

# 12,000 SF Freestanding Industrial Facility

For Sale | 4300 Cranwood Parkway, Warrensville Heights, Ohio 44128





# Property Highlights

- Unique opportunity to acquire a well maintained 12,000 SF freestanding Industrial building in a well established Industrial park
- Equipped with one (1) loading dock and two (2) 12' x 14' drive in doors, with the ability to add more
- Fenced and secured industrial outdoor storage (IOS) and parking area
- 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
- Join a thriving business park including notable neighbors such as Airgas, Henkel Corporation, Infinity Construction Co., Tribco Inc. and Functional Building Supply

**SALE PRICE: \$1,000,000 (\$83.33/SF)**

**LEASE RATE: \$7.00/SF/YEAR**

**NNNs: \$3.00/SF/YEAR**

## Building Specifications

**Total Building Size:** ±12,000 SF

**Year Built:** 1998

**Zoning:** U-6

**Land Area:** ±2.93 AC

**Clear Height:** 14'-15'

**Primary Use:** Industrial

**Secondary Use:** Warehouse

**Docks:** One (1)

**Drive-in Doors:** Two (2): 12'x14'

**Lighting:** Fluorescent

**Construction:** Brick/Block/Metal

**Construction Status:** Existing

**Exterior Type:** Brick

**Roof:** EPDM

**Deck Type:** Metal

**Floor Type:** Concrete

**Heat:** Overhead Gas Unit

**A/C:** Office

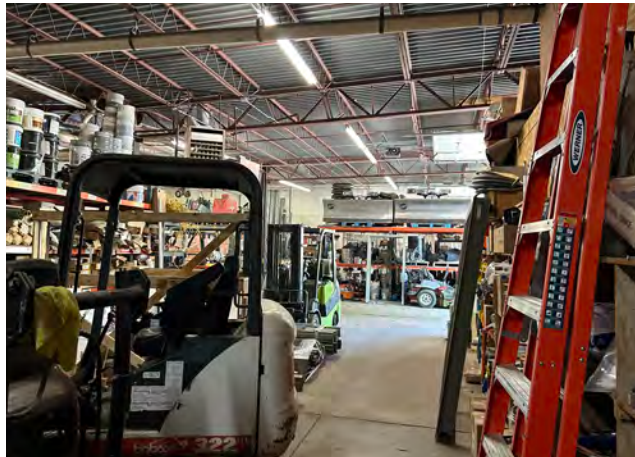
**Power:** 200A/120/240V/3P

**APN #:** 762-04-026

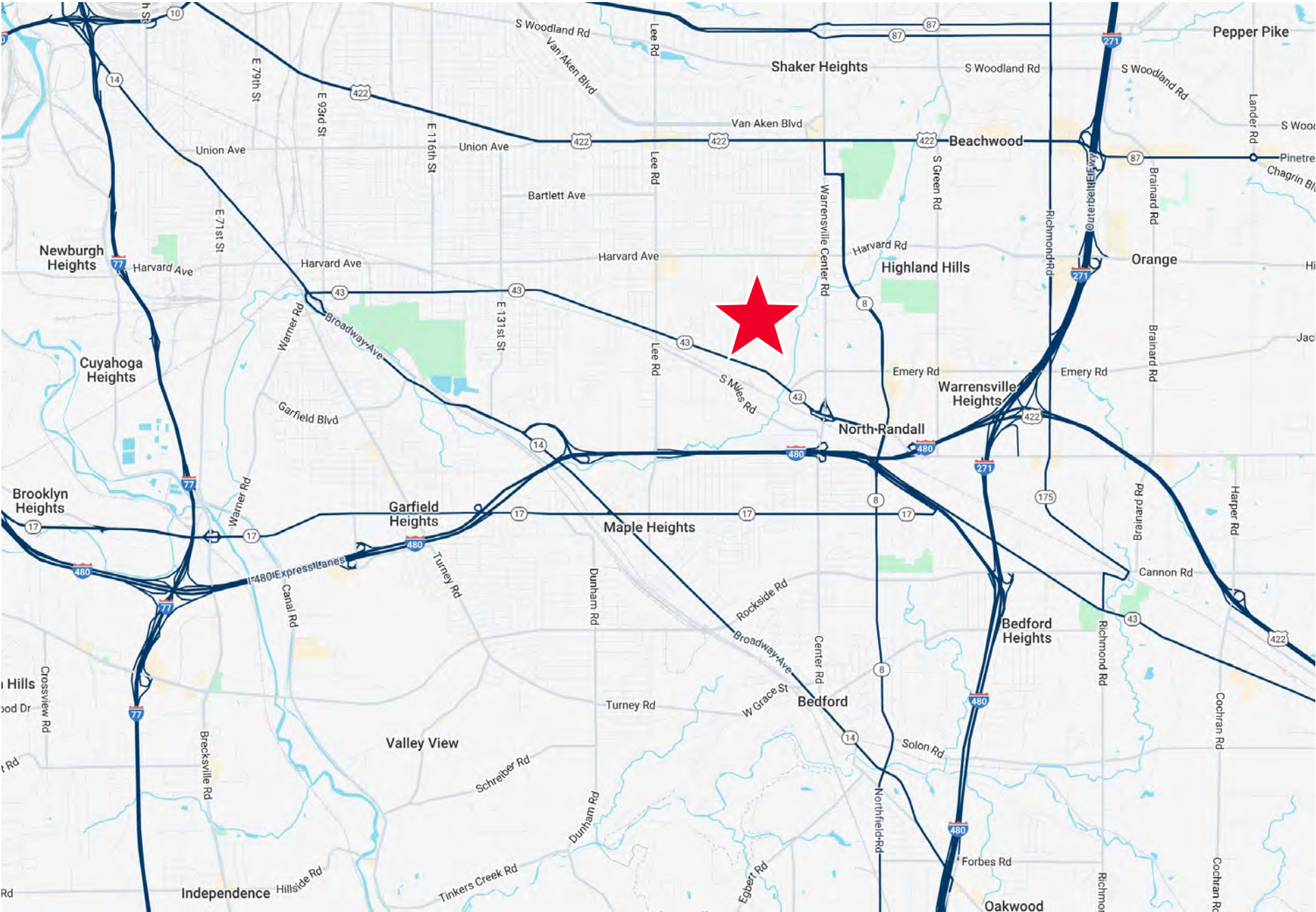
# Parcel Map



# Interior Photos



# Location Map





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