

# 7350 Young Drive Walton Hills, Ohio



 **Graystone**  
Capital Advisors

IN ASSOCIATION WITH BANG REALTY  
A LICENSED OHIO BROKER #2009000214

# 7350 Young Drive, Wilton Hills, Ohio

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Broker of Record

Bang Realty - North Carolina, Inc.



## Investment Overview

Graystone Capital Advisors is pleased to present the opportunity to acquire a high-yield, short-term industrial investment in Walton Hills, Ohio.

Built in 1985 and renovated in 2000, the property offers 142,016 SF with 17,992 SF of two story office and 124,024 SF of warehouse space on 9.19 acres zoned IG. The building includes 20 foot clear height, block and metal construction, full sprinkler coverage, 8 dock high doors, and 2 drive in doors, providing efficient functionality for a range of industrial uses.

Located in a strong Cleveland industrial market with a 3.7 percent vacancy rate in Q3 2025, the region benefits from steady demand, a diverse manufacturing base, and excellent transportation access.

At lease maturity, buyers can reposition the asset by re leasing at market rates, subdividing for multiple tenants, or occupying the property as an owner user.

Graystone Capital Advisors

## *142,016 SF Industrial Warehouse in Walton Hills, OH*

### *Offering Summary*

Address:	7350 Young Drive
City, State & Zip:	Walton Hills, OH 44146
Parcel:	794-28-008
Lot Size:	9.19 AC
Total GLA:	142,016 SF
Sale Price:	\$9,750,000
Price/SF:	\$68.65

[www.graystoneca.com](http://www.graystoneca.com)



±142,016 SF



~60% of Roof Replaced in 2023



~18' to 22' Clear Heights



IG Zoning



8 Dock-High Doors



Three-Phase Power



17,992 SF Office



2 Drive-Ins



# Property Specs

Year Built/Reno:	1985 / 2000
Total GLA:	142,016 SF
Office GLA:	17,992 SF (2 Stories)
Warehouse GLA:	124,024 SF
Lot Area:	9.19 AC
Zoning:	IG
Clear Height:	18' Front ; 22' Rear
Construction:	Block & Metal
Sprinklered:	Yes
Sewer:	County/City
Dock High Doors:	8
Drive-Ins:	2
Power:	Three-Phase 480A & 240A
Roof:	Original Structure Replacement in 2023





## Pricing

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Sale Price:	\$9,750,000
Cap Rate:	10.24%
Price/SF:	\$68.65



## Annualized Operating Data

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Year	Annual Rent	Rent/SF
2025 - 2026	\$998,537	\$7.03
2026 - 2027 Est	\$1,028,493	\$7.24





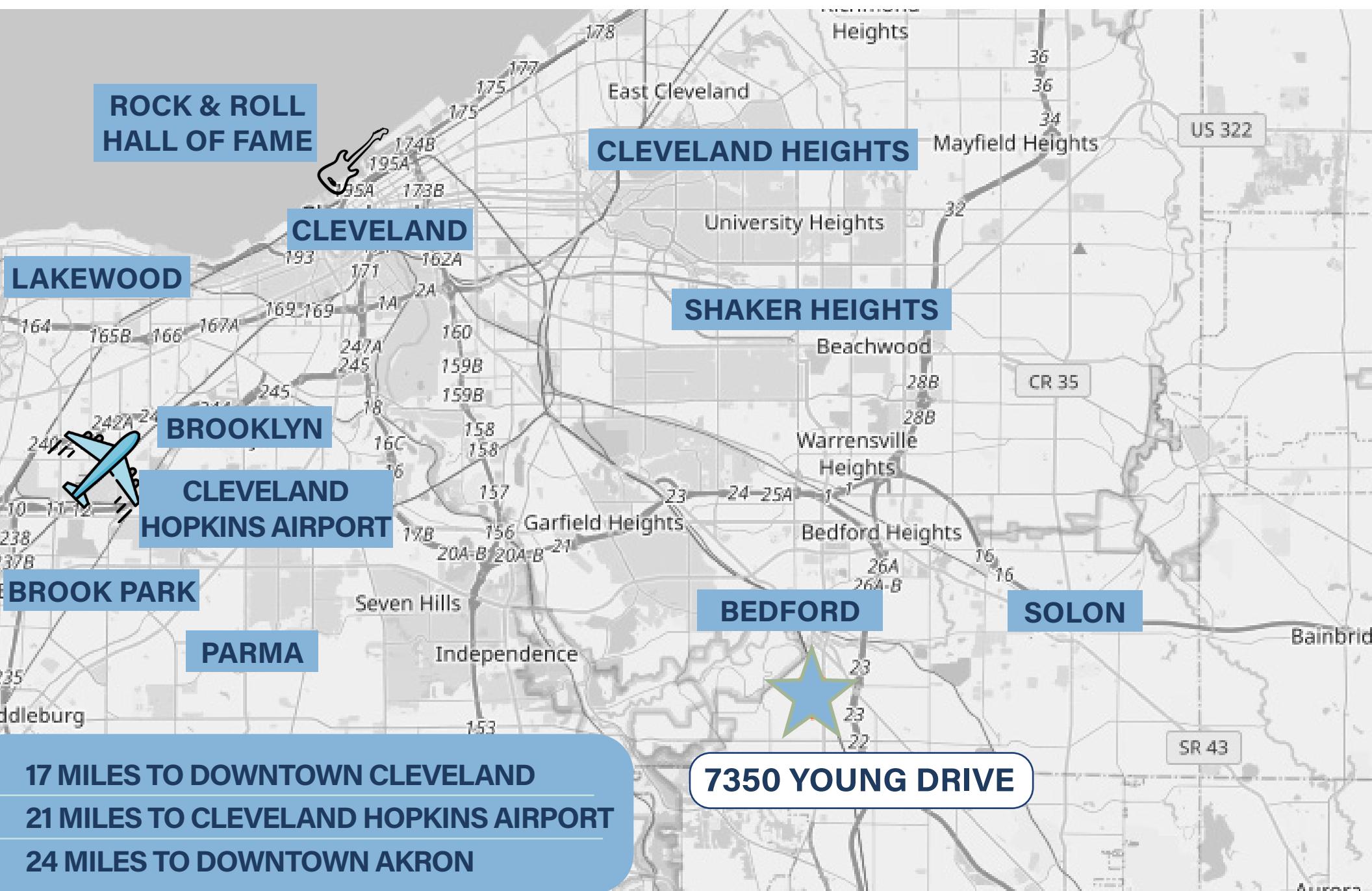
## Neighboring 2.65 AC Assemblage Available

### Available Parcels

	Parcel	Acreage
1	794-29-027	1.31
2	794-29-026	1.34

### By-Right Uses

- » IOS Yard Adjacencies
- » Trucking Last-Mile
- » Manufacturing Tenants (Light/General)
- » Heavy Contractors
- » Flex Industrial Users
- » Outdoor Storage (I-2 with Screening)





POPULATION	5 MILES	3 MILES	1 MILE
Total Population	120,525	37,934	2,605
Average Age	44.1	45.7	51.3
Average Age (Male)	41.7	43.5	46.3
Average Age (Female)	45.6	47.1	54.6
HOUSEHOLDS & INCOME	5 MILES	3 MILES	1 MILE
Total Households	56,256	17,947	1,207
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$72,348	\$71,164	\$83,995
Average House Value	\$143,445	\$146,641	\$166,075
RACE	5 MILES	3 MILES	1 MILE
Total Population - White	64,339	22,150	1,837
Total Population - Black	49,079	13,388	621
Total Population - Asian	2,953	692	43
Total Population - Hawaiian	17	0	0
Total Population - American Indian	110	48	4
Total Population - Other	552	252	0

Cleveland, Ohio, is a vibrant city nestled along the southern shore of Lake Erie. Home to the renowned Cleveland Museum of Art and the Rock and Roll Hall of Fame, the city offers a diverse range of attractions. Its sports culture runs deep, with passionate fans rallying behind teams like the Cavaliers, Browns, and Indians. Beyond its urban landscape, Cleveland boasts picturesque parks and a burgeoning culinary scene, making it a dynamic destination for visitors and residents alike.

In the past decade, Downtown Cleveland has experienced astonishing growth by leveraging its unique position as:

- One of the Top 25 Best Places to Live
- One of the Top 10 Best Downtowns in the U.S.
- Home to 5.3 million square feet of office space
- A first choice living destination for the professional class

