

FOR LEASE

4400 RENAISSANCE PARKWAY

Warrensville Heights, Ohio 44128



CUSHMAN &
WAKEFIELD



79,437 SF
BUILDING TOTAL

SPACE
AVAILABLE

PROPERTY FEATURES



79,437 SF

TOTAL BUILDING SIZE

6.61 ACRES

TOTAL SITE SIZE

\$5.50 SF/NNN

WHSE LEASE RATE

\$10.50 SF/NNN

OFFICE LEASE RATE

COMMENTS

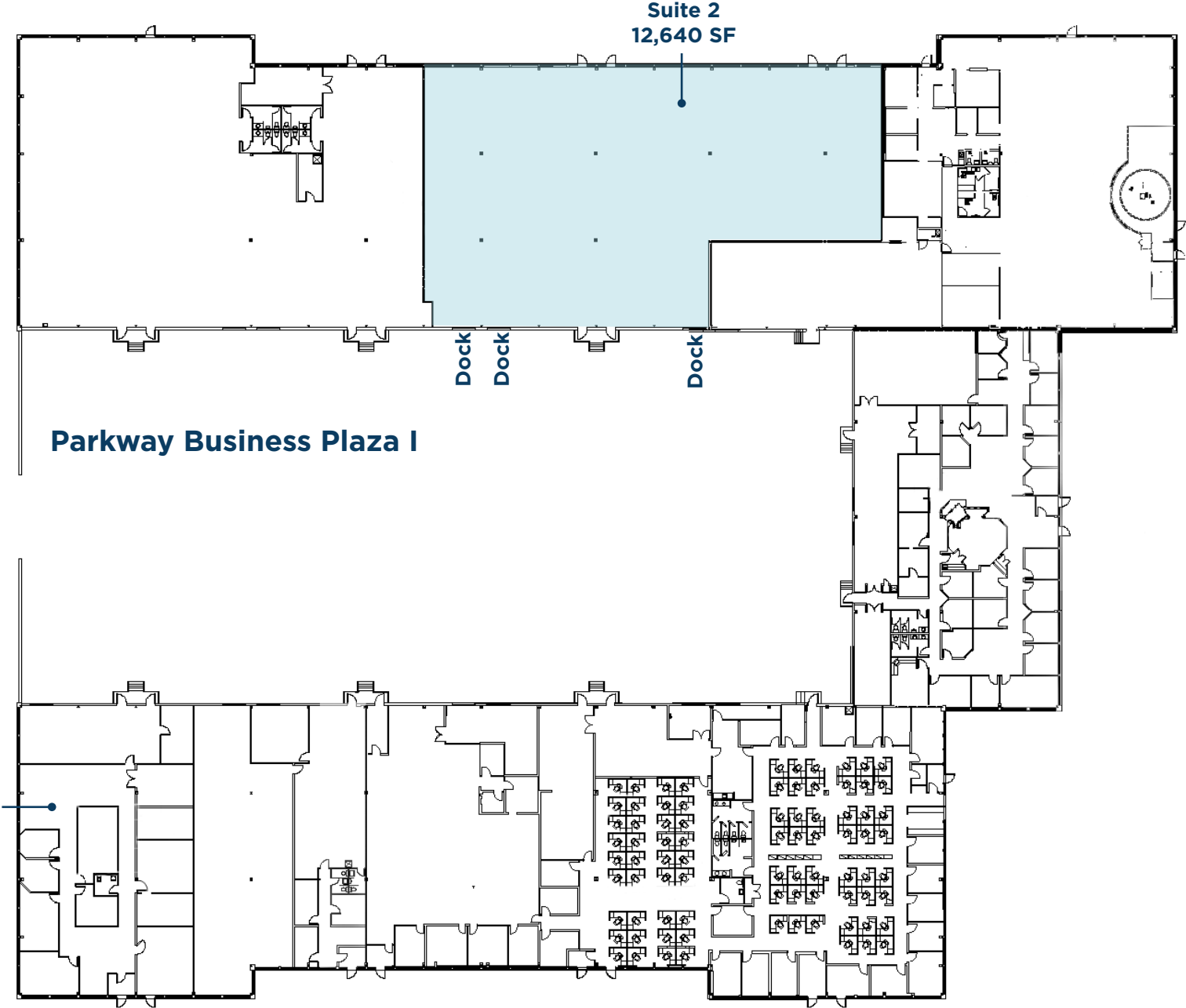
- Premium highway visibility from I-271 with 500+ feet of frontage
- Space options of straight warehouse or flex-office with warehouse component
- Owner occupied and managed property
- Nearby amenities include Pinecrest and Harvard Park only one exit north
- Excellent location proximate to I-271 (N-S) and I-480 (E-W), the main highways for NE Ohio
- 372 parking spaces available

CURRENT AVAILABILITIES

UNIT 2

| | | |
|---|--|---|
| 12,640 SF TOTAL SPACE AVAILABLE | -0- SF EXISTING OFFICE SPACE | 12,640 SF EXISTING WHSE SPACE |
| -0- DRIVE-IN DOOR | Three (3) DOCKS | 17' CLEAR CEILING HEIGHT |

PROPERTY FLOOR PLAN



PROPERTY PHOTOS



UNLOCKING CYBER EVIDENCE



Office



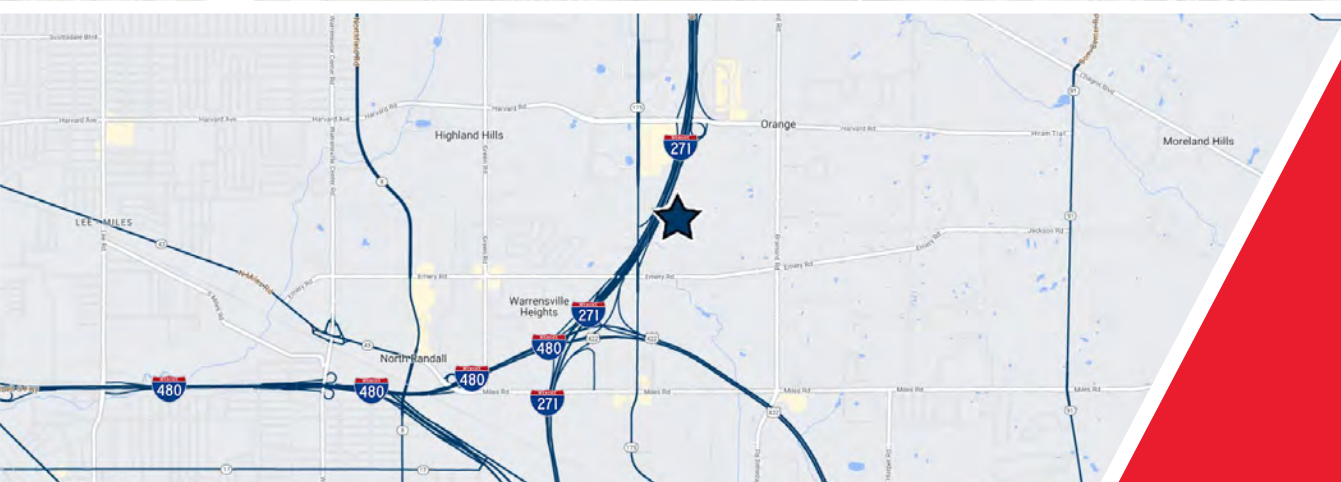
PROPERTY PHOTOS



Office



PROPERTY AERIAL MAP



Easy access to
I-271 and I-480



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