

# 12,000 SF Freestanding Industrial Facility

For Sale | 4300 Cranwood Parkway, Warrensville Heights, Ohio 44128







## PROPERTY SPECIFICATIONS

<b>Building Size:</b>	12,000 SF
<b>Construction:</b>	Split Face Block
<b>Year Built:</b>	1998
<b>Roof:</b>	Built-Up
<b>Clear Height:</b>	13'-15'
<b>Column Spacing:</b>	26' x 34'
<b>Docks:</b>	One (1)
<b>Drive-In Doors:</b>	Can be added
<b>Sprinkler:</b>	100% Wet
<b>Lighting:</b>	Fluorescent
<b>Heat:</b>	Overhead Gas
<b>Power:</b>	200A / 120/240V / 3P
<b>Land Size:</b>	2.93 Acres
<b>Parking:</b>	60+
<b>Zoning:</b>	Limited industrial

## PROPERTY HIGHLIGHTS

- Single tenant 12,000 SF freestanding building
- Fenced in outdoor storage space
- Newer roof
- Truck dock with ability to add drive-in doors

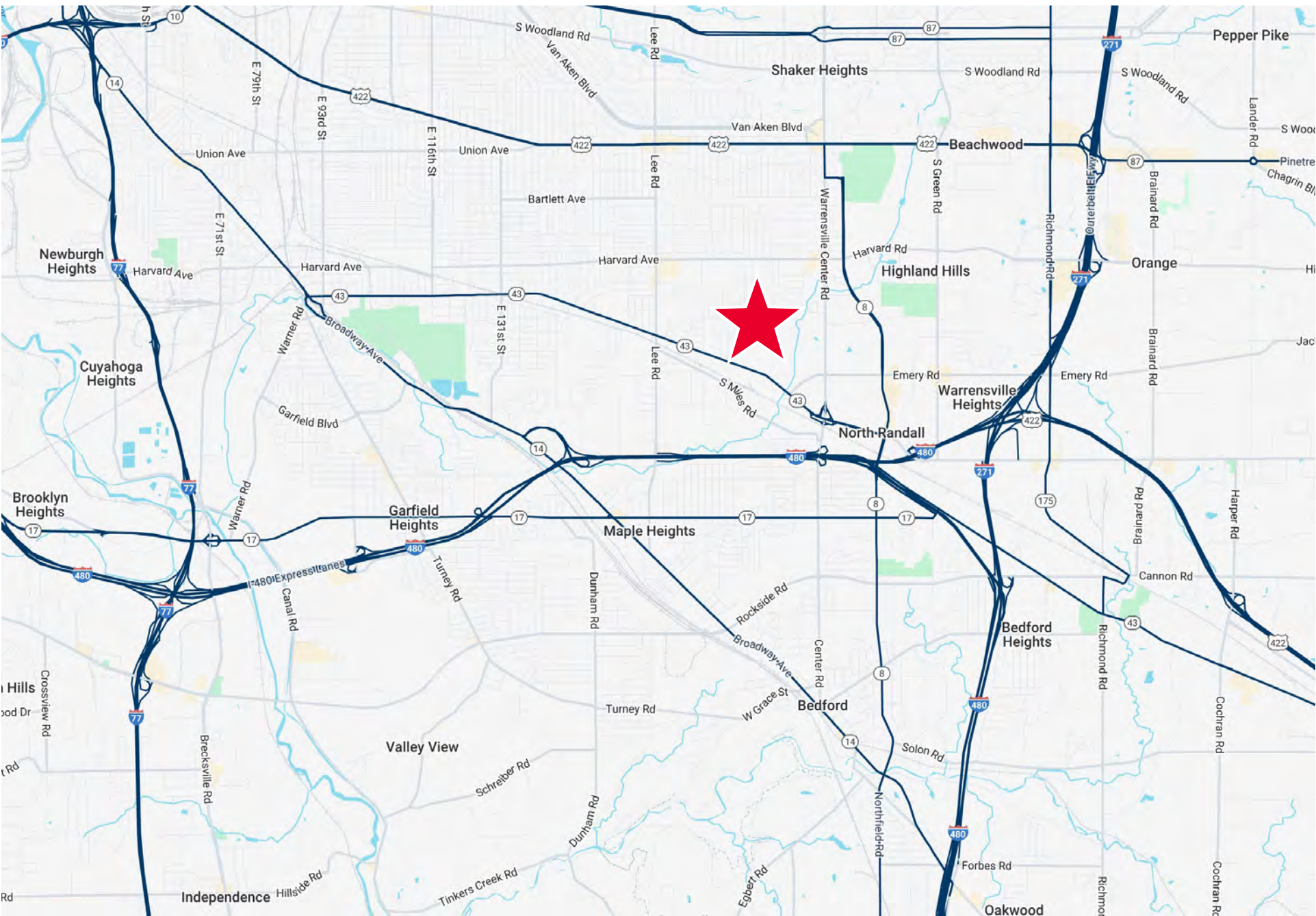


# Parcel Map





# Location Map







**4300 CRANWOOD PARKWAY  
WARRENSVILLE HEIGHTS, OHIO 44128**

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