

Newly Renovated Industrial Space for Lease in Warrensville Heights

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



**CUSHMAN &
WAKEFIELD**



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

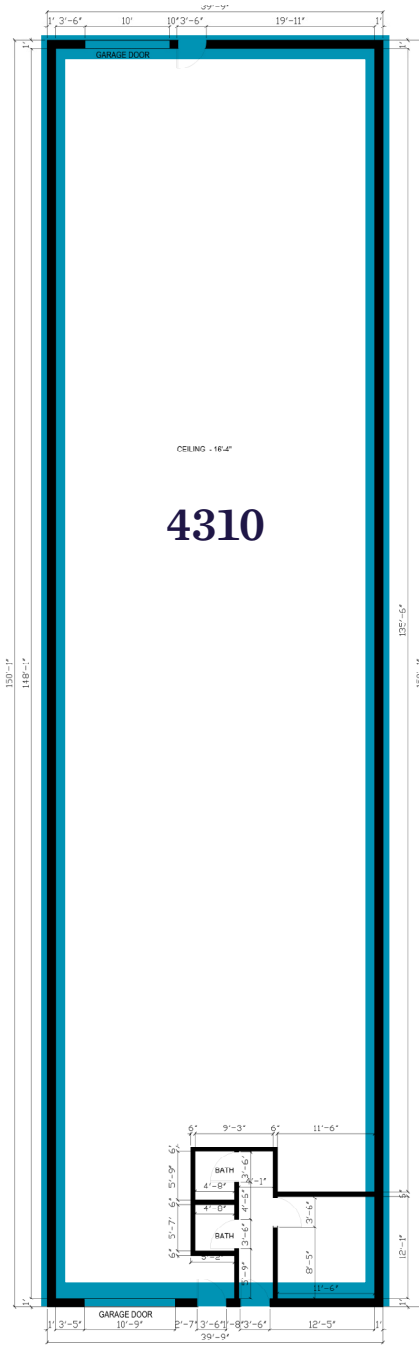
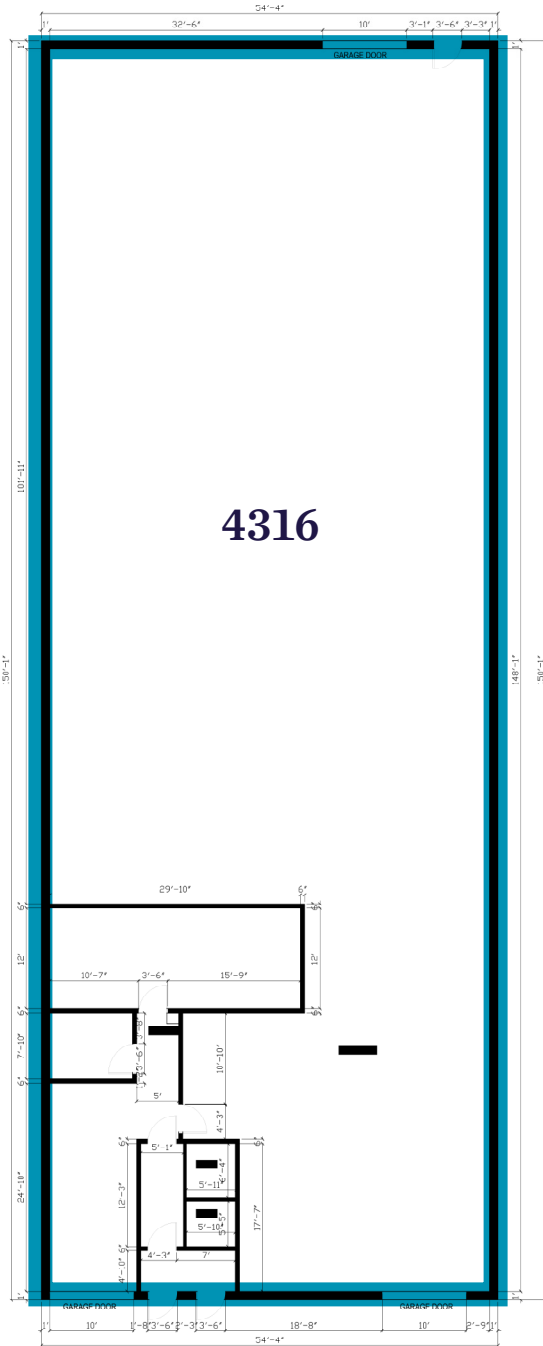
Lease Rate: \$6.00 NNN | *NNN = \$2.50/SF*



Quick Stats

Building Size	40,950 SF
Available	Unit 4310 - 5,700 SF Unit 4316 - 7,950 SF Unit 4340 - 7,950 SF
Clear Height	14'
Docks	Unit 4310 - One (1) Unit 4316 - One (1) Unit 4340 - One (1)
Drive-In Doors	Unit 4310: One (1) 10'x12' 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 | 5,700 SF - 13,650 SF



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

Unit	4310
Office Space	300 SF
Warehouse Space	5,400 SF
Total Size	5,700 SF
Docks	One (1)
Drive-In Doors	One (1)



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
WARRENSVILLE HEIGHTS, OHIO 44128**

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

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