8,450 SF
WAREHOUSE SF: 5,250 SF
OFFICE SF: 3,200 SF

SUITE B
TOTAL SF: 4,225 SF
WAREHOUSE SF: 2,881 SF
OFFICE SF: 1,344 SF

SUITE C
TOTAL SF: 4,225 SF
WAREHOUSE SF: 3,361 SF
OFFICE SF: 864 SF

SUITE D
TOTAL SF: 8,450 SF
WAREHOUSE SF: 8,450 SF
OFFICE SF: -

Floor Plan (contiguous)



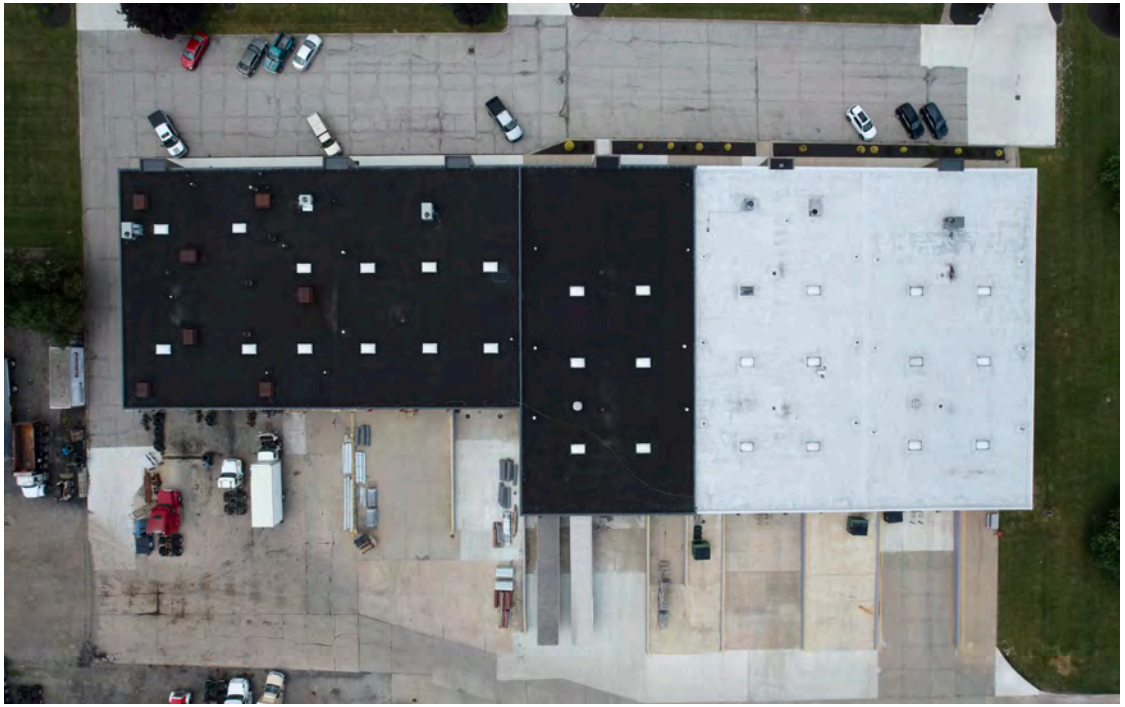
CONTIGUOUS
TOTAL SF: 25,350 SF
WAREHOUSE SF: 19,942 SF
OFFICE SF: 5,408 SF

Exterior Photos





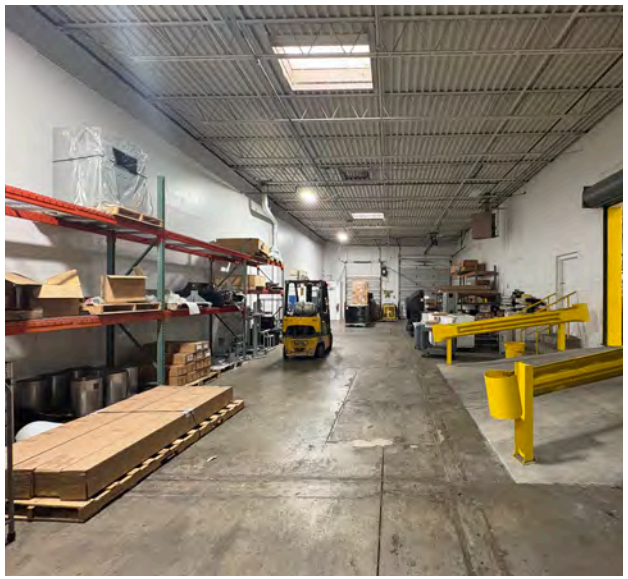




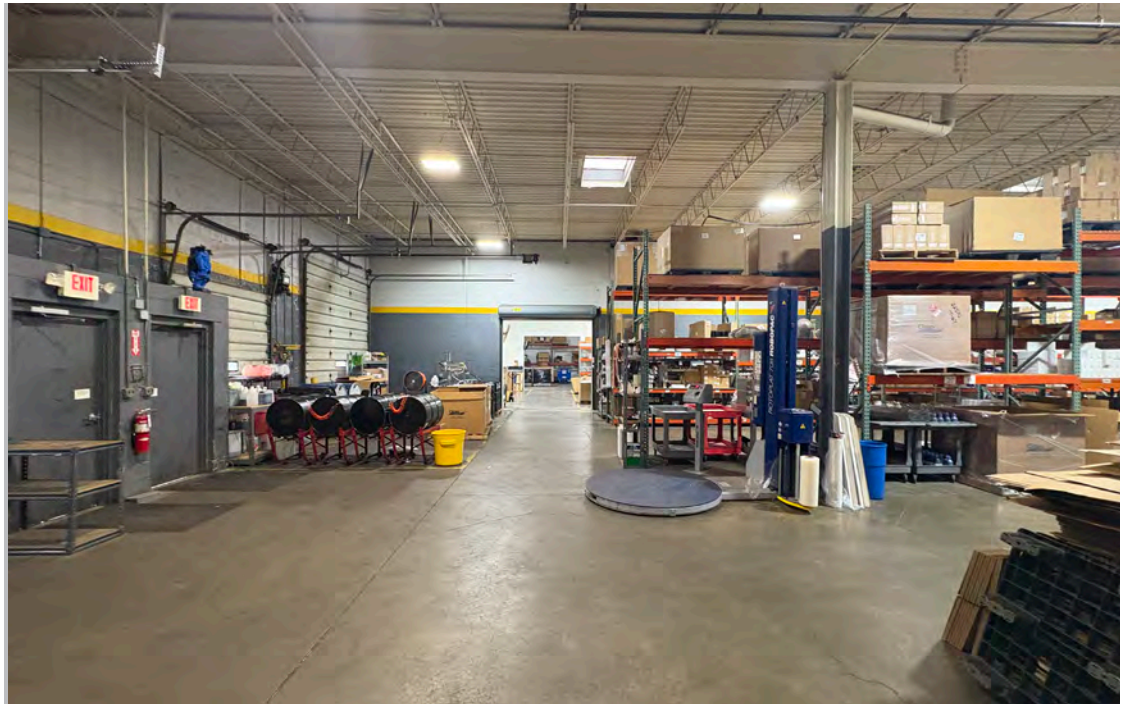


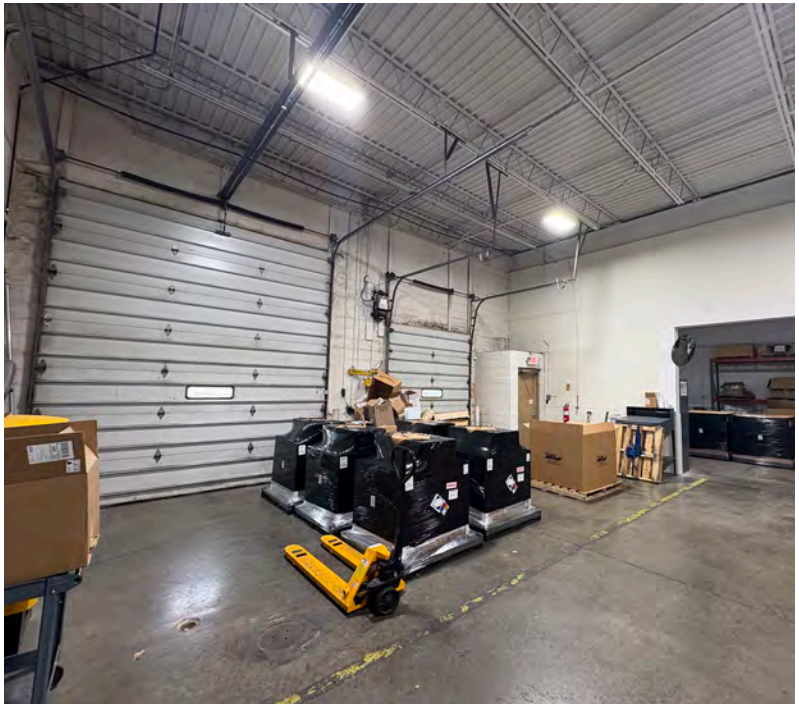
Warehouse Photos







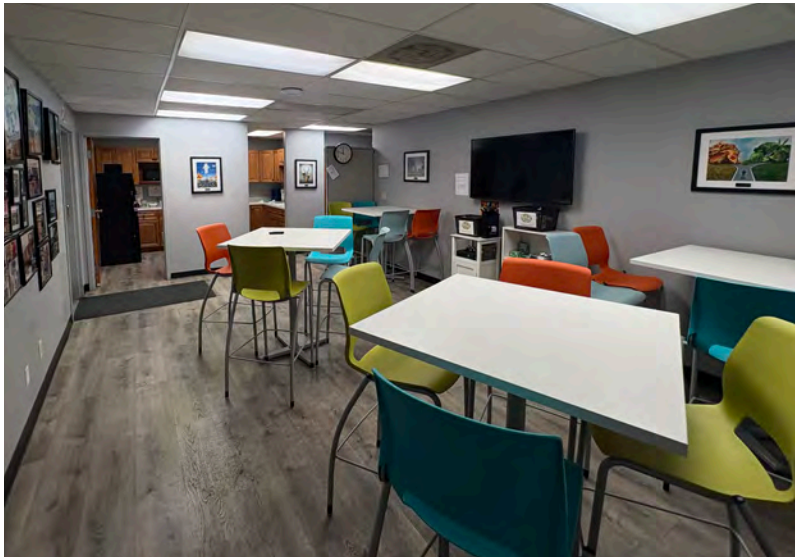




Office Photos









281,222	38.6	124,081	$82,218	10,344	139,344
Population (2026 | 5-Miles)	Median Age (2026 | 5-Miles)	Households (2026 | 5-Miles)	Household Income (2026 | 5-Miles)	Total Businesses (2026 | 5-Miles)	Total Employees (2026 | 5-Miles)

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