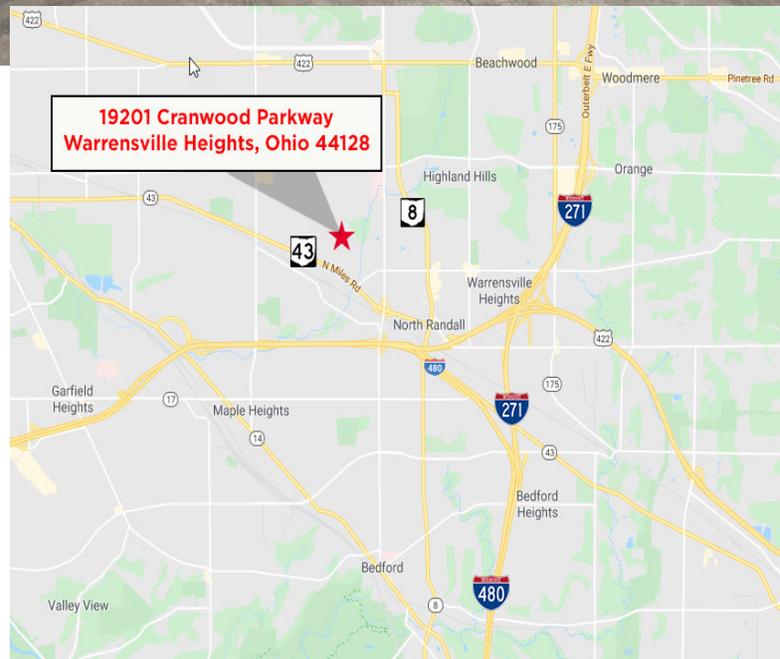




Aggressive Rental Rate

Property Highlights

- 166,500 SF on 8.94 acres available for lease
- Recently renovated with newly painted interior
- Large parking lot area for car & truck staging
- Light assembly, manufacturing or warehouse facility
- New roof in 2020
- Heavy power capacity with 480V/3Phase
- Additional exterior loading access
- LED lights on motion sensors



Bob Garber, SIOR

Principal

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Aerial



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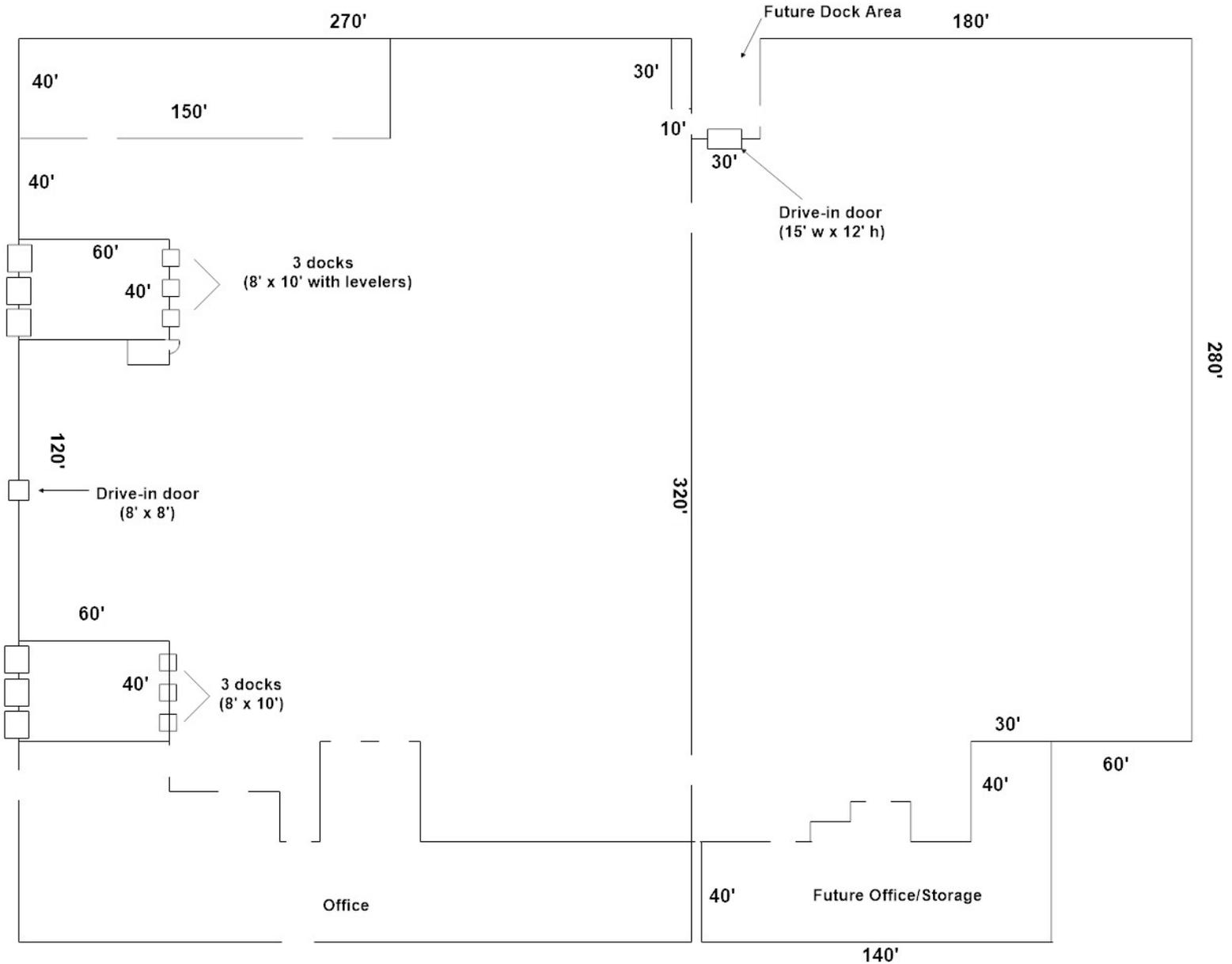
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Building Layout

19201 Cranwood Parkway, Warrensville Heights, Ohio 44128



All dimensions are approximate and require field verifications





**CUSHMAN &
WAKEFIELD**



FOR LEASE

19201 Cranwood Parkway
Warrensville Heights, Ohio 44128



19201 Cranwood Parkway Warrensville Heights, OH 44128

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	8.94 Acres
Available SF:	166,500 SF
Building SF:	166,500 SF
Industrial SF:	156,000 SF
RSF:	166,500 SF
Office SF:	10,500 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Secondary Use:	Warehouse
Multi-Tenant:	Multi-Tenant
Year Built:	1962
Year Refurbished	1966
# Buildings:	1
ConstructionType:	Masonry
Roof Type:	EPDM
Roof Age:	2020
Deck Type:	Metal
Floor Type:	Concrete
Sprinkler:	Yes
Heat:	Overhead Gas
AC:	Office
Ceiling Ht:	12' (Min) 12' (Max)
Bay Size:	30' (Width) 40' (Depth)

General Listing/Transaction Information

Asking Rate:	\$3.25 GROSS Per Year
Min Avail SF:	25,000 SF
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

Parking Comments:	Expansive parking lot area for cars and truck staging.
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Loading & Doors

# Int. Docks:	6
# Int. Levelers:	3
# GL/DID:	2
GL/DID Dim. (H x W)	8' x 8' and 15' x 12'
Total Doors:	2

Utilities

Water:	City
Sewer:	City
Power:	480 v 3 p
Utilities Comments:	Building has heavy power capacity with 480 V/ 3 Phase

Contacts

Listing Broker(s)	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com
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Site

Land SF:	389,426 SF
Parcel Number:	762-04-011
Zoning:	U-6

Crane

# Cranes:	0
Capacity Tons (Min)	0
Capacity Tons (Max)	0

Comments

Listing Comments: Space has been recently renovated with newly painted interior. LED lights on motion sensors. Large parking field. Aggressive rental rate. Light assembly, manufacturing or warehouse facility.

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