

6,164 SF Industrial Space Available

For Lease | 4346-4376 Cranwood Parkway, Warrensville Heights, Ohio 44128





PROPERTY HIGHLIGHTS

- 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

UNIT 4364

6,164 SF

AVAILABLE SF

ONE (1)

DOCK

ONE (1) 10' X 12'

DRIVE-IN DOOR

\$6.00/SF NNN

LEASE RATE
NNN: \$3.00/SF/YEAR

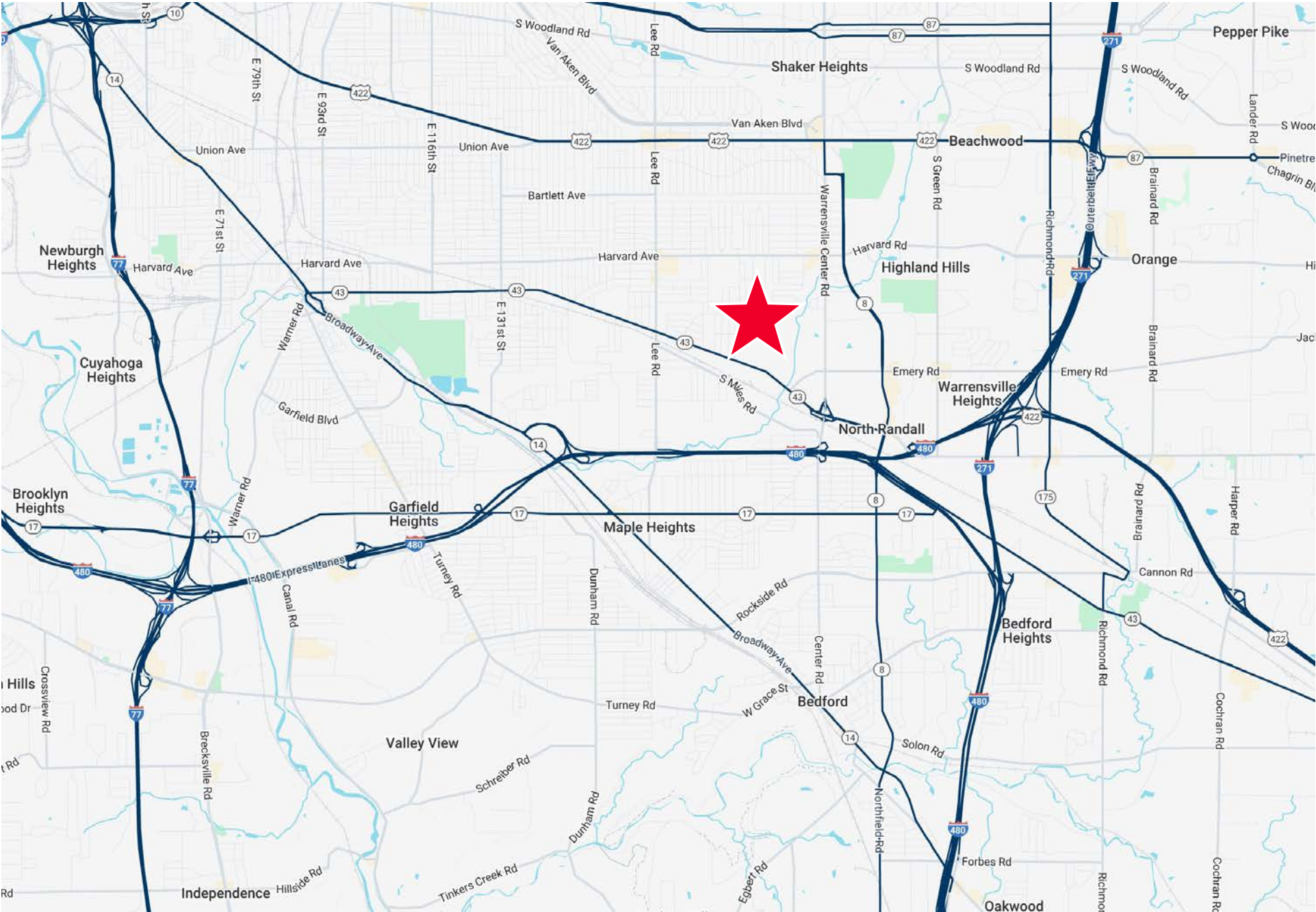
PROPERTY SPECIFICATIONS

Building Size:	42,448 SF
Construction:	Masonry
Year Built:	1977
Roof:	Built-Up
Clear Height:	14'
Sprinkler:	100% Wet
Lighting:	LED
Heat:	Overhead Gas
Power:	200 A / 240 V / 1 P
Land Size:	3.22 Acres
Parking:	Ample
Zoning:	Limited Industrial

Parcel Map



Location Map





**4346-4376 CRANWOOD PARKWAY
WARRENSVILLE HEIGHTS, OHIO 44128**

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