

FOR SALE OR LEASE

20900 Miles Parkway

Warrensville Heights, Ohio 44128



FREESTANDING 14,900 SF INDUSTRIAL WAREHOUSE SPACE

PROPERTY FEATURES



14,900 SF

BUILDING SIZE

1.03 AC

SITE SIZE

14,900 SF

WHSE SIZE

BUILT TO SUIT

OFFICE SIZE

\$1,500,000

SALE PRICE

COMMENTS

- Full building renovation underway which includes new roof and facade
- Landlord to provide build-to-suit delivery, allowing users the ability to customize office/warehouse areas as desired
- Centrally located near I-480 and I-271 interchange
- Available parking for ±55 vehicles
- Ability to add additional drive-in-doors or dock
- High visibility with frontage on both Miles Parkway and Miles Road across the street from Amazon distribution facility
- Located in a federally designated Opportunity Zone

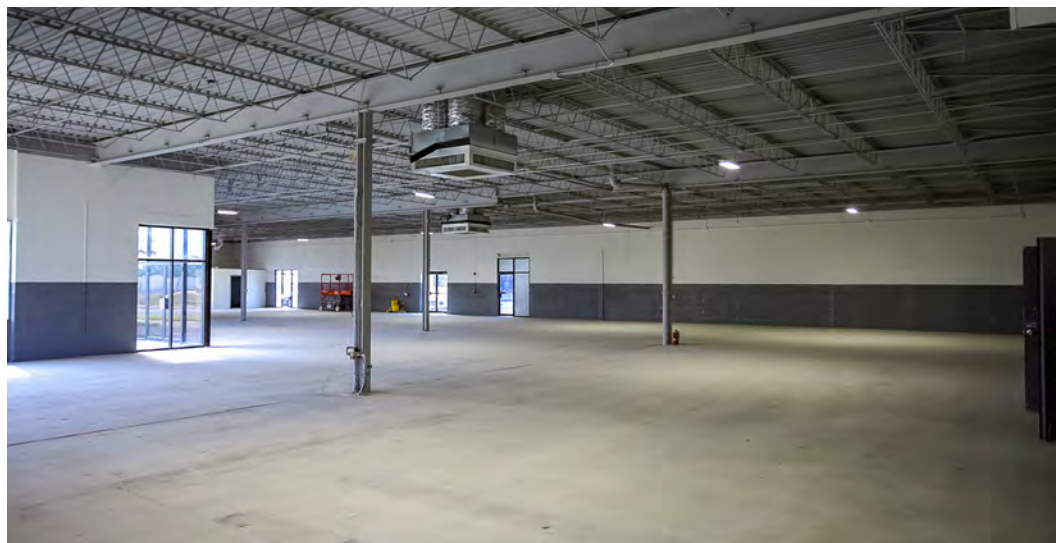
PROPERTY SPECIFICATIONS

CONSTRUCTED:	1990
RENOVATED:	2024
CONSTRUCTION:	Brick/Block
ROOF:	Flat (New 2024)
LIGHTING:	LED
CEILING HEIGHT:	14'
DOCKS:	Can be added
DRIVE-IN DOORS:	One (1) - 10x10, Can add additional
PARKING:	±55 surface lot

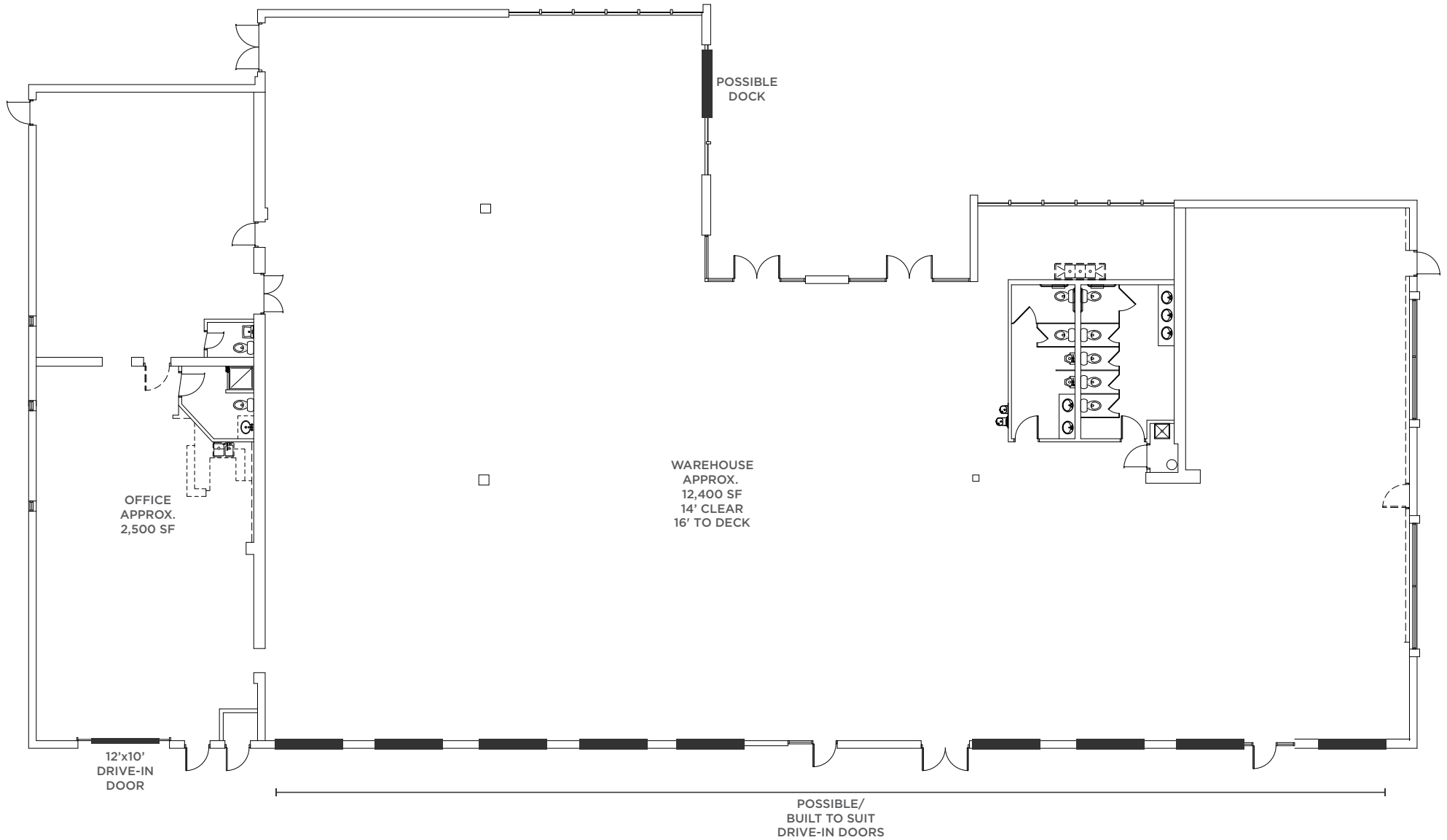
EXTERIOR PHOTOS



INTERIOR PHOTOS



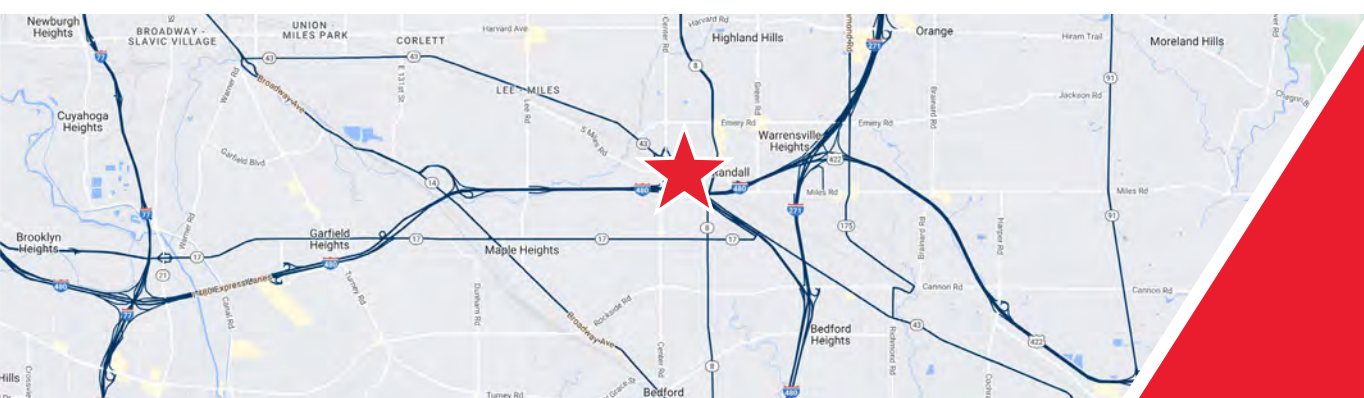
FLOOR PLAN



PARCEL MAP



PROPERTY AERIAL MAP



Easy access to
I-480 & I-271



ALEX VALLETTO

Associate

+1 216 525 1485

avalletto@crescorealestate.com

JASON LAVER, SIOR

Senior Vice President

+1 216 525 1489

jlaver@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.

6100 Rockside Woods Blvd. N., Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com