

Newly Renovated Industrial Space for Lease in Warrensville Heights

For Lease | 4335-4365 Cranwood Parkway, Warrensville Heights, Ohio 44128



CUSHMAN &
WAKEFIELD



4335-4365 Cranwood Parkway

- Includes one (1) dock-high door + one (1) 10' x 12' drive-in door for flexible loading options
- White box delivery with fresh paint throughout, new LED lighting, and updated office flooring
- 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

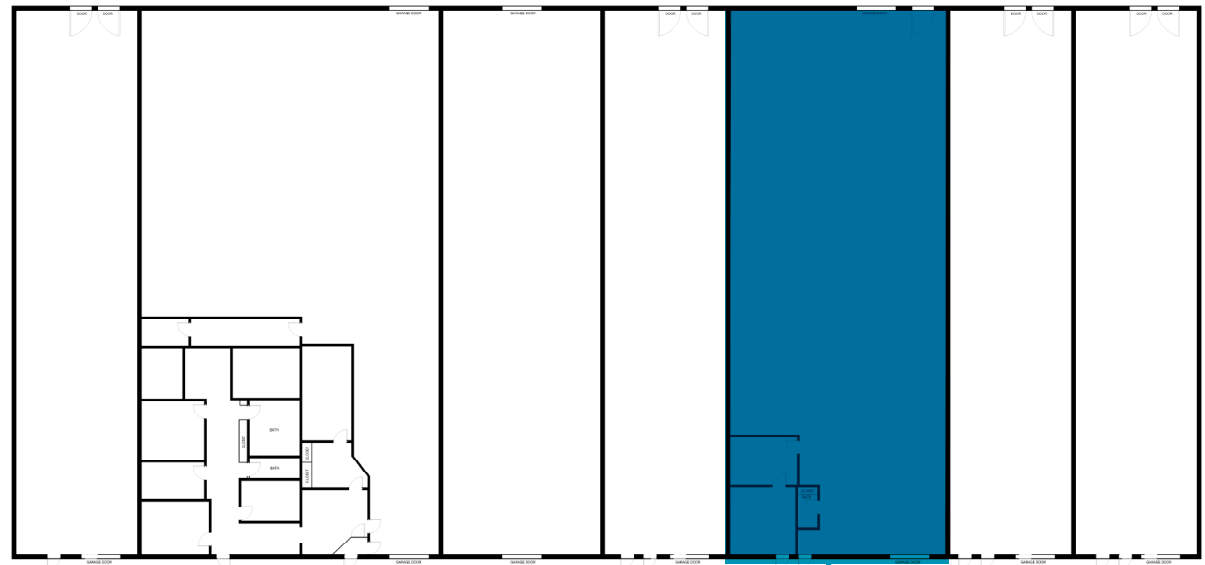
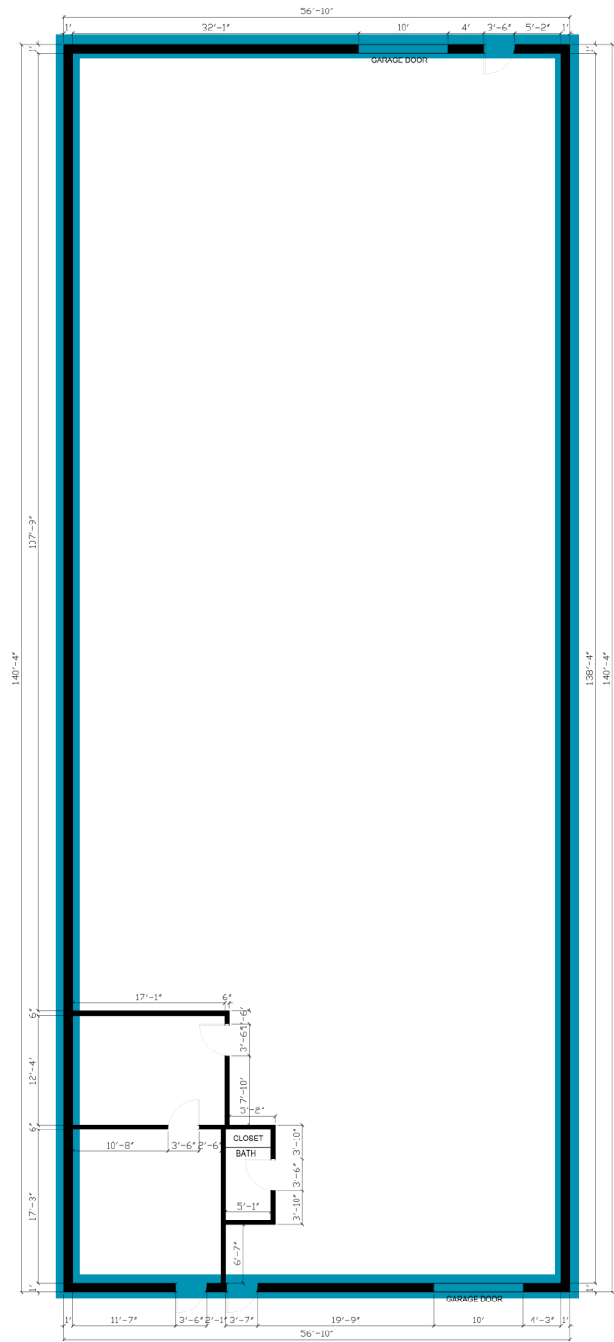
Lease Rate: \$6.00 NNN | *NNN = \$2.50/SF*



Quick Stats

Building Size	40,320 SF
Available	Unit 4353 - 7,770 SF
Clear Height	15'
Docks	One (1)
Drive-In Doors	One (1) 10'x12'
Power	200 Amps 240V/ 3P
Lighting	LED
A/C	Office
Heat	Overheat Gas Unit

Floor Plan



Unit	4353
Office Space	436 SF
Warehouse Space	7,334 SF
Total Size	7,770 SF

261,628

Population
(2025 | 5 Mile)

38.8

Median Age
(2025 | 5 Mile)

114,551

Households
(2025 | 5 Mile)

\$98,620

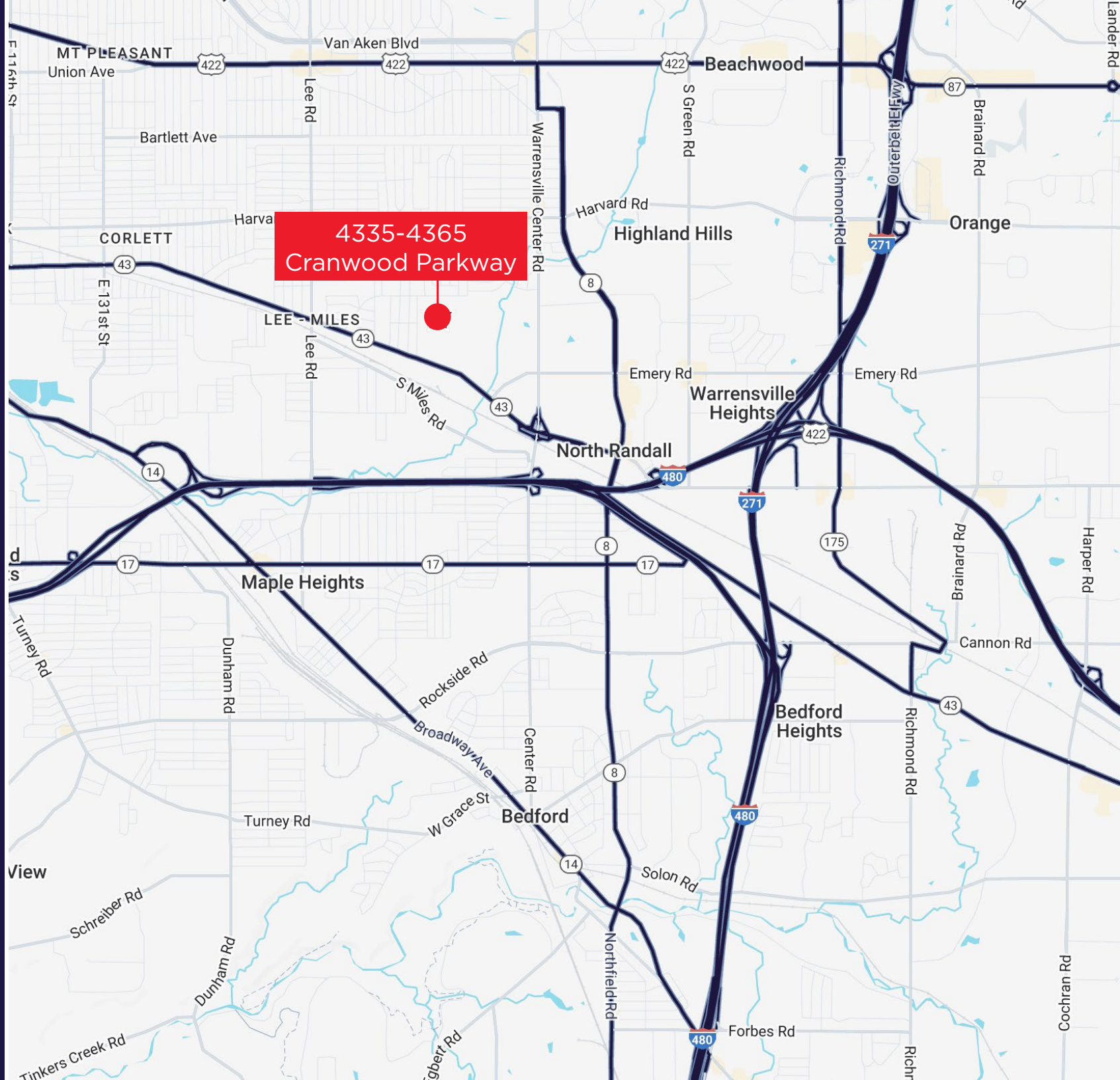
Household Income
(2025 | 5 Mile)

12,438

Total Businesses
(2025 | 5 Mile)

131,058

Total Employees
(2025 | 5 Mile)



**4335-4365 CRANWOOD PARKWAY
WARRENSVILLE HEIGHTS, OHIO 44128**

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