

9,870 SF Freestanding Industrial Flex Facility

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





Property Highlights

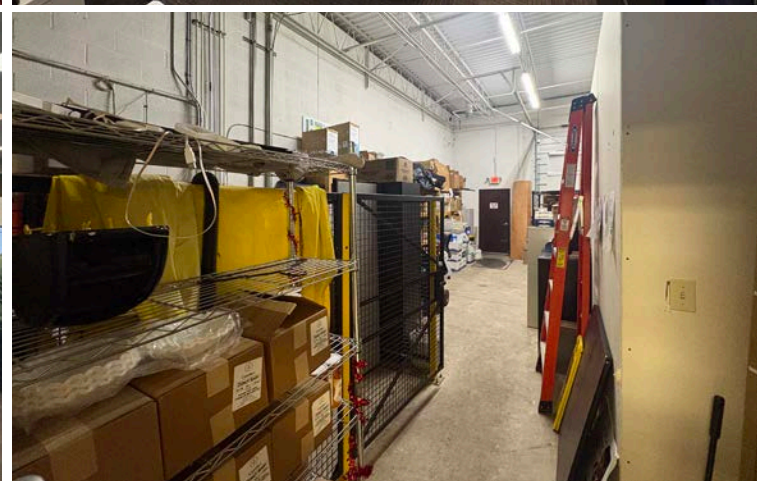
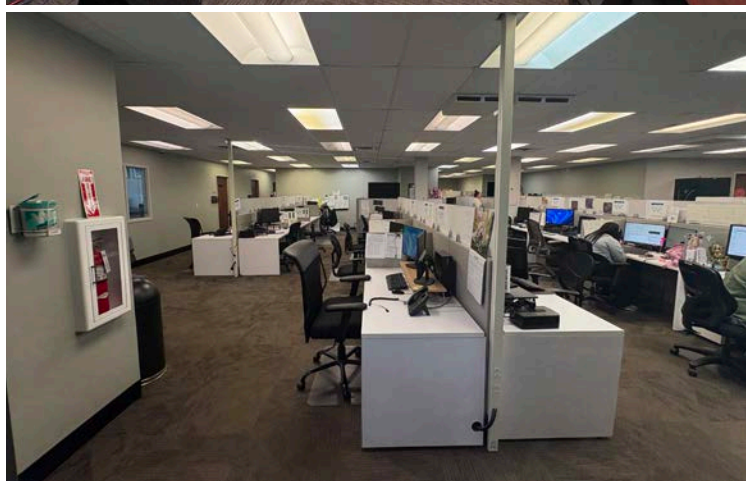
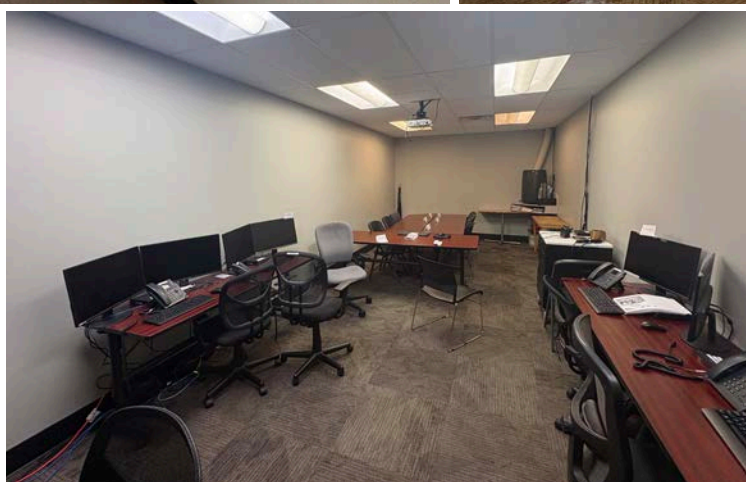
- Unique opportunity to acquire a well maintained 9,870 SF freestanding Industrial building in a well established Industrial park
- Currently built out as all office but can be easily converted back to warehouse
- Equipped with four (4) 10' x 12' drive in doors, with the ability to add more
- Fenced 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)

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

Photos



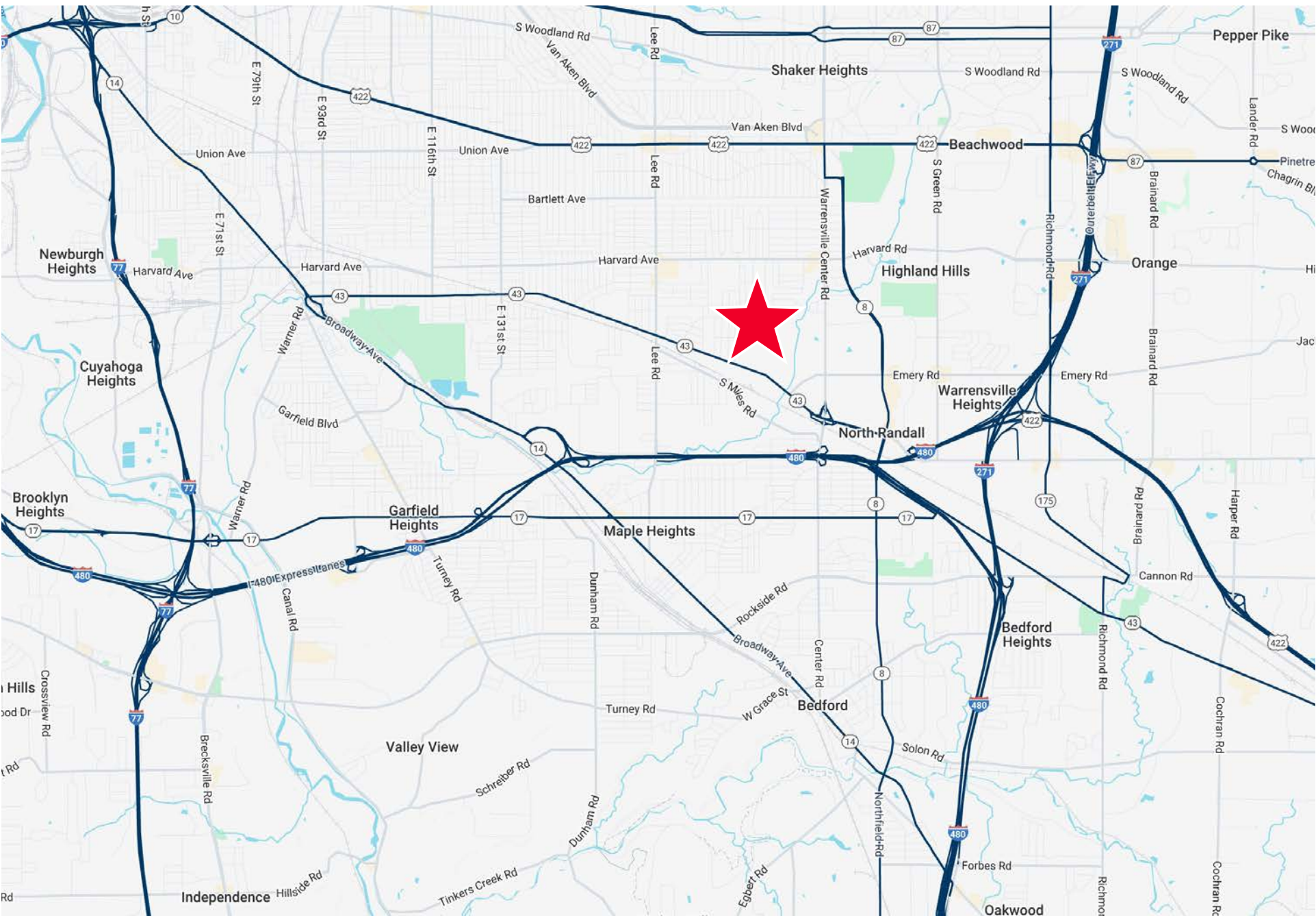
Floor Plan



Parcel Map



Location Map





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