

Industrial Flex Units for Lease

For Lease | 7307 Young Drive, Walton Hills, Ohio 44146



7307 Young Drive

- Up to 25,350 SF of space available in an exceptionally maintained multi-tenant industrial facility
- Functional unit layouts ideal for warehousing, distribution, light manufacturing, assembly, or contractor operations
- Minutes from I-271 & I-480, offering easy access to the greater Cleveland area
- Situated in Walton Hills premier industrial corridor alongside neighboring businesses including Transtar Industries, Cleveland Industrial Supply, Walton Plastics, Home City Ice, NPK Equipment, and Intigral

Availabilities

SUITE	TOTAL SF	OFFICE SF	DOCKS	DIDs
A	8,450 SF	3,200 SF	Two (2) 8' X 10'	Two (2) 12' X 14'
B	4,225 SF	1,344 SF	One (1) 8' X 10'	One (1) 12' X 14'
C	4,225 SF	864 SF	One (1) 8' X 10'	One (1) 12' X 14'
D	8,450 SF	-	Two (2) 8' X 10'	Two (2) 12' X 14'

Lease Rate

WAREHOUSE: \$6.50/SF/Year NNN

OFFICE: \$12.50/SF/Year NNN

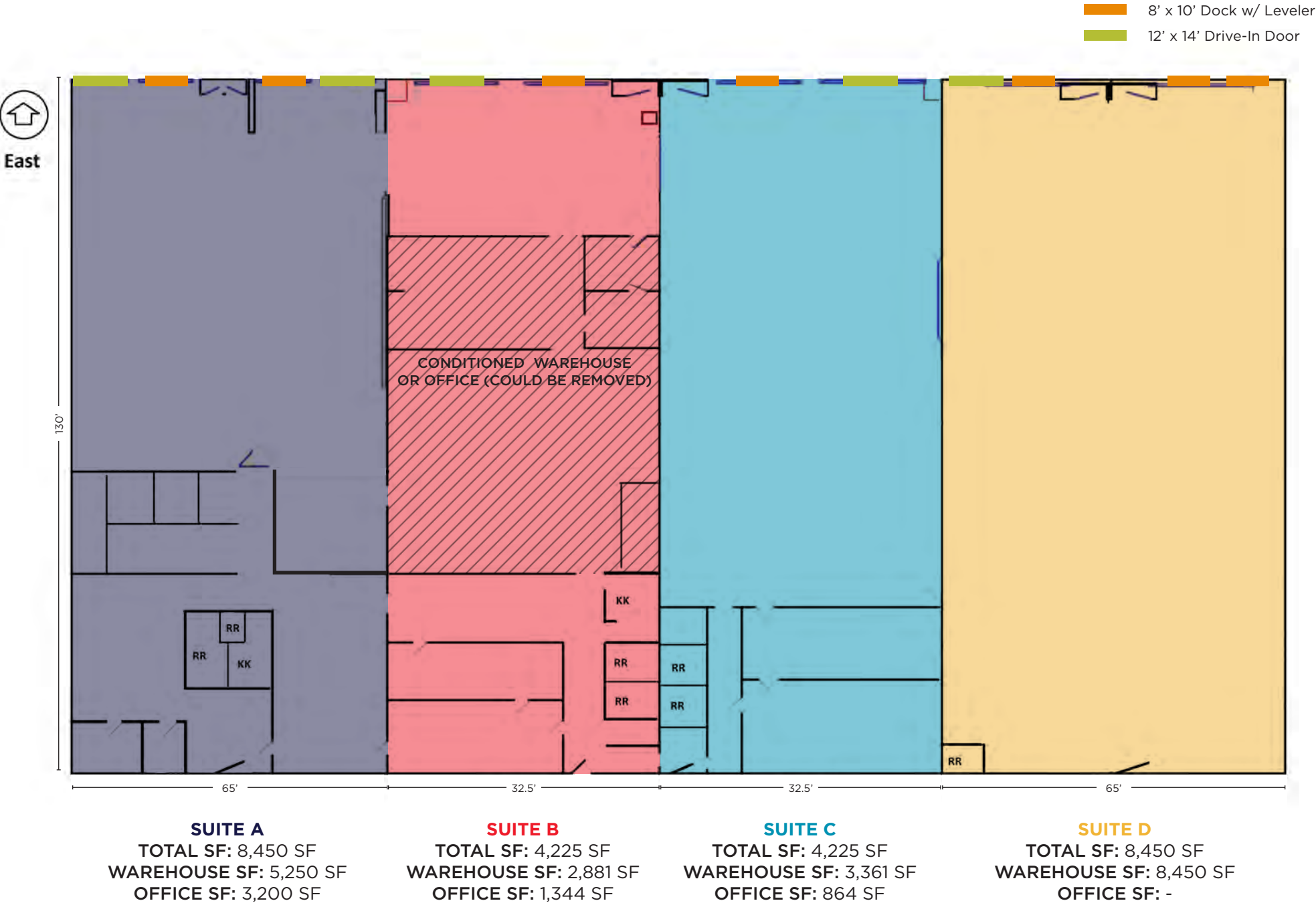
Estimated NNNs: \$2.70/SF/Year



Quick Stats

Building SF	40,000 SF
Land Area	3.28 AC
Year Built	1984
Clear Height	16'-10"
Power	120V / 240V / 480V
Lighting	LED
Floor	Concrete
Heat	Overhead Gas
A/C	Office Only

Floor Plan (demised)

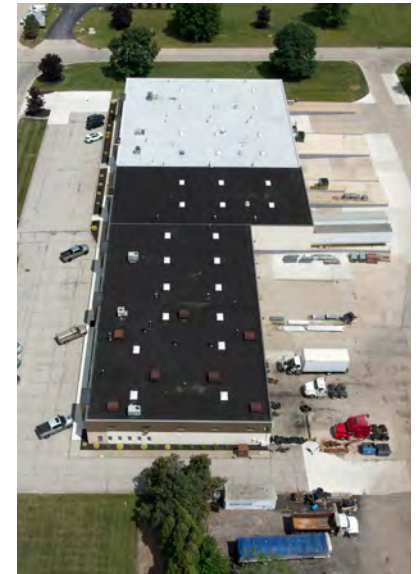


Floor Plan (contiguous)

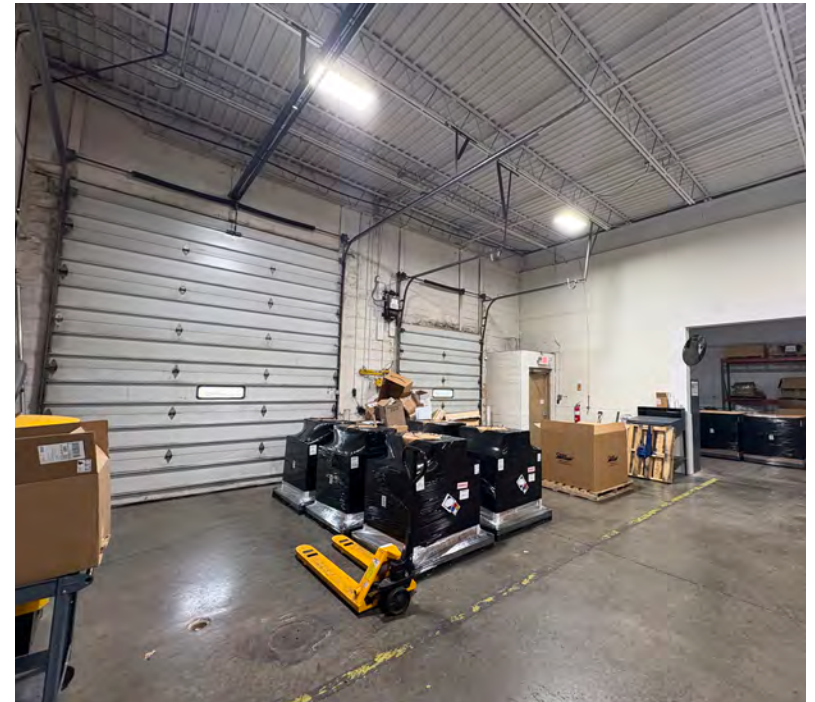
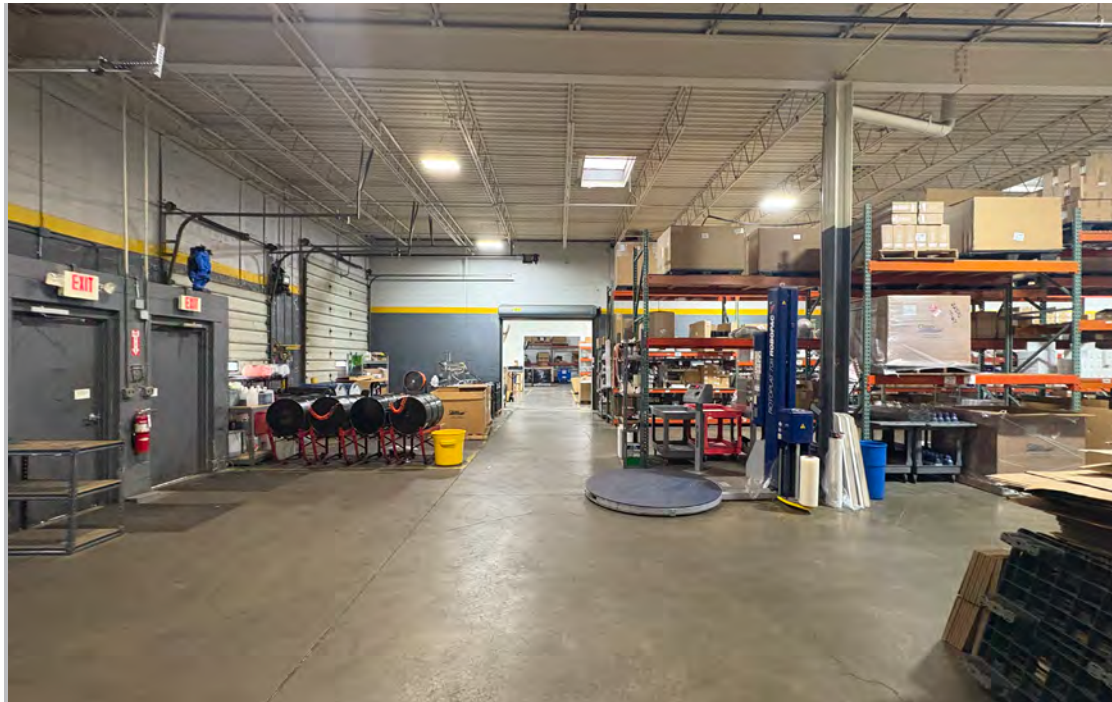


CONTIGUOUS
TOTAL SF: 25,350 SF
WAREHOUSE SF: 19,942 SF
OFFICE SF: 5,408 SF

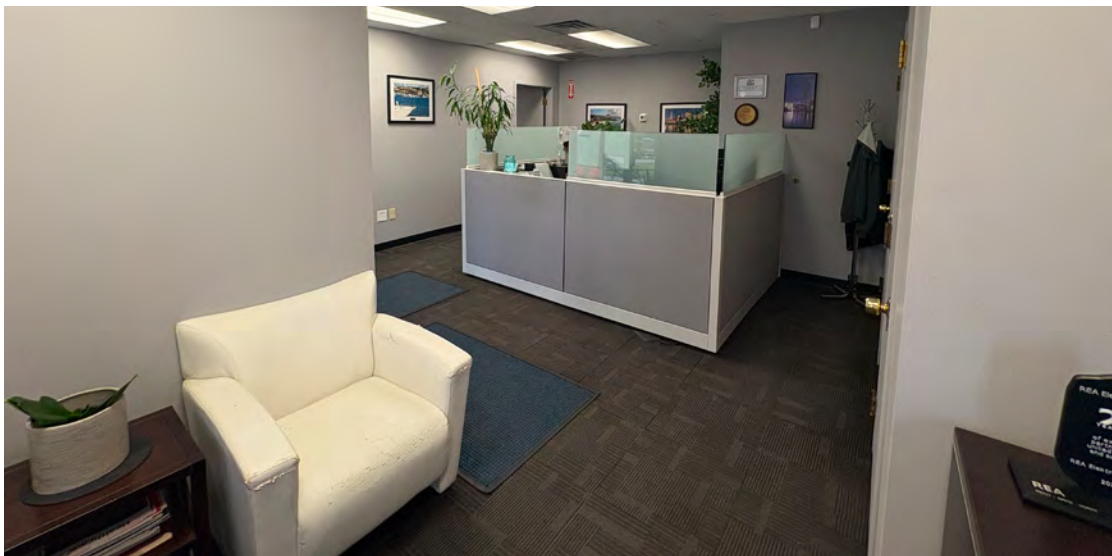
Exterior Photos



Warehouse Photos



Office Photos





281,222
Population
(2026 | 5-Miles)

38.6
Median Age
(2026 | 5-Miles)

124,081
Households
(2026 | 5-Miles)

\$82,218
Household Income
(2026 | 5-Miles)

10,344
Total Businesses
(2026 | 5-Miles)

139,344
Total Employees
(2026 | 5-Miles)

**7307 YOUNG DRIVE
WALTON HILLS, OHIO 44146**

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

