

# 40,320 SF Multi-Tenant Industrial Building

For Sale | 4335 Cranwood Parkway, Warrensville Heights, Ohio 44128







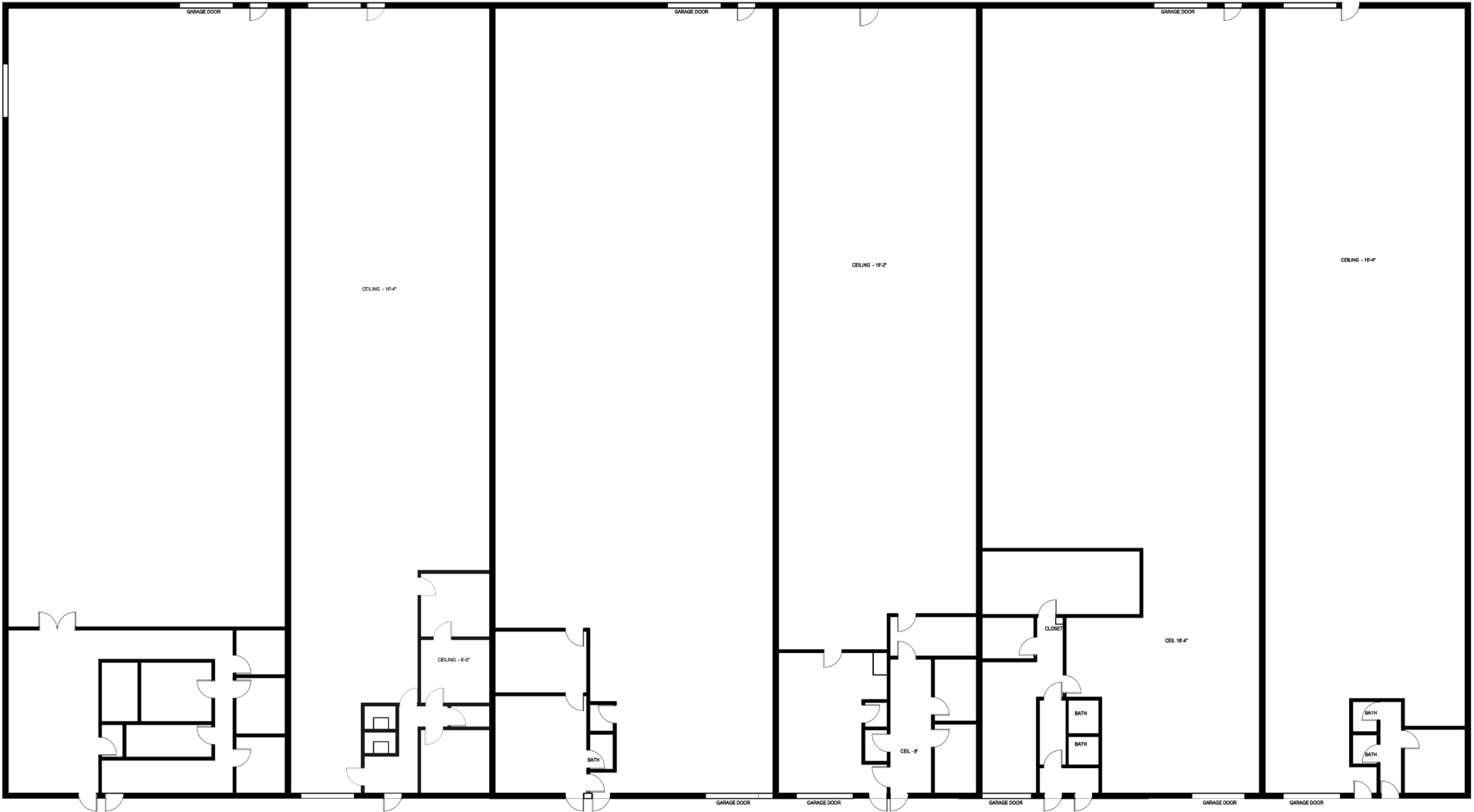
## PROPERTY SPECIFICATIONS

<b>Building Size:</b>	40,320 SF
<b>Construction:</b>	Masonry
<b>Year Built:</b>	1970
<b>Roof:</b>	Built-Up
<b>Clear Height:</b>	15'
<b>Docks:</b>	Six (6)
<b>Drive-In Doors:</b>	Five (5) - 10'2"x12'
<b>Lighting:</b>	Fluorescent
<b>Heat:</b>	Overhead Gas Unit
<b>Land Size:</b>	2.56 Acres
<b>Parking:</b>	60
<b>Zoning:</b>	Limited Industrial District

## PROPERTY HIGHLIGHTS

- Multi-tenant building
- Ample parking for employees
- Under market rents

# Site Plan



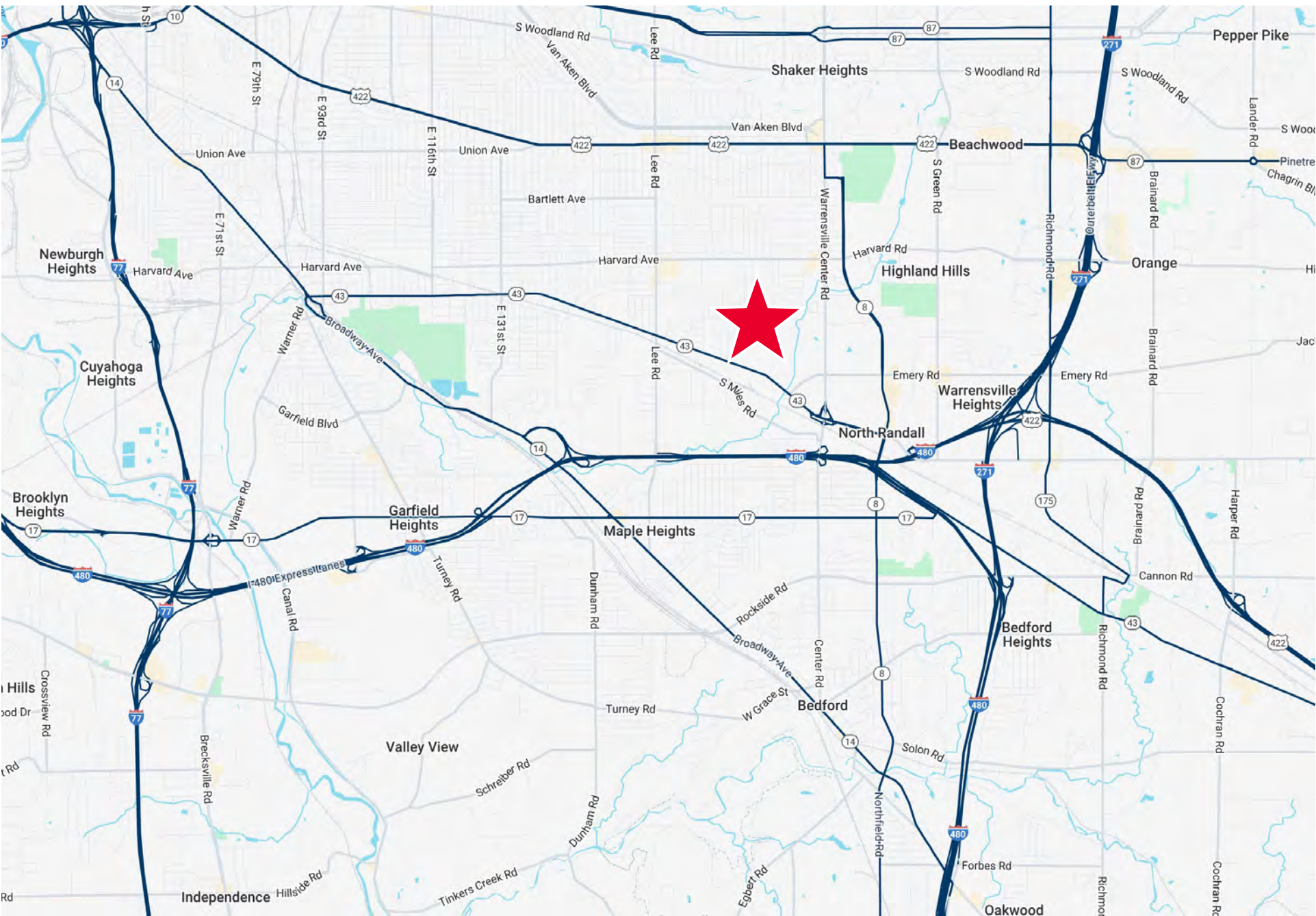


# Parcel Map





# Location Map







**4335 CRANWOOD PARKWAY  
WARRENSVILLE HEIGHTS, OHIO 44128**

**ELIOT KIJEWSKI, SIOR**

Principal

+1 216 525 1487

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

**RYAN CURTIN**

Associate

+1 216 232 4105

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



**CUSHMAN &  
WAKEFIELD**



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

[crescorealestate.com](http://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.