

# Newly Renovated Industrial Space for Lease in Warrensville Heights

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



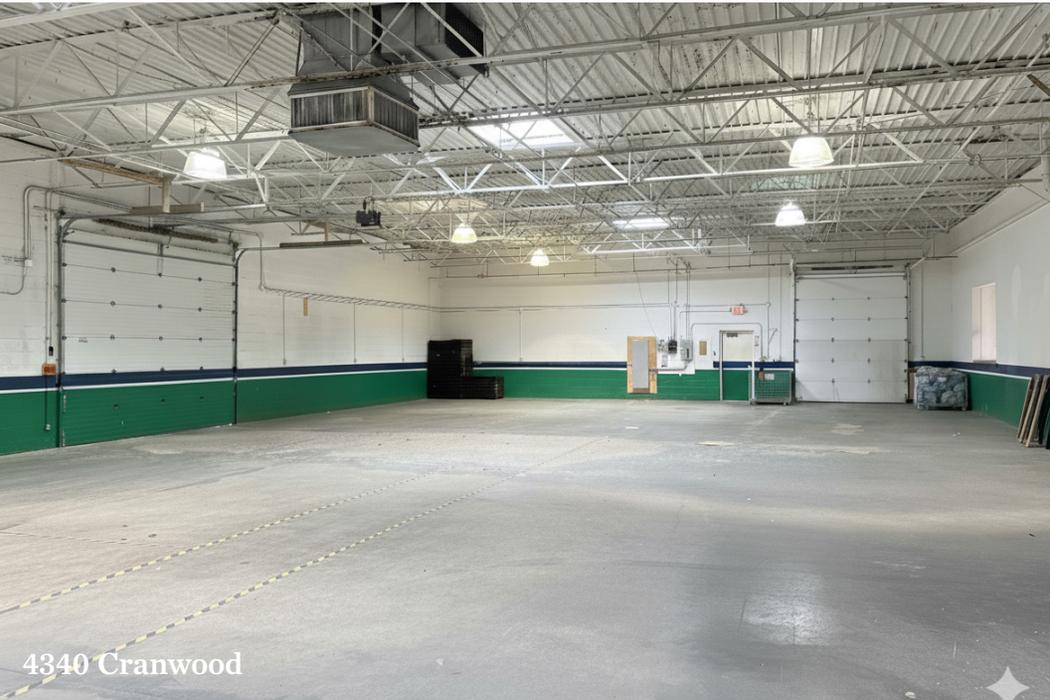
# 4310-4340 Cranwood Parkway

- 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

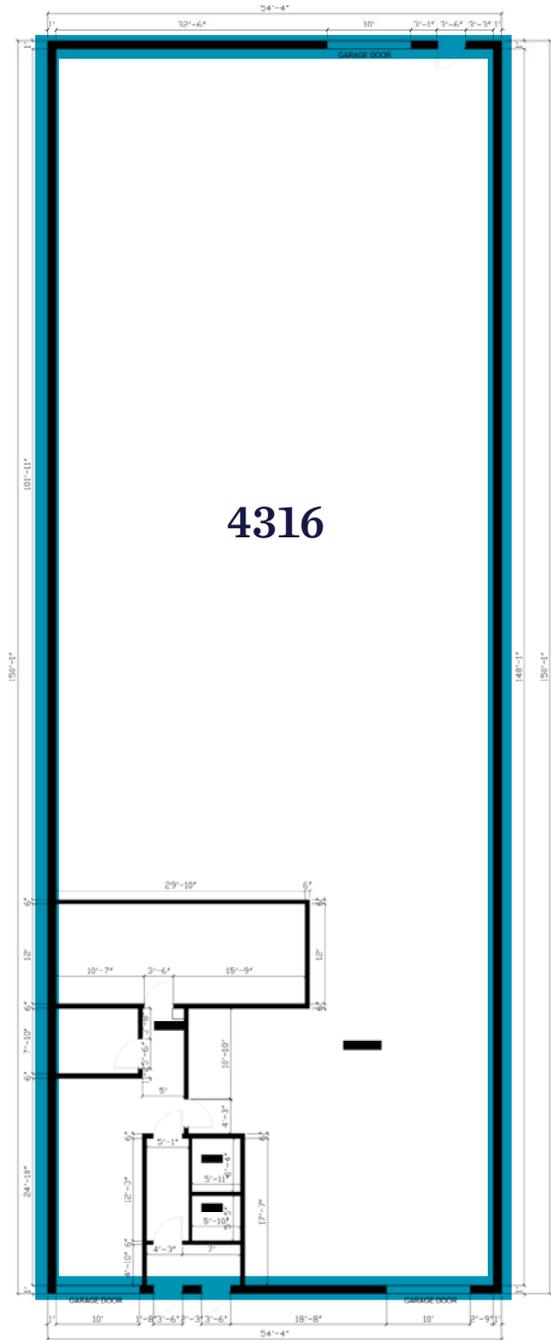


4340 Cranwood

## Quick Stats

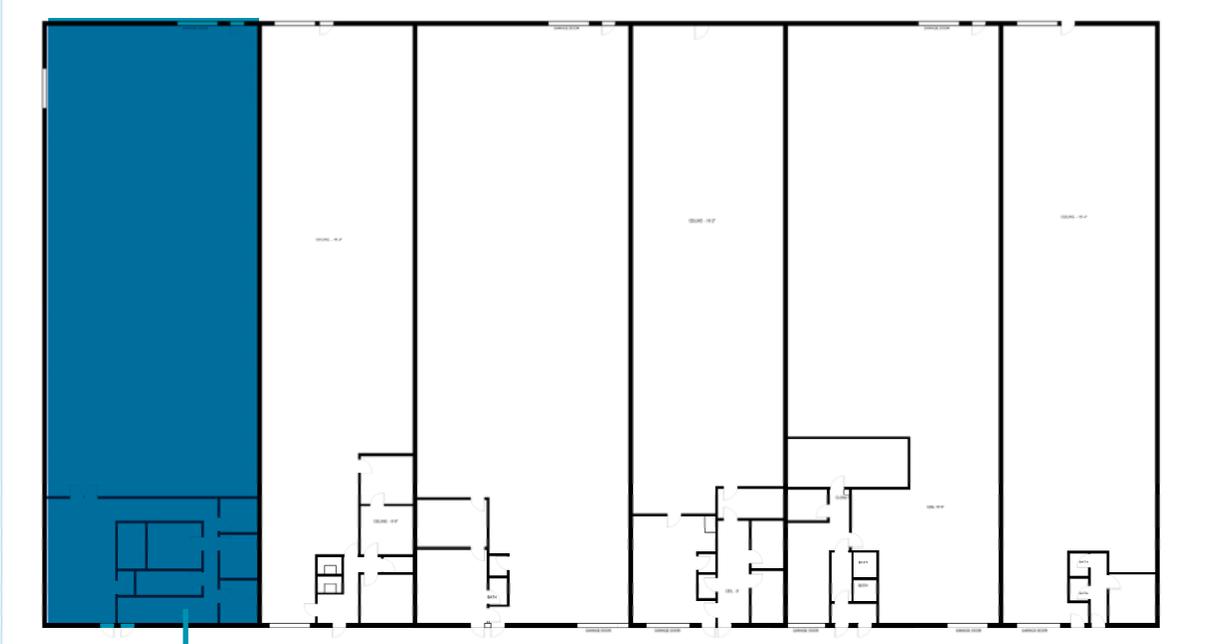
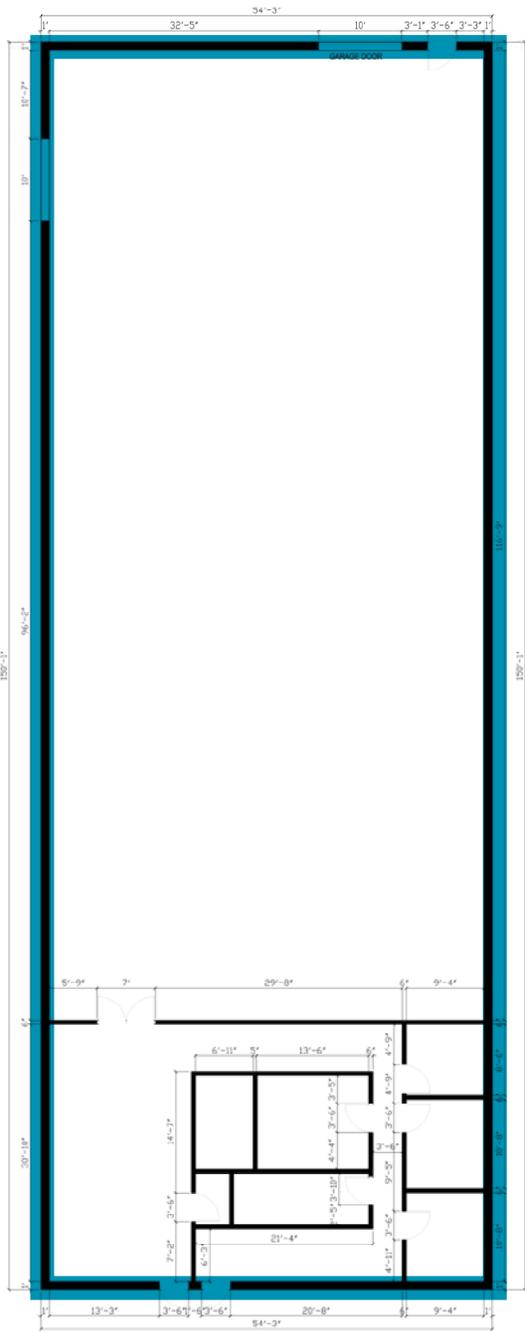
Building Size	40,950 SF
Available	Unit 4316 - 7,950 SF Unit 4340 - 7,950 SF
Clear Height	14'
Docks	Unit 4316 - One (1) Unit 4340 - One (1)
Drive-In Doors	Unit 4316: One (1) 10'x12' Unit 4340: One (1) 10'x12' & One(1) 12'x12'
Lighting	LED
A/C	Office
Heat	Overhead Gas Unit

# Floor Plan | 7,950 SF



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

# Floor Plan



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**

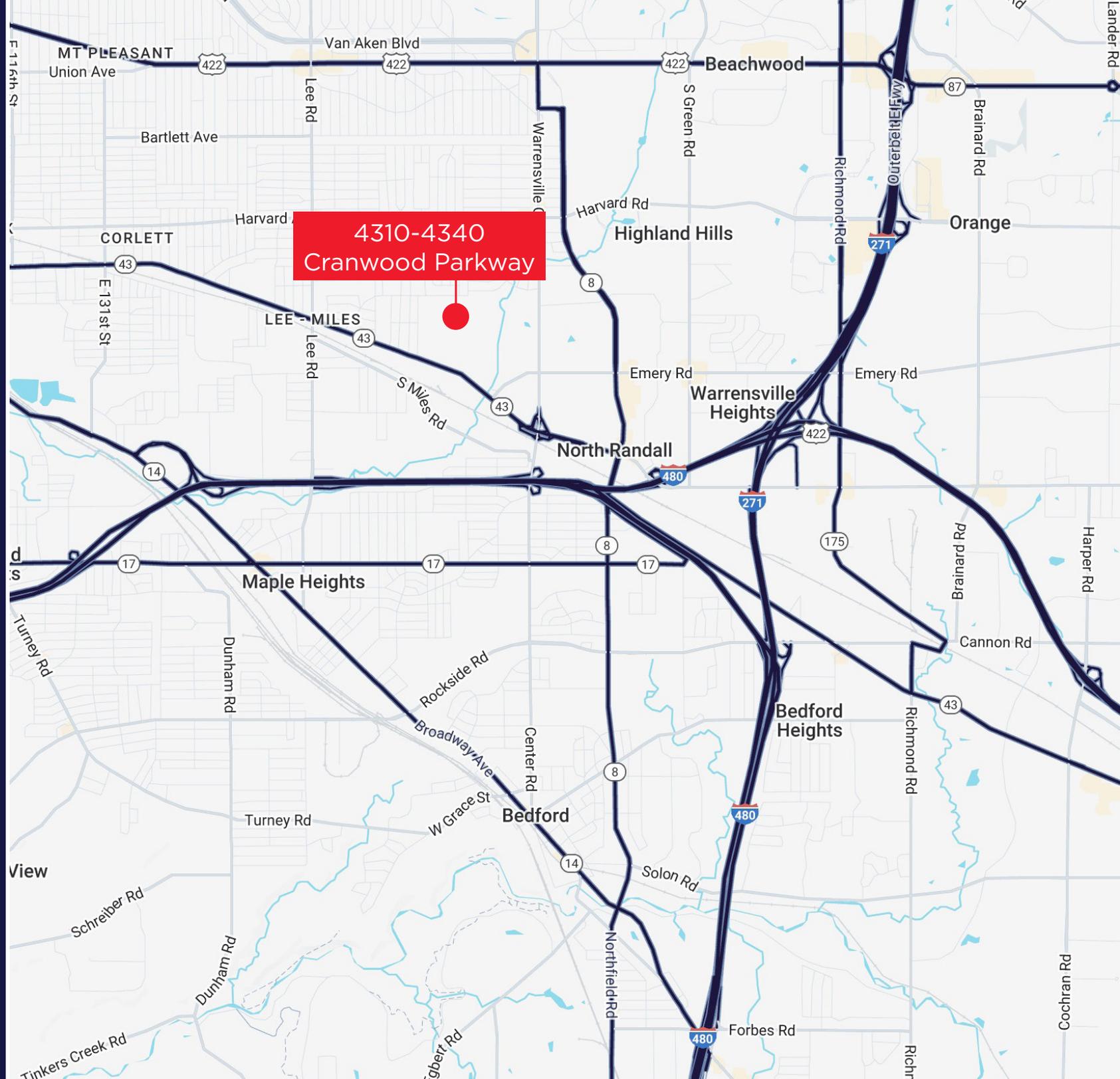
Household Income  
(2025 | 5 Mile)

**12,438**

Total Businesses  
(2025 | 5 Mile)

**131,058**

Total Employees  
(2025 | 5 Mile)



**4310-4340 CRANWOOD PARKWAY  
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