

Newly Renovated Industrial Space for Lease in Warrensville Heights

For Lease | 4310-4340 Cranwood Parkway, Warrensville Heights, Ohio 44128



**CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate

4310-4340 Cranwood Parkway

- Each unit includes a dock-high door and at least one drive-in door for flexible loading options
- White box delivery with fresh paint throughout, new LED lighting, and updated office flooring
- Recently renovated building facade, parking lot, and unit entry staircases
- Established ownership group willing to invest in space improvements in exchange for lease term
- Minutes from I-271 & I-480, offering easy access to the greater Cleveland area
- Functional layout ideal for warehousing, distribution, light manufacturing, or contractor operations
- Large parking lot and truck court with outdoor storage options available for tenants

Lease Rate: \$6.00 NNN | *NNN = \$2.50/SF*



4316 Cranwood

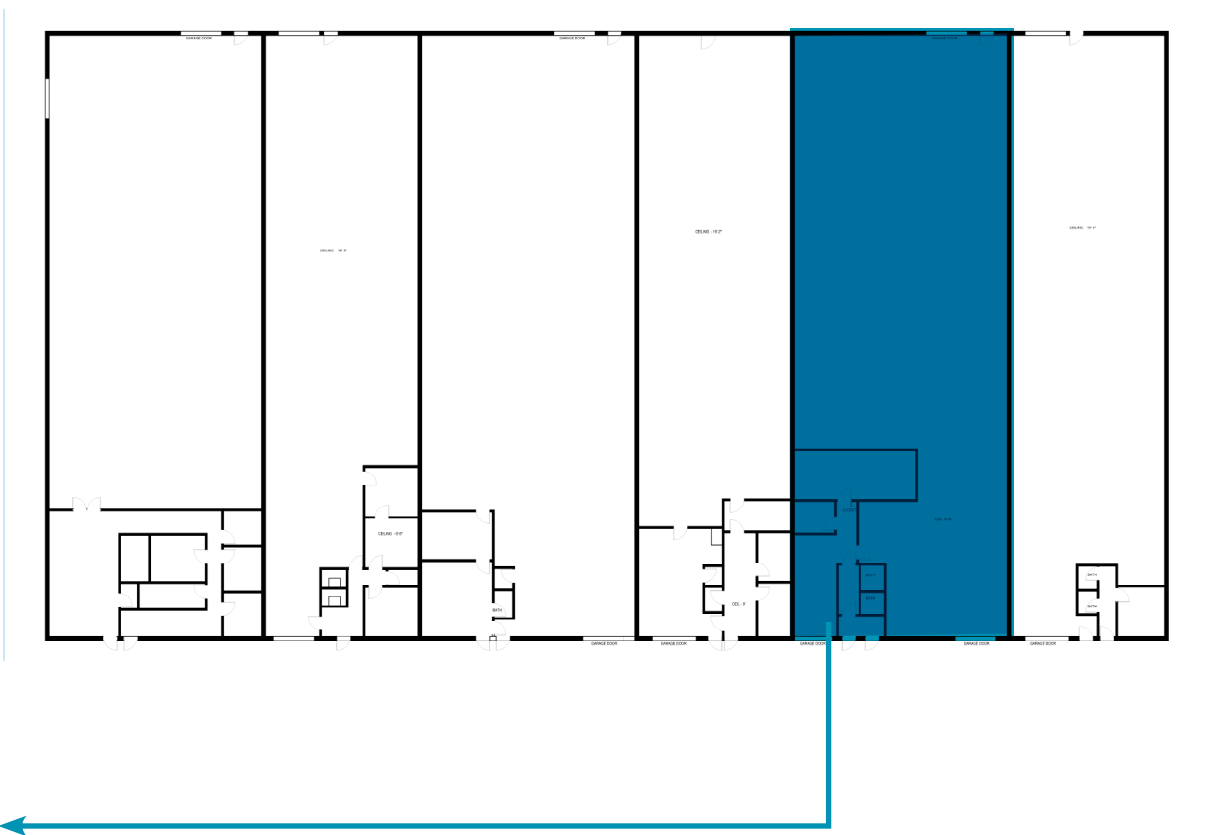
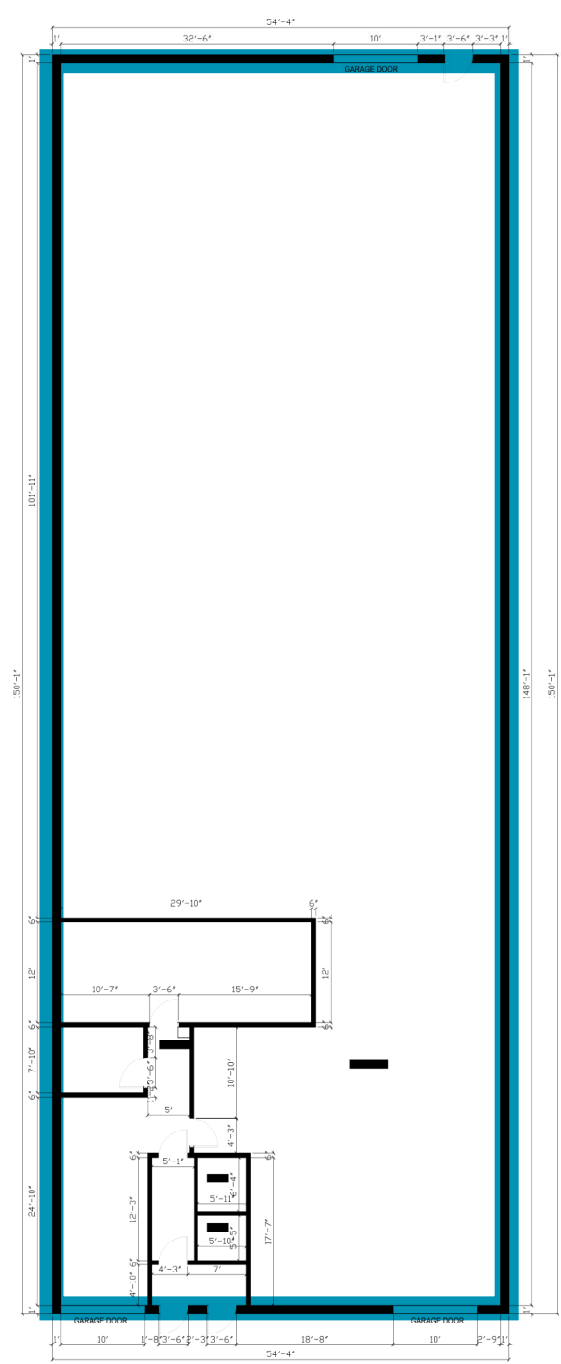


4340 Cranwood

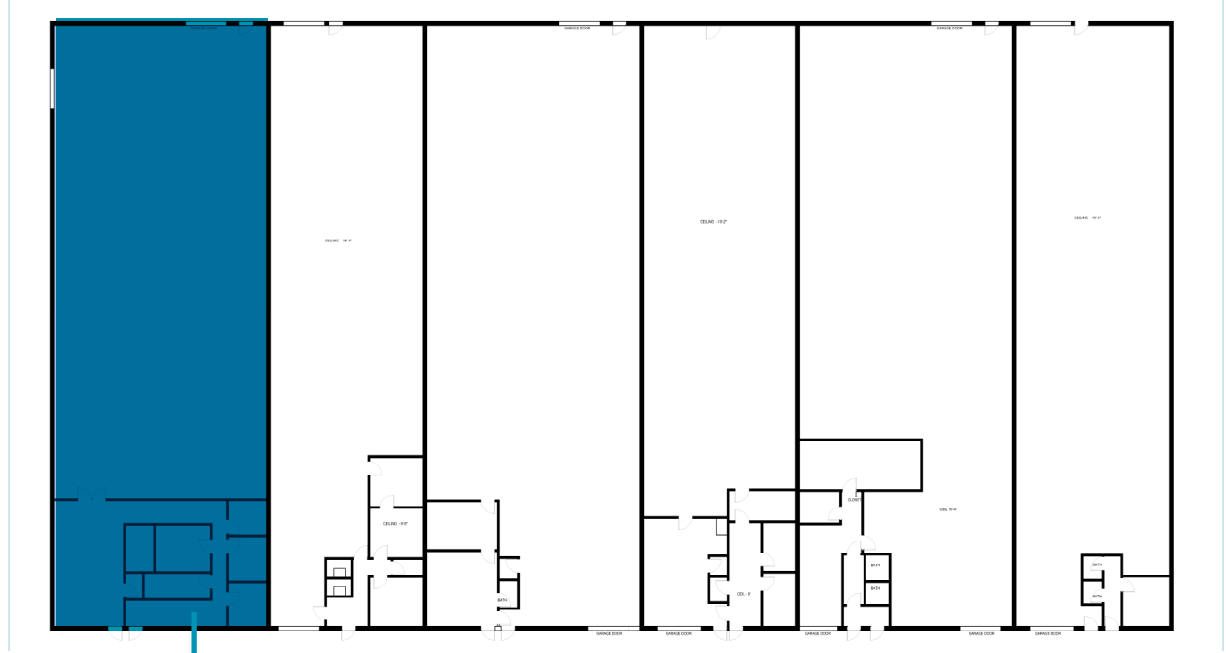
Quick Stats

Building Size	40,950 SF
Available	Unit 4316 - 7,950 SF Unit 4340 - 7,950 SF
Clear Height	14'
Docks	Unit 4316 - One (1) Unit 4340 - One (1)
Drive-In Doors	Unit 4316: One (1) 10'x12' Unit 4340: One (1) 10'x12' & One(1) 12'x12'
Lighting	LED
A/C	Office
Heat	Overhead Gas Unit

Floor Plan



Unit	4316
Office Space	1,057 SF
Warehouse Space	6,893 SF
Total Size	7,950 SF
Docks	One (1)
Drive-In Doors	One (1)



Unit	4340
Office Space	1,722 SF
Warehouse Space	6,228 SF
Total Size	7,950 SF
Docks	One (1)
Drive-In Doors	Two (2)

261,628

Population
(2025 | 5 Mile)

38.8

Median Age
(2025 | 5 Mile)

114,551

Households
(2025 | 5 Mile)

\$98,620

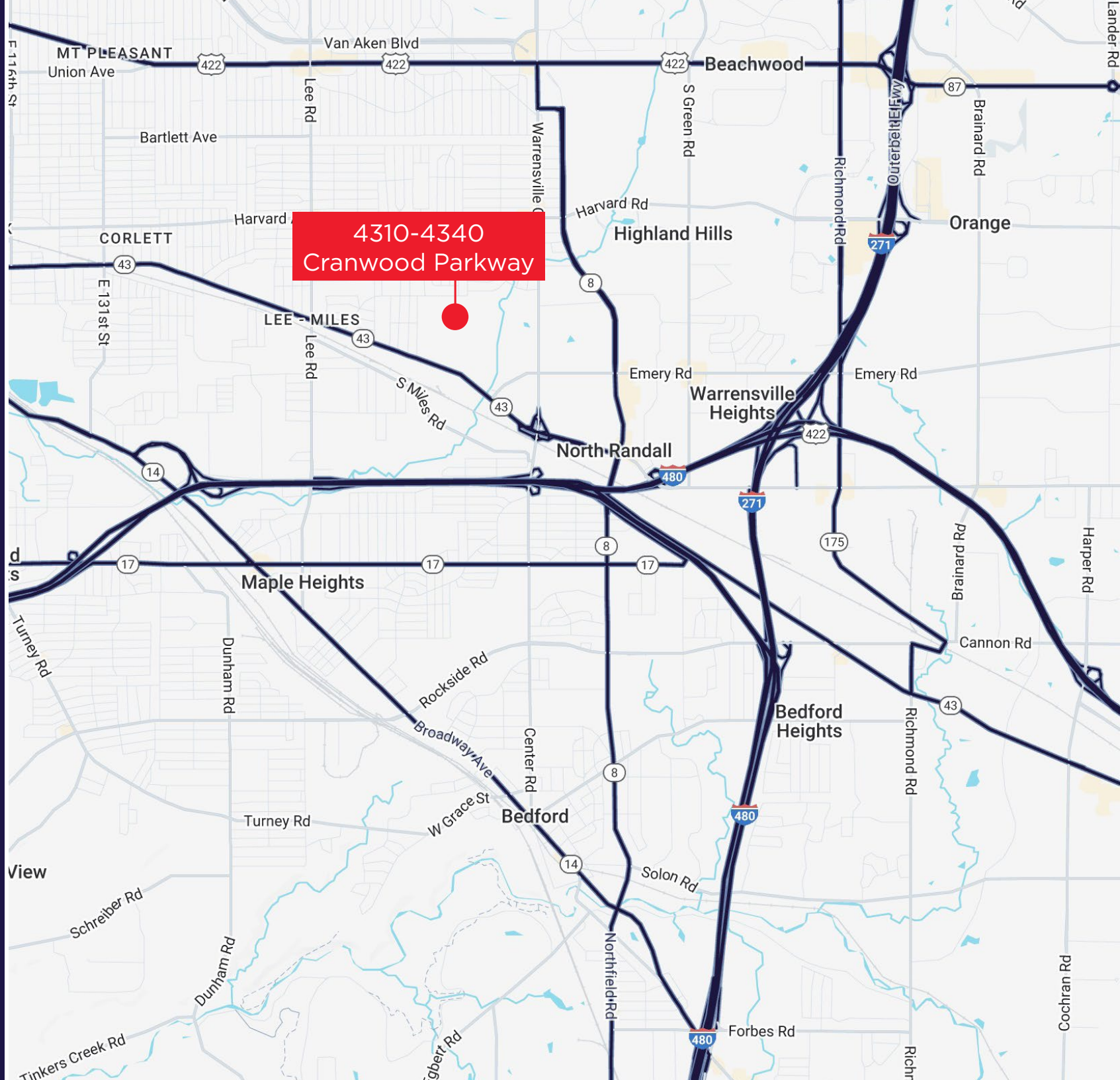
Household Income
(2025 | 5 Mile)

12,438

Total Businesses
(2025 | 5 Mile)

131,058

Total Employees
(2025 | 5 Mile)



**4310-4340 CRANWOOD PARKWAY
WARRENSVILLE HEIGHTS, OHIO 44128**

ALEX VALLETTO

Associate

avalletto@crescorealestate.com

+1 216 525 1485

FRED CHRISTIE

Executive Vice President

& Partner Emeritus

fchristie@crescorealestate.com

+1 216 525 1468



**CUSHMAN &
WAKEFIELD**



Cushman & Wakefield | CRESCO

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.