



# For Sale or Lease

# 19201 Cranwood Parkway

Warrensville Heights, Ohio



## Property Description

<b>Building Size:</b>	166,500 sq.ft. ±
<b>Warehouse:</b>	156,280 sq.ft. ±
<b>Office:</b>	10,220 sq.ft. ±
<b>Minimum Div:</b>	60,000 sq.ft. ±
<b>Land:</b>	8.94 Acres ±
<b>Ceiling Height:</b>	12' 3"
<b>Docks:</b>	6 with levelers (inside docks)
<b>Drive-ins:</b>	2 (8'x8')
<b>Year Built:</b>	1962, 1966
<b>Zoning:</b>	U-6 Limited Ind.
<b>Sprinklered:</b>	Yes
<b>Electric Power:</b>	480V/400+A/3PH
<b>Security System:</b>	Yes

**Light assembly, manufacturing or warehouse facility with easy access to I-480/I-271/I-77. Very low operating expenses.**



Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

### contact information

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## BUILDING INFORMATION SHEET

**LOCATION:** 19201 Cranwood Parkway, Warrensville Heights, OH  
**SPACE AVAILABLE:** 166,500 sf  
**WAREHOUSE AREA:** 156,280 sf  
**OFFICE AREA:** 10,220 sf  
**MINIMUM DIVISIBLE:** 60,000 sf  
**CONSTRUCTION:** Brick/Block  
**YEAR BUILT:** 1962, 1966  
**LAND AREA:** 8.94 Acres  
**ZONING:** U-6 Limited Industrial  
**CEILING HEIGHT:** 12' 3"  
**TRUCK DOCKS:** 6 with levelers (inside docks)  
**DRIVE-IN DOORS:** 2 (8' x 8')  
**COLUMN SPACING:** 30' x 40'  
**PARKING:** Approximately 300  
**SPRINKLERED:** Yes  
**HEAT:** Overhead Gas  
**LIGHTING:** Fluorescent  
**ELECTRIC POWER:** 480V/400+A/3PH  
**PURCHASE PRICE:** \$1,300,000  
**LEASE RATE:** \$1.65/sf NNN  
**TAXES:** \$31,842/year  
**SECURITY SYSTEM:** Yes  
**ROOF:** Maintained  
**COMMENTS:** Light assembly, manufacturing or warehouse facility with easy access to I-480 / I-271 / I-77. Very low operating expenses.

**CONTACT:**

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