

# 9,870 SF Industrial Flex Facility

For Sale | 4299 Cranwood Parkway, Warrensville Heights, Ohio 44128







## PROPERTY SPECIFICATIONS

|                        |                           |
|------------------------|---------------------------|
| <b>Building Size:</b>  | 9,870 SF                  |
| <b>Construction:</b>   | Split Face Block          |
| <b>Year Built:</b>     | 1998                      |
| <b>Roof:</b>           | Built-Up                  |
| <b>Clear Height:</b>   | 15'                       |
| <b>Drive-In Doors:</b> | Four (4) - 10'x12'        |
| <b>Sprinkler:</b>      | 100% Wet                  |
| <b>Lighting:</b>       | Fluorescent               |
| <b>Heat:</b>           | Forced Hair               |
| <b>Land Size:</b>      | 1.4 Acres                 |
| <b>Parking:</b>        | 60                        |
| <b>Zoning:</b>         | Light Industrial District |

## PROPERTY HIGHLIGHTS

- 9,870 SF
- Leased until 2031
- Newer roof
- Roughly 1 Acre of outdoor storage space (fenced)

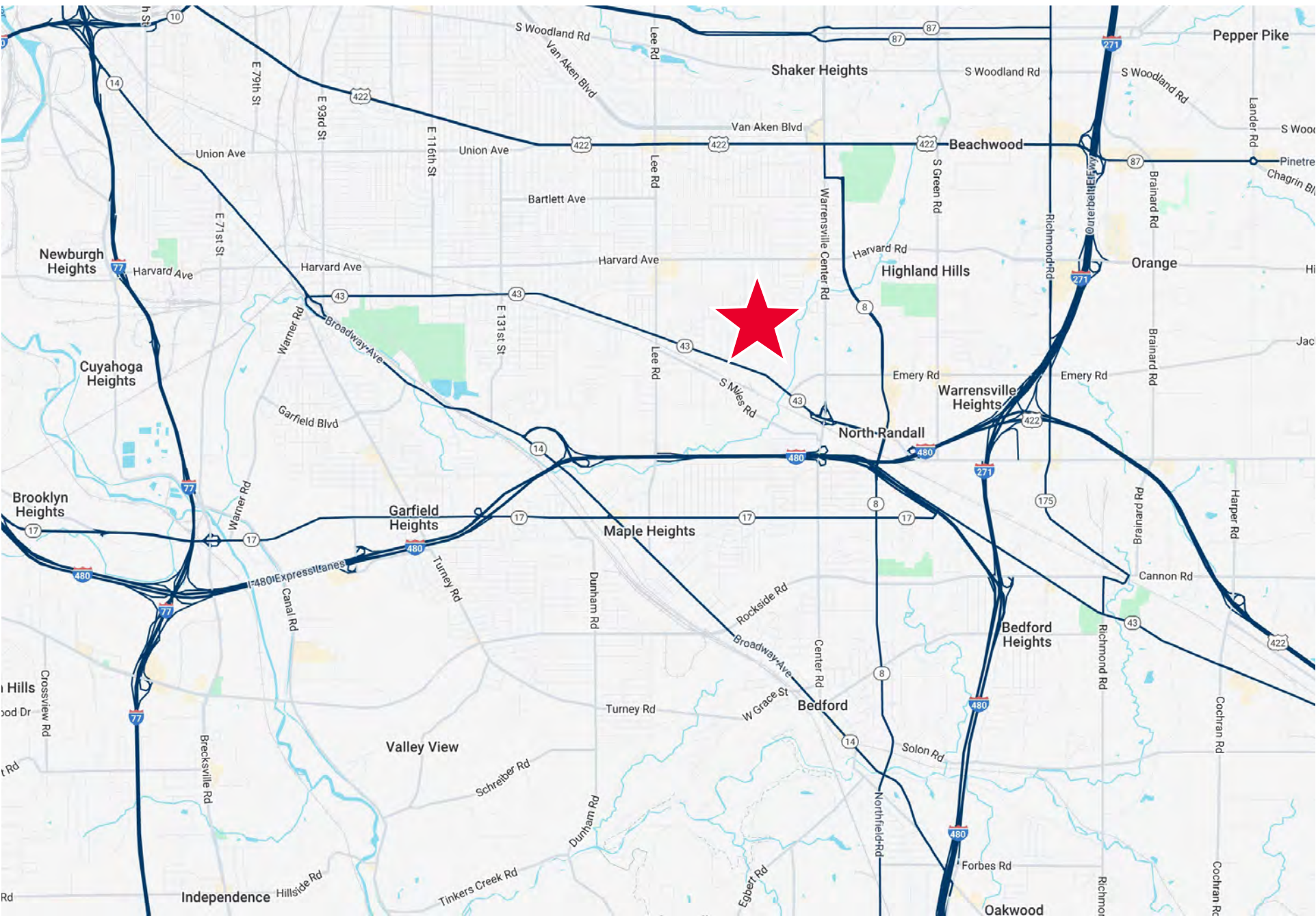


# Parcel Map





# Location Map







**4299 CRANWOOD PARKWAY  
WARRENSVILLE HEIGHTS, OHIO 44128**

**ELIOT KIJEWski, SIOR**

Principal

+1 216 525 1487

[ekijewski@crescorealestate.com](mailto:ekijewski@crescorealestate.com)

**COLE SORENSON**

Associate

+1 216 525 1470

[csorensen@crescorealestate.com](mailto:csorensen@crescorealestate.com)



**CUSHMAN &  
WAKEFIELD**



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

[crescorealestate.com](http://crescorealestate.com)

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