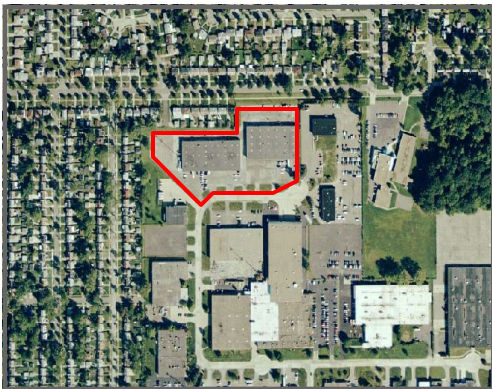




**For Lease**  
**4334-4376 Cranwood Pwy.**  
 Warrensville Heights, Ohio

Property Description	
Available:	5,700 - 37,468 sf±
Contiguous SF:	14,204 sf ±
Ceiling Height:	14' 3"
Truck Docks:	1 - 6
Drive-In Doors:	1 - 7
Sprinklered:	Yes
Power:	240V/3 phase
Zoning:	Limited Industrial
Construction:	Brick
Heating:	Overhead Gas
Lighting:	Metal Halide
Comments:	100% painted white, bright interior. Outside storage.



Unit	4346	4352	4376	4334	4359	4322
Available SF	8,040	6,164	6,164	5,700	5,700	5,700
W/H SF	4,040	6,164	5,564	4,900	4,700	4,700
Office SF	4,000	-0-	600	800	1,000	1,000

**Units 4346-4352 are contiguous.**



Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

**contact information**

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## BUILDING INFORMATION SHEET

**LOCATION:** 4334-4376 Cranwood Parkway, Warrensville Heights

**AVAILABLE SQUARE FEET:** 5,700 – 37,468

<b>Unit</b>	<b>4346</b>	<b>4352</b>	<b>4376</b>	<b>4334</b>	<b>4359</b>	<b>4322</b>
Available	8,040	6,164	6,164	5,700	5,700	5,700
W/H	4,040	6,164	5,564	4,900	4,700	4,700
Office	4,000	-0-	600	800	1,000	1,000

**CONSTRUCTION:** Brick

**ZONING:** Limited Industrial

**CEILING HEIGHT:** 14' 3"

**TRUCK DOCKS:** 1 - 6

**DRIVE-IN DOORS:** 1 - 7

**PARKING:** Ample

**FLOORS:** Concrete

**SPRINKLERED:** Yes

**HEAT:** O.H. Gas

**LIGHTING:** Metal Halide

**ELECTRIC:** 240 Volt, 3 Phase

**RENTAL RATE:** \$3.95 Gross

**FLOOR DRAINS:** Yes

**COMMENTS:** 14,204 SF of contiguous square feet. Outside storage area. Extremely well maintained Industrial space with on-site, hands on landlord. 100% painted white interior, new doors and windows. Great location at I-480 and I-271.

**CONTACT:** **Jeffrey A. Calig, CCIM**  
**David Hexter, SIOR**  
**(216) 831-3310**



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