

9,870 SF Flex Facility

For Sale | 4299 Cranwood Parkway, Warrensville Heights, Ohio 44128





Property Highlights

- Unique opportunity to acquire a well maintained 9,870 SF freestanding Industrial building in a well established Industrial park
- Currently built out as all office but can be easily converted back to warehouse
- Equipped with four (4) 10' x 12' drive in doors, with the ability to add more
- Fenced and secured industrial outdoor storage (IOS) and parking area
- Minutes from I-271 & I-480, offering easy access to the greater Cleveland area
- Functional layout ideal for office, warehousing, distribution, light manufacturing, or contractor operations
- Join a thriving business park including notable neighbors such as Airgas, Henkel Corporation, Infinity Construction Co., Tribco Inc. and Functional Building Supply

SALE PRICE: \$895,000.00 (\$90.68/SF)

LEASE RATE: Contact Broker

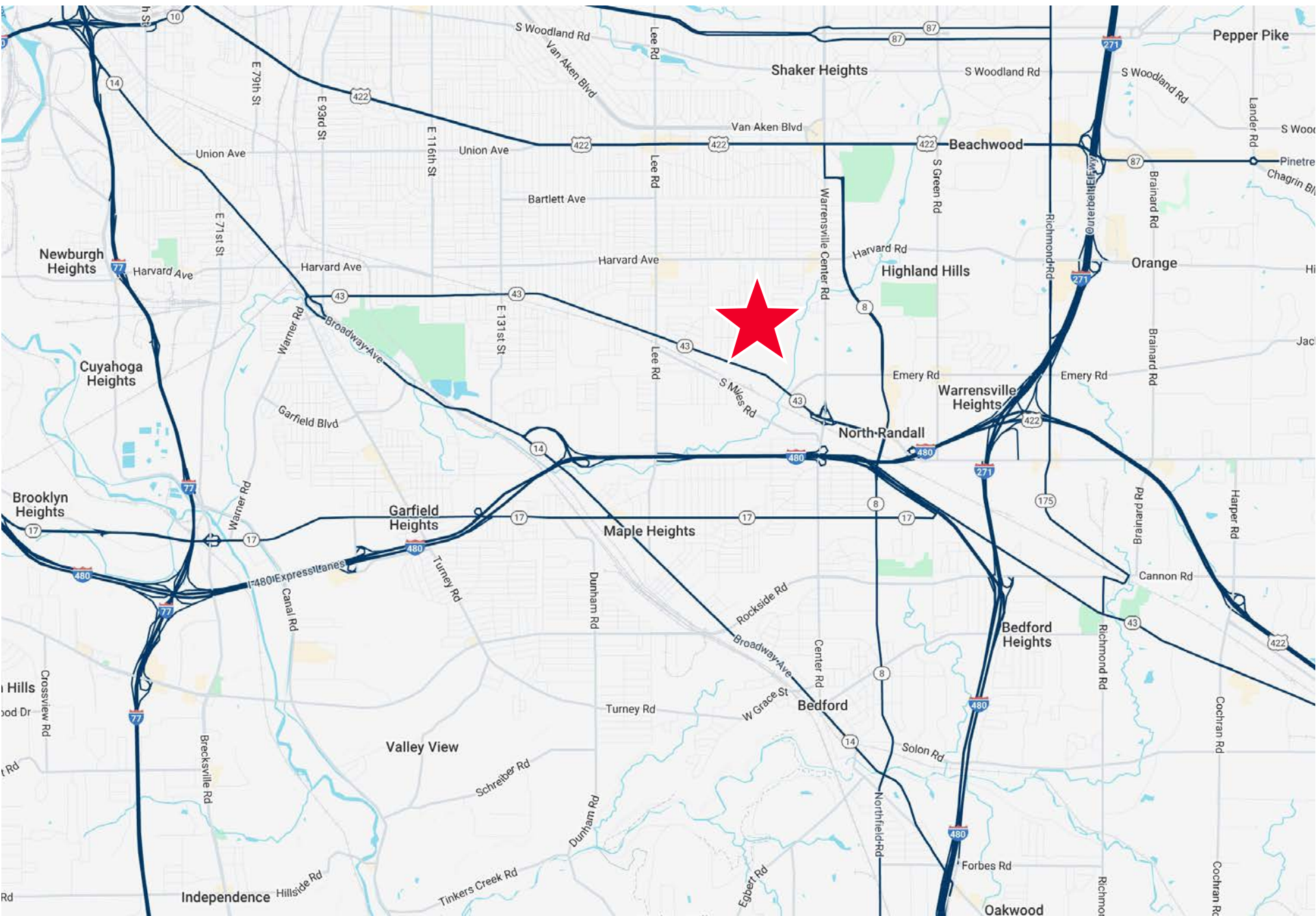
Building Specifications

Total Building Size:	9,870 SF	Drive-in Doors:	Four (4): 10'x12'	Deck Type:	Metal
Year Built:	1998	Lighting:	LED	Floor Type:	Concrete
Zoning:	U-6	Construction:	Brick/Block/Metal	Heat:	RTU
Land Area:	1.4 AC	Construction Status:	Existing	A/C:	100%
Clear Height:	15'	Exterior Type:	Brick	Power:	200A/120/240V/3P
Primary Use:	Flex Office	Roof:	EPDM	APN #:	762-04-025

Parcel Map



Location Map





**4299 CRANWOOD PARKWAY
WARRENSVILLE HEIGHTS, OHIO 44128**

FRED CHRISTIE

Executive Vice President & Partner
Emeritus

+1 216 525 1468

fcchristie@crescorealestate.com

ELIOT KIJEWski, SIOR

Principal

+1 216 525 1487

ekijewski@crescorealestate.com

ALEX VALLETTO

Associate

+1 216 525 1485

avalletto@crescorealestate.com



Cushman & Wakefield | CRESCO Real Estate
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.