



FOR SALE/LEASE OR BUILD-TO-SUIT

Canyon Falls Corporate Center
Twinsburg, Ohio 44087

BUILD FOR GROWTH. POSITION FOR SUCCESS.

- Prestigious location in Twinsburg's premier office park
- 35 acres on three (3) parcels of land
- Divisible to +/- 5 acres
- Excellent opportunity for corporate headquarters location and build-to-suit project
- Site can accommodate up to 100,000 SF of Class A office space
- Excellent visibility and access to I-480
- Purchase price / lease rate is negotiable

BILL SALTZMAN, CCIM, SIOR • Executive Vice President
216.525.1499 • bsaltzman@crescorealestate.com



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LOCATION MAP



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PARCEL MAP



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FOR SALE/LEASE OR BUILD-TO-SUIT

Canyon Falls Boulevard & Wilcox Drive
Twinsburg, Ohio 44087

RENDERING / SITE PLAN OPTION 1



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Canyon Falls Boulevard & Wilcox Drive Twinsburg, Ohio 44087

RENDERING / SITE PLAN OPTION 2



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ABOUT THE OWNER



SHELBOURNE

Shelbourne is a New York based company that currently owns and manages over six million square feet of commercial real estate, totaling over a billion dollars' worth of assets. Through leveraging its extensive partner network and over 100 years of cumulative experience and expertise in public and private equity markets, Shelbourne has been able to source, structure and finance transactions to achieve superior, risk-adjusted returns for its investors.

Currently, Shelbourne has a portfolio of over 94,000 square feet of Class A office space in Canyon Falls. With this property, Shelbourne can provide additional Class A offices for local, regional and national firms seeking high quality space, including a unique opportunity to develop a corporate headquarters or build-to-suit projects.

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