

# 9,080 SF Freestanding Flex Office/Warehouse Building

For Sale | 26500 Renaissance Parkway, Warrensville Heights, Ohio 44128







## PROPERTY HIGHLIGHTS

- Flex office/warehouse building converted to primarily Office
- New offices, restrooms, kitchen, LED lighting, carpet, ceilings, paint in 2017
- Gas Overhead Heating Unit in 2,685 SF warehouse portion of building
- Rooftop HVAC in 6,395 SF office portion of building replaced in 2015
- Concrete parking lot can be expanded

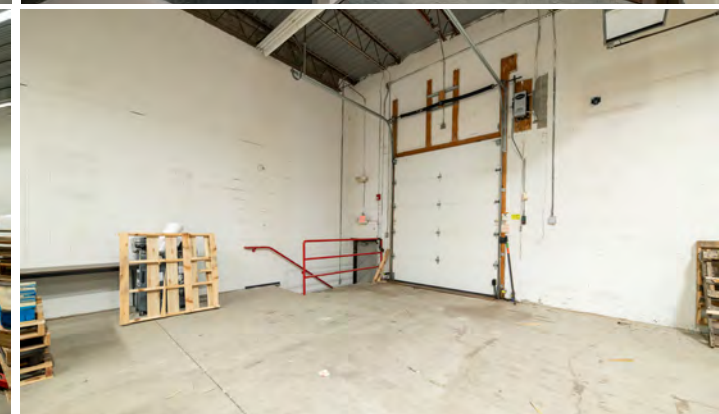
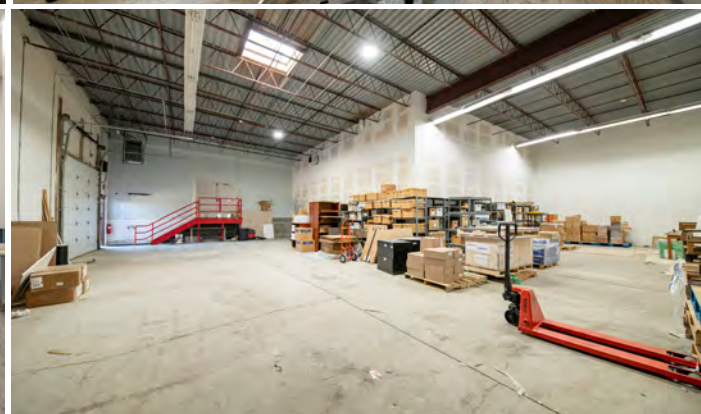
## ASKING PRICE

\$795,000 (\$87.56/SF)

## Property Specifications

<b>Total Building Size:</b>	9,080 SF	<b>Roof:</b>	Flat Deck w/Membrane	<b>A/C:</b>	HVAC
<b>Industrial Size:</b>	2,685 SF	<b>Clear Height:</b>	16'	<b>Power:</b>	400A / 240V / 3P
<b>Office Size:</b>	6,395 SF	<b>Docks:</b>	One (1) - 8'x10'	<b>Land Size:</b>	1.03 AC
<b>Construction:</b>	Block	<b>Drive-In Doors:</b>	One (1) - 12'x12'	<b>Parking:</b>	23-30 Spaces
<b>Year Built:</b>	1985	<b>Lighting:</b>	LED		
<b>Renovated:</b>	2018	<b>Heat:</b>	Reznor		

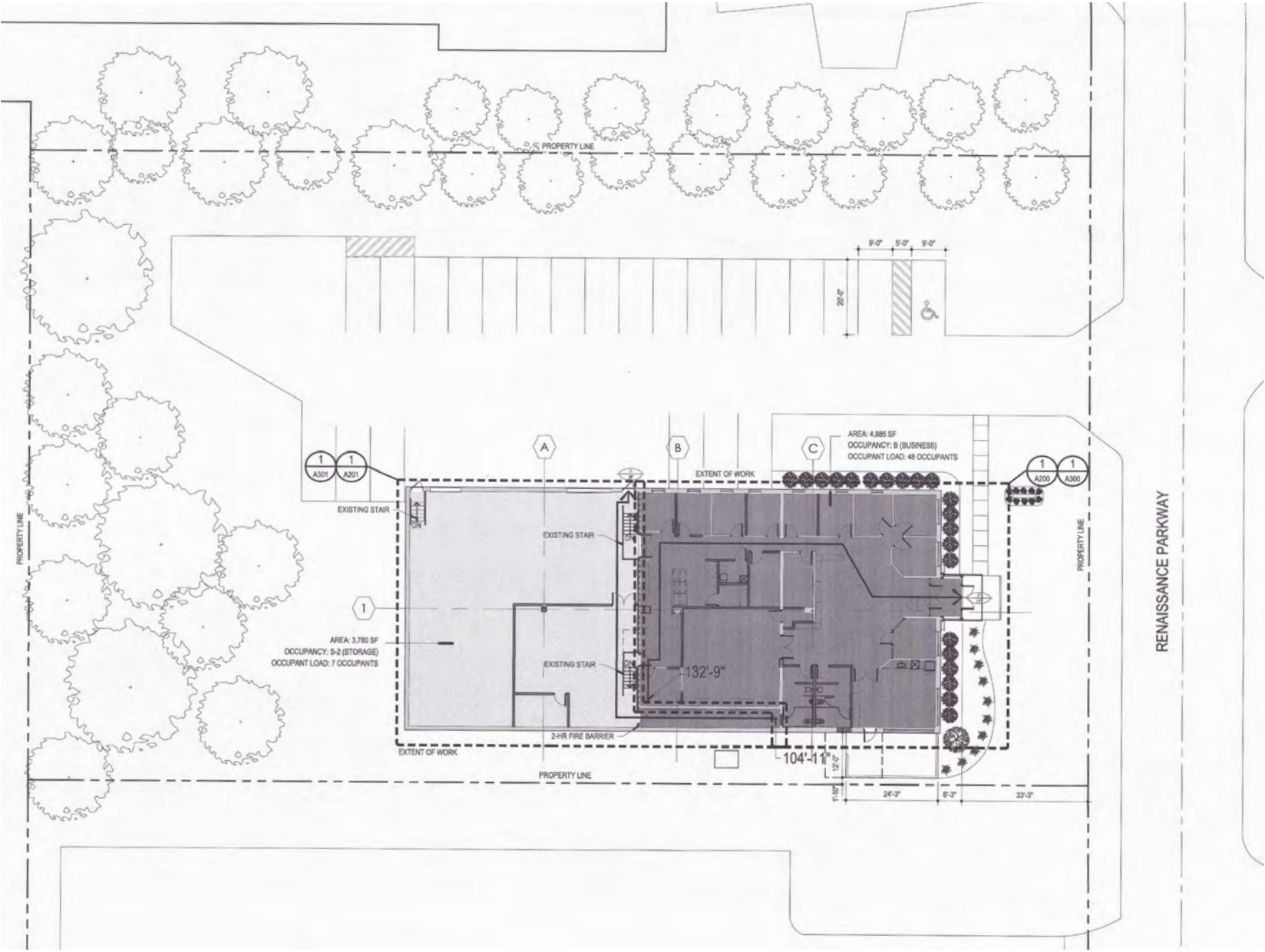






[illegible]

# Site Plan

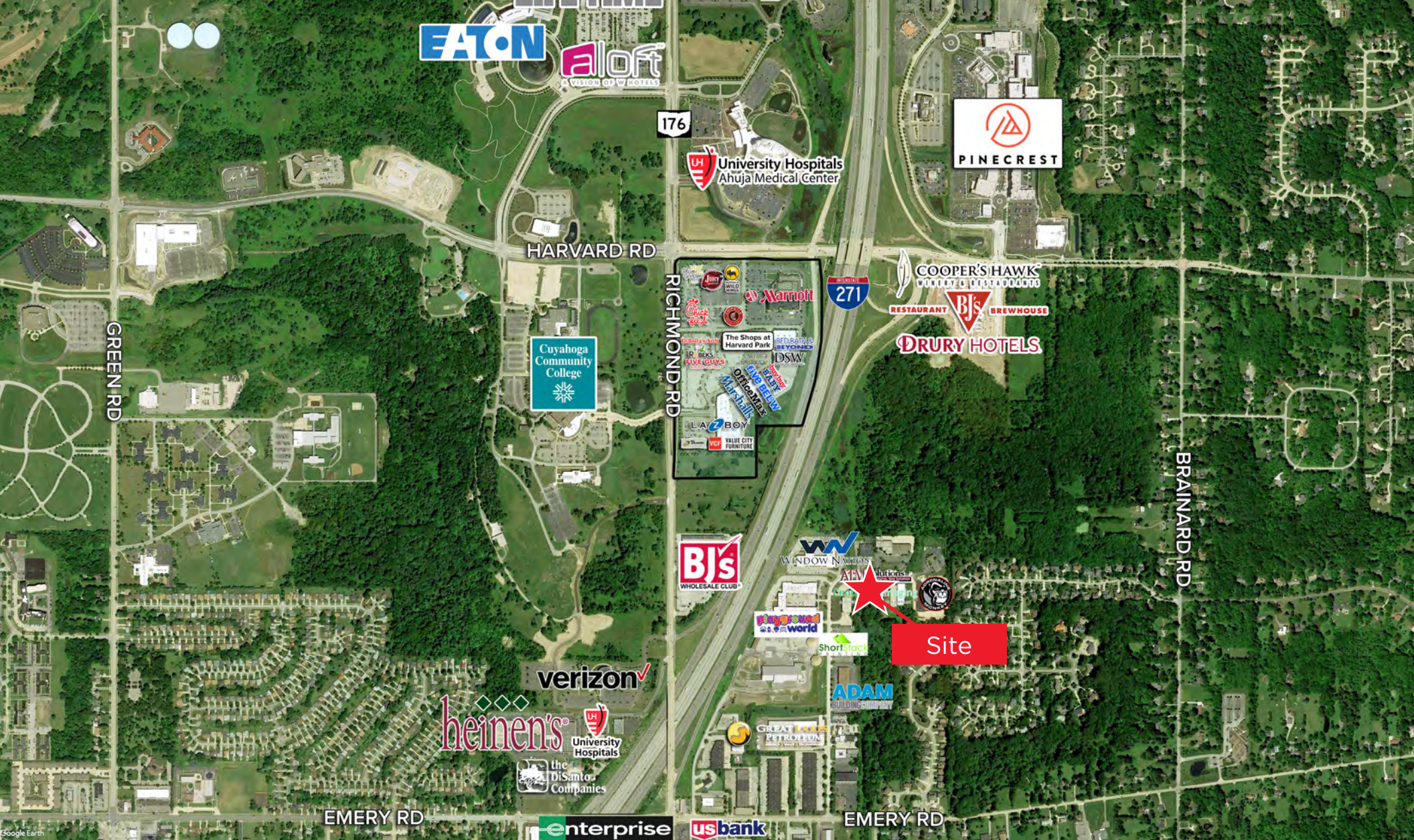




# Parcel Map







## Demographics

**164,366**

Population  
(2024 | 5 Mile)

**40.8**

Median Age  
(2024 | 5 Mile)

**70,965**

Households  
(2024 | 5 Mile)

**\$130,228**

Avg. Household Income  
(2024 | 5 Mile)

**9,866**

Total Businesses  
(2024 | 5 Mile)

**135,307**

Total Employees  
(2024 | 5 Mile)





**26500 RENAISSANCE PARKWAY  
WARRENSVILLE HEIGHTS, OHIO 44128**

**NANCI V. FERRANTE**  
Senior Vice President  
+1 216 525 1496  
[nferrante@crescorealestate.com](mailto:nferrante@crescorealestate.com)



**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.