

42,448 SF Multi-Tenant Industrial Building

For Sale | 4346 Cranwood Parkway, Warrensville Heights, Ohio 44128





PROPERTY SPECIFICATIONS

Building Size:	42,448 SF
Construction:	Masonry
Year Built:	1977
Roof:	Built-Up
Clear Height:	14'
Docks:	Six (6)
Drive-In Doors:	Eight (8) - 10'x12'
Sprinkler:	100% Wet
Lighting:	Fluorescent
Heat:	Overhead Gas
Power:	200 A / 240 V / 1 P
Land Size:	3.22 Acres
Parking:	50+
Zoning:	Limited Industrial

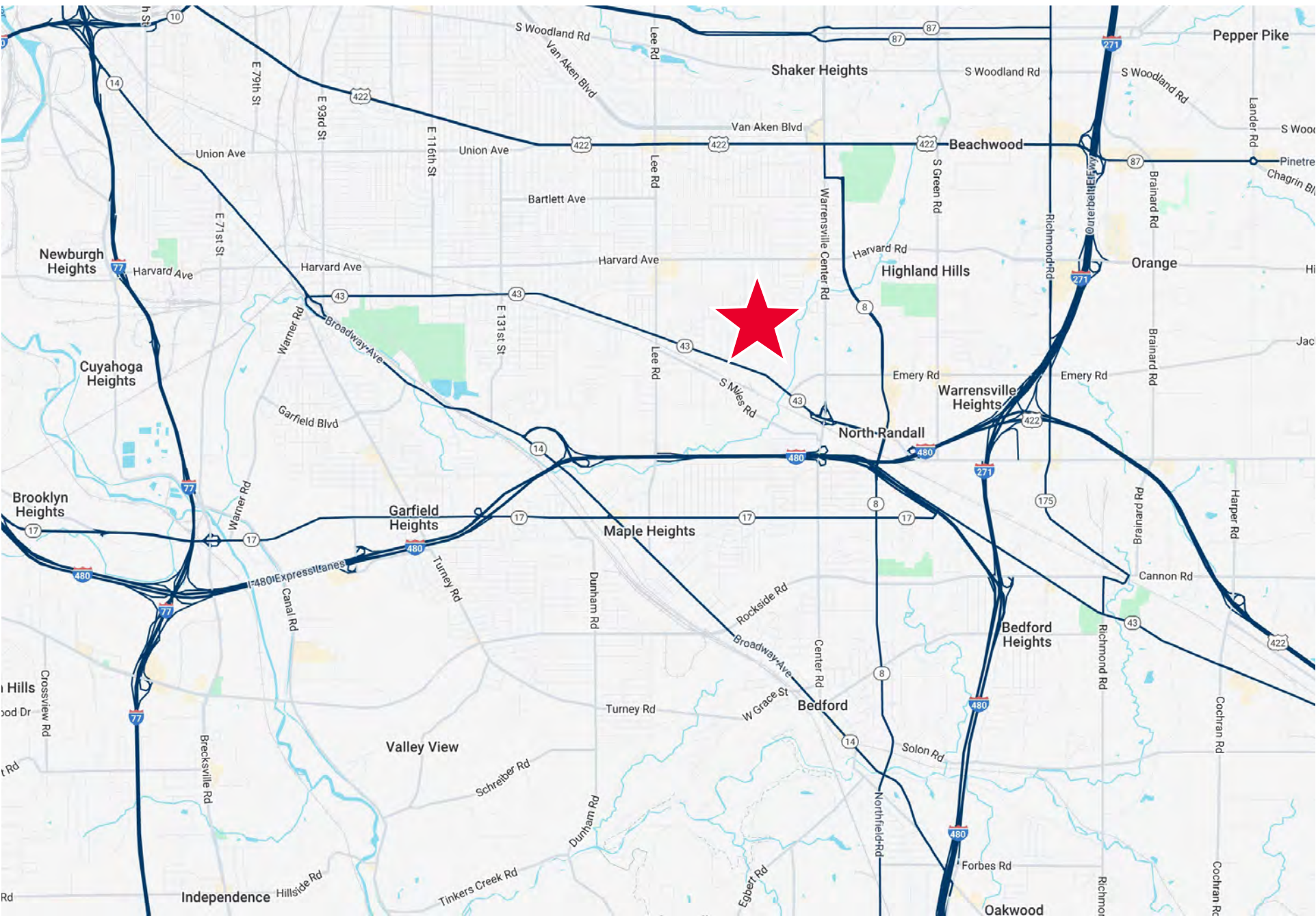
PROPERTY HIGHLIGHTS

- Multi-tenant building
- Ample parking for employees
- Under market rents
- Recently paved concrete with parking lines in front of the building

Parcel Map



Location Map



Rent Roll

TOTAL SF	42,448 SF	CURRENT		EXPECTED	
		2025	\$/SF/SPACE	2026	\$/SF/SPACE
INCOME ESCALATOR (WHERE APPROPRIATE)	3.00%				
EXPENSE ESCALATOR	2.00%				
RENT REVENUE					
4346: VETERAN AFFAIRS (GSA)	10,000	\$84,300.00	\$8.43	\$86,829.00	\$8.68
4352: CLE PLUMBING	4,050	\$23,287.50	\$5.75	\$23,986.13	\$5.92
4358: FUTURE AGE (AKA PROVIDE-A-RIDE)	8,030	\$54,041.90	\$6.73	\$55,663.16	\$6.93
4364: KAPRUKA	6,164	\$35,443.00	\$5.75	\$36,506.29	\$5.92
4370: START 2 FINISH AUTOMOTIVE	8,040	\$45,506.40	\$5.66	\$46,871.59	\$5.83
4376: TK AUTOWORKS	6,164	\$29,279.00	\$4.75	\$30,157.37	\$4.89
GROSS INCOME		\$271,857.80	\$6.40	\$280,013.53	\$6.60
2024 OPERATING EXPENSES					
PROPERTY MANAGEMENT		\$9,338.56	\$0.22	\$9,338.56	\$0.22
BUILDING INSURANCE		\$5,518.24	\$0.13	\$5,518.24	\$0.13
REAL ESTATE TAXES		\$37,451.86	\$0.88	\$37,451.86	\$0.88
LANDSCAPING & SNOWPLOWING		\$2,971.36	\$0.07	\$2,971.36	\$0.07
SNOWPLOWING		\$1,273.44	\$0.03	\$1,273.44	\$0.03
REPAIRS AND MAINTENANCE		\$7,640.64	\$0.18	\$7,640.64	\$0.18
GAS & ELECTRIC		\$2,546.88	\$0.06	\$2,546.88	\$0.06
WATER / SEWER		\$5,093.76	\$0.12	\$5,093.76	\$0.12
PROFESSIONAL SERVICES AND SECURITY EXPENSE		\$1,697.92	\$0.04	\$1,697.92	\$0.04
TOTAL OPERATING EXPENSES		\$73,532.66	\$1.73	\$73,532.66	\$1.73
NET OPERATING INCOME		\$198,325.14	\$4.67	\$206,480.87	\$4.86



**4346 CRANWOOD PARKWAY
WARRENSVILLE HEIGHTS, OHIO 44128**

ELIOT KIJEWski, SIOR

Principal

+1 216 525 1487

ekijewski@crescorealestate.com

COLE SORENSON

Associate

+1 216 525 1470

csorensen@crescorealestate.com



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

crescorealestate.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.