

# TWINSBURG OFFICE/WAREHOUSE FOR LEASE

2265 E Enterprise Parkway, Twinsburg, OH 44087



[INTERIOR VIRTUAL TOUR](#)

[EXTERIOR VIRTUAL TOUR](#)

## OVERVIEW

- \* Single story +/-16,320 SF Office/Warehouse on Enterprise Parkway for Lease; Expandable
- \* Built 1988 / Real Estate Taxes \$22,163.00 Annual
- \* Lease rate includes significant improvement for qualified tenant based on desired term
- \* Possibilities include dividing building or converting office to warehouse space (LL is open to ideas)
- \* Currently open floor plan with mix of private offices and training areas
- \* 1.72 Acres
- \* Close Proximity to I-480 and SR 91
- \* 86 Parking Spaces
- \* Summit County PPN 6404299

## HIGHLIGHTS

### Office:

- +/-14,454 SF
- Reception, Private/Open Areas, Conference Rooms
- 4 HVAC Rooftop Units

### Warehouse:

- +/-1,866 SF with 12' x 12' Drive-In Door
- 12'3" Clear / 14' Deck Height
- 1 Warehouse Unit Heater
- Power 480v/400a/3p



**Lease Rate:**  
\$11.00 SF/YR  
(Modified Net)



**Available Space:**  
+/-16,320 SF



**Lot Size:**  
1.72 Acres



**Zoning:**  
I-2 Limited Industrial District

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**David Kaplan, SIOR**

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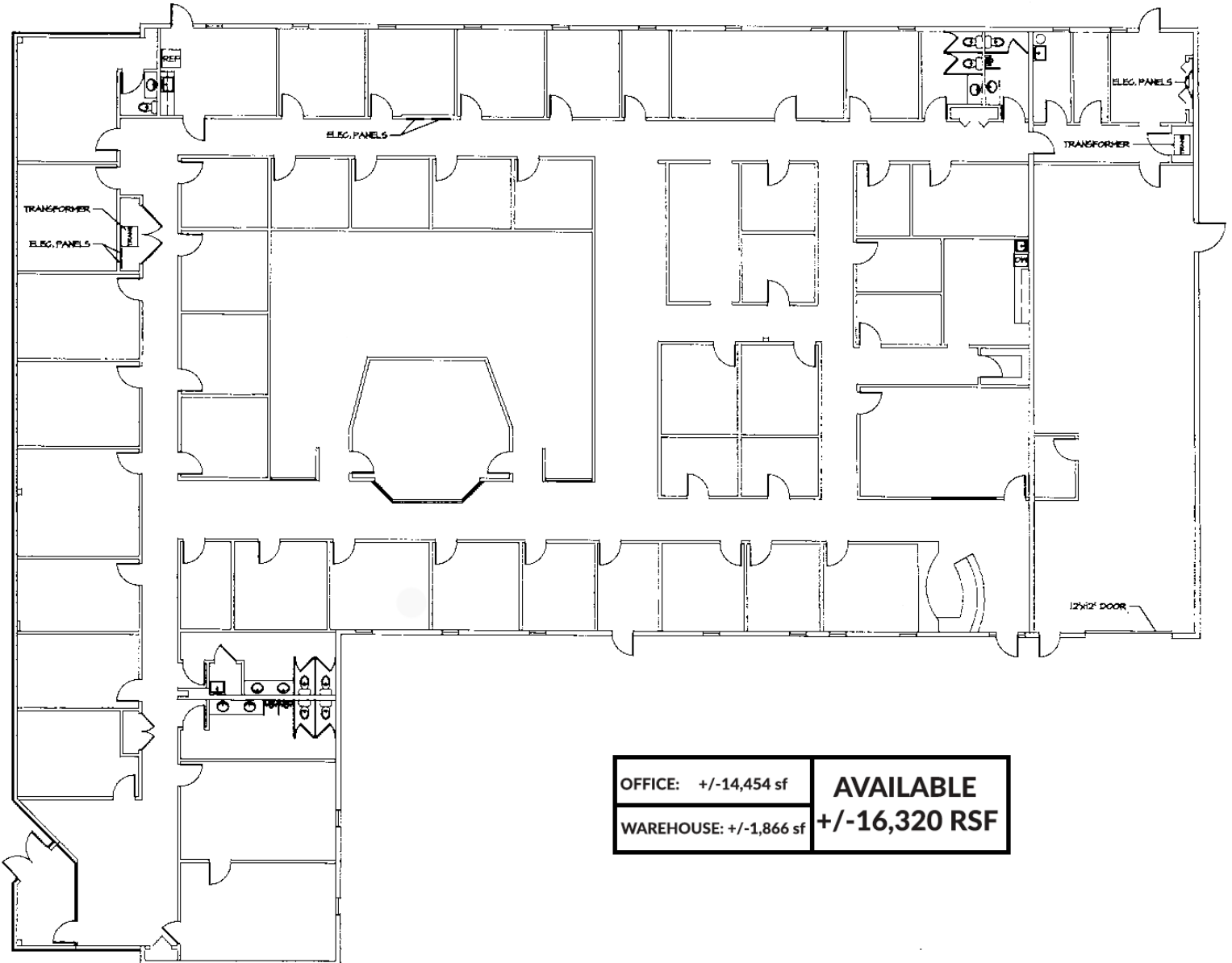
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OFFICE: +/-14,454 sf	<b>AVAILABLE</b>
WAREHOUSE: +/-1,866 sf	<b>+/-16,320 RSF</b>

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## DEMOGRAPHICS



22,491  
Population



42.8  
Median Age



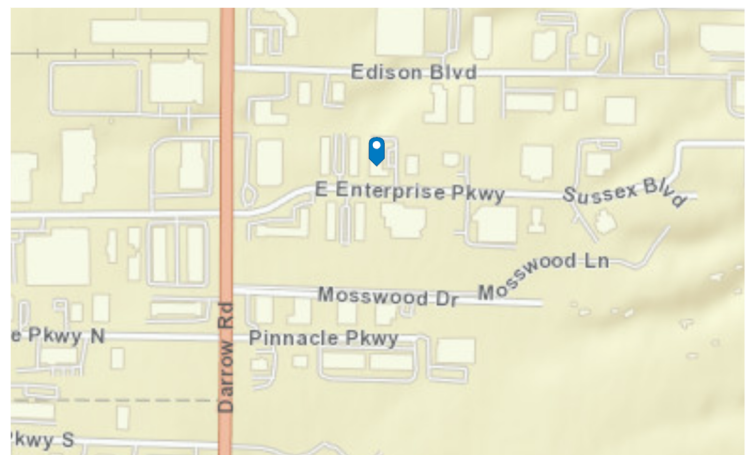
2.7  
Average  
Household Size



\$107,426  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Edison Blvd	19,742	0.2
Edison Blvd	26,202	0.3
Case Pkwy S	25,545	0.4
Darrow Rd	6,841	0.6
I-480	22,980	0.7



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