



*Available For Lease*

**7350 Young Dr,  
Walton Hills, OH 44146**





# Property Summary

The industrial property located at 7350 Young Dr, Walton Hills, OH 44146 is a well-positioned Class A facility totaling approximately 142,016 square feet on 11.84 acres within the IG – General Industrial District, which permits a wide range of industrial, manufacturing, processing, and related uses. Originally built in 1985 and renovated in 2000, the building offers functional warehouse specifications including 18'–22' clear heights, 8 dock-high doors, and 2 drive-in doors, providing efficient loading and operational flexibility. The ample acreage supports strong truck circulation, parking, and potential outdoor storage, making this asset ideal for distribution, light manufacturing, or processing users seeking a strategically located Northeast Ohio industrial facility.





# PROPERTY SPECS

**Address:** 7350 Young Dr, Walton Hills, OH 44146

**Type:** Industrial

**Total SF:** 142,016

**Acreage:** 11.84

**Year Built/Renovated:** 1985/2000

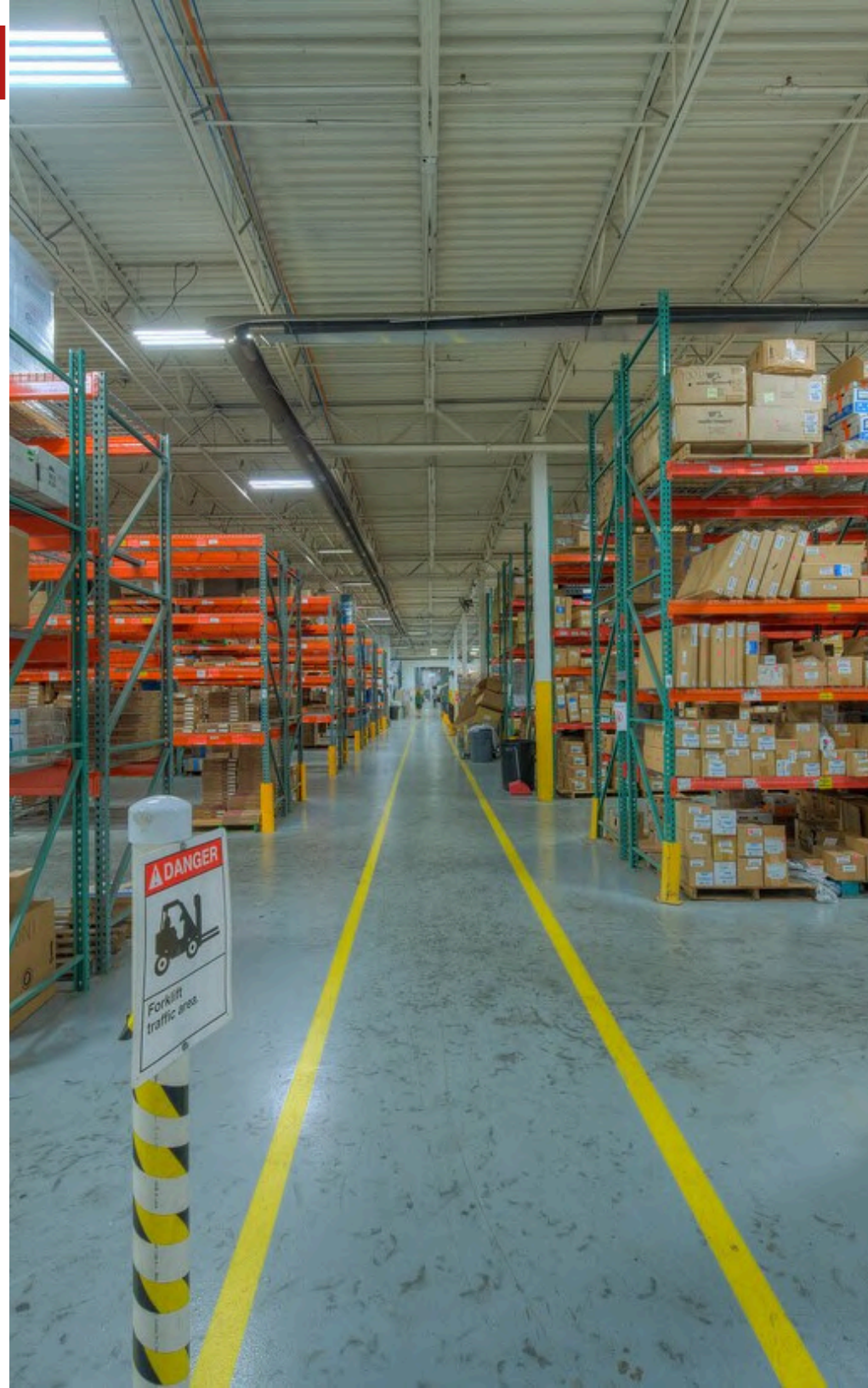
**Drive-ins:** 2

**Dock Doors:** 8

**Clear Height:** 18' & 22'

**Zoning:** IG - General Industrial District

**Vacant Starting:** January 2027









# Prime Industrial Location - Walton Hills, OH

7350 Young Drive is strategically positioned within the highly desirable Walton Hills industrial submarket, offering exceptional access to Greater Cleveland's primary transportation corridors. The property benefits from immediate proximity to I-480 and I-271, providing seamless east-west and north-south connectivity throughout Northeast Ohio and direct routes to I-77, I-80 (Ohio Turnpike), and I-90. Located approximately 20 minutes from Downtown Cleveland and Cleveland Hopkins International Airport, the site supports efficient regional distribution and workforce accessibility. Surrounded by established industrial users, logistics operators, and a strong labor base, this location is well-suited for warehousing, manufacturing, distribution, and service operations seeking premier highway connectivity within the Cleveland MSA.

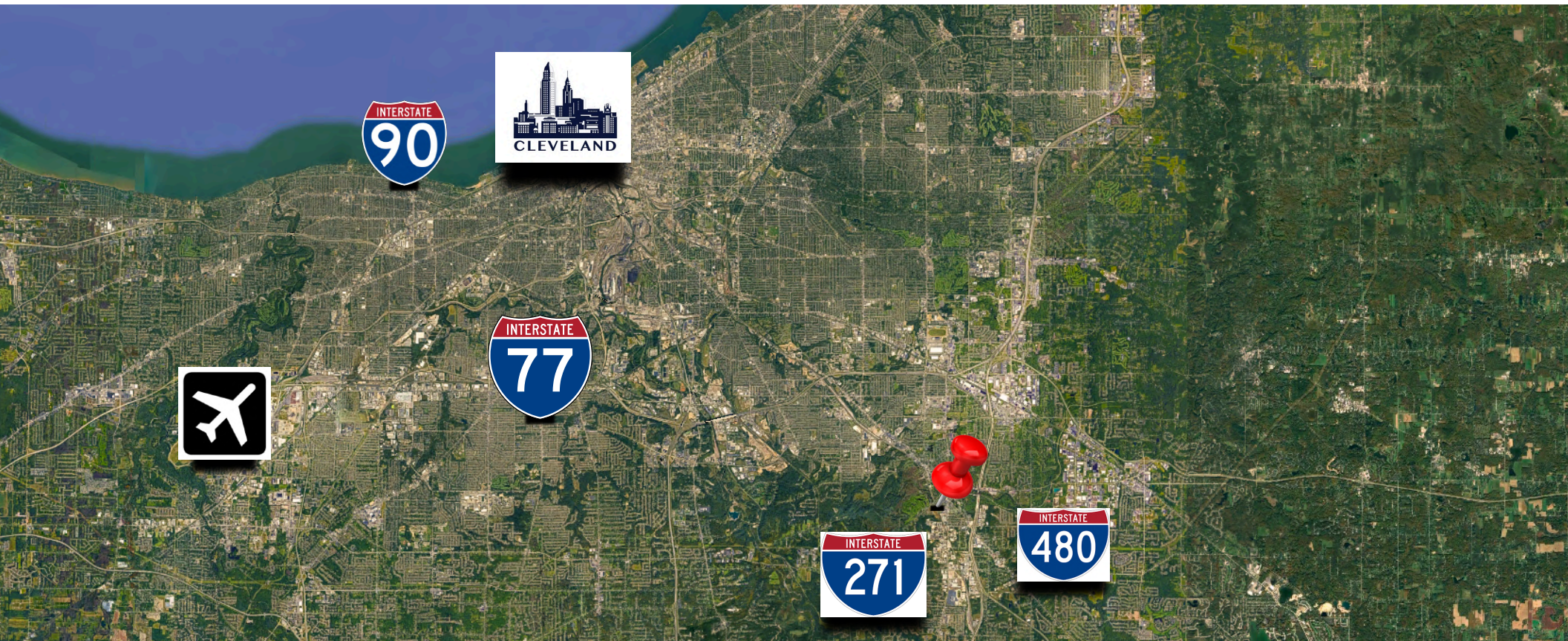
## Distance

**I-480: 1.1 Miles**

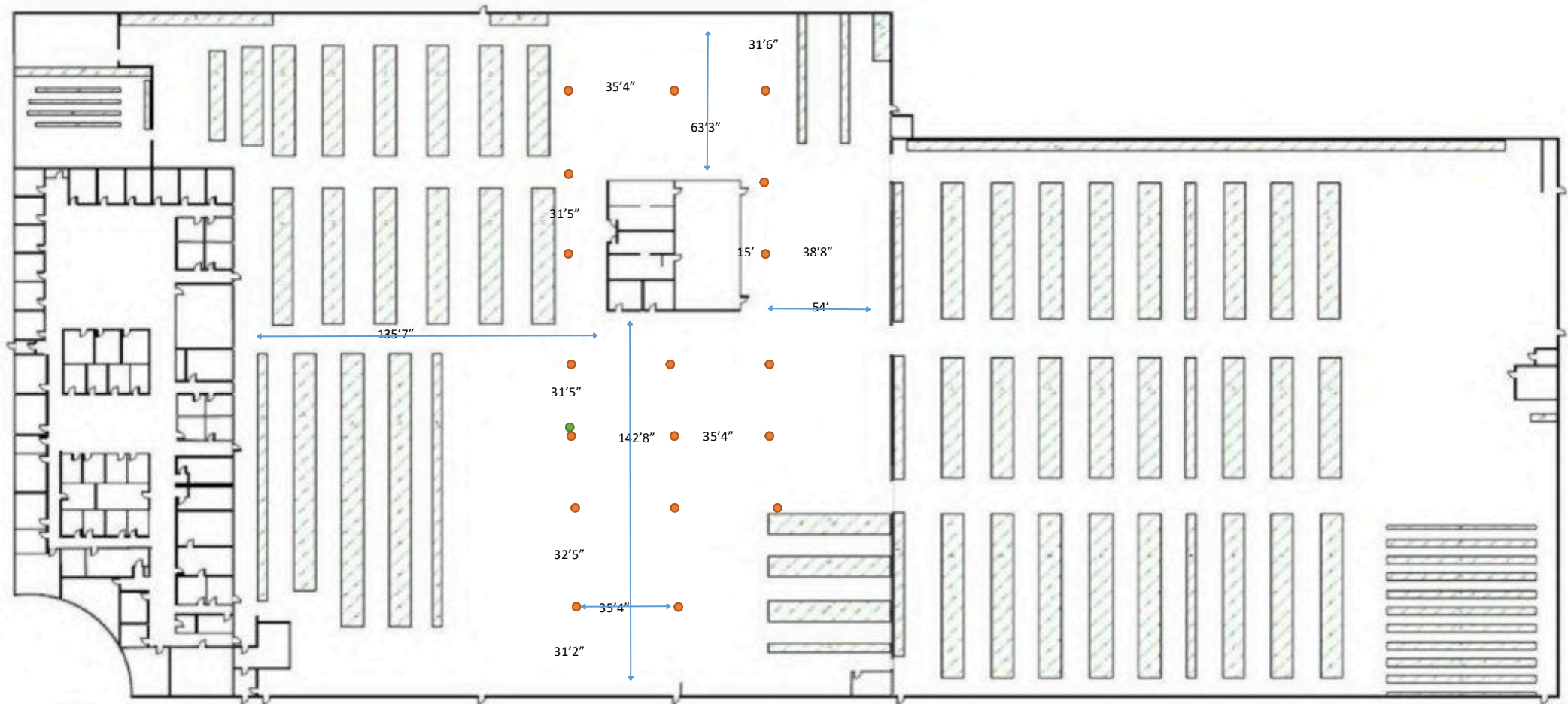
**I-80: 8.0 Miles**

**Downtown Cleveland: 15 Miles**

**Cleveland Airport (CLE): 20 Miles**









# Danny Miles



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