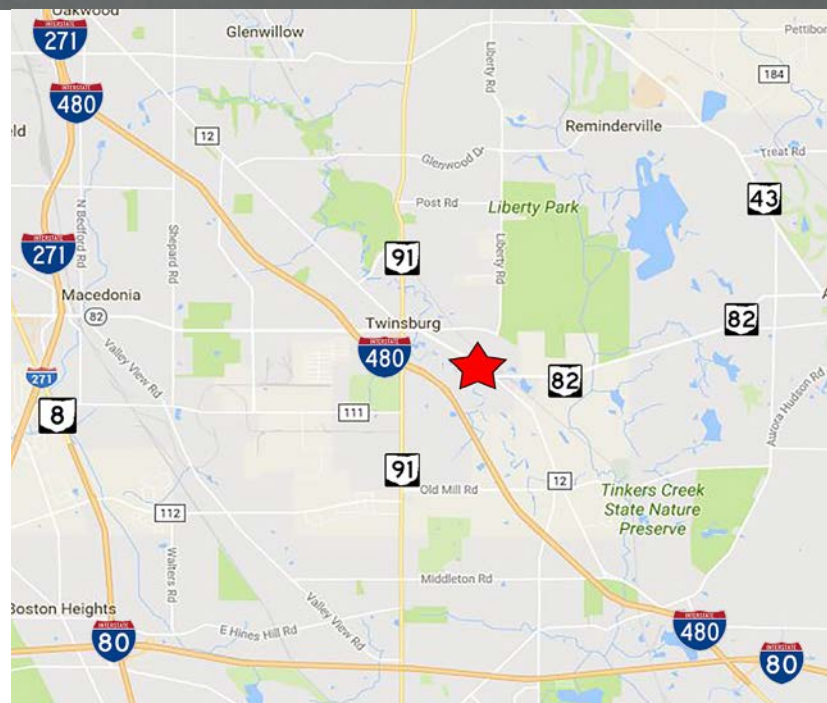


**12.3 ACRES AVAILABLE FOR NEW CONSTRUCTION**



**Property Highlights:**

<b>Year Constructed:</b>	Proposed
<b>Total Available:</b>	64,200 SF
<b>Land:</b>	12.3 acres
<b>Warehouse:</b>	60,000 SF
<b>Office:</b>	4,200 SF
<b>Drive-Ins:</b>	1
<b>Docks:</b>	6 with levelers
<b>Roof:</b>	Metal Standing Seam
<b>Sprinkler:</b>	ESFR
<b>Lighting:</b>	T-5 High Efficiency
<b>Heat:</b>	Air Rotation
<b>Air-Conditioning:</b>	Office
<b>Construction:</b>	Pre-engineered Metal with Masonry
<b>Ceiling Height:</b>	32' clear
<b>Parking:</b>	Ample-paved



- Expandable to 100,000 square feet
- Modern construction built to the highest standard
- Ideal for Regional Headquarters, Distribution or Light Industry
- Strategic location near I-480 for convenient access to clients and labor pool
- Tax abatement available

**MATT BEESLEY**  
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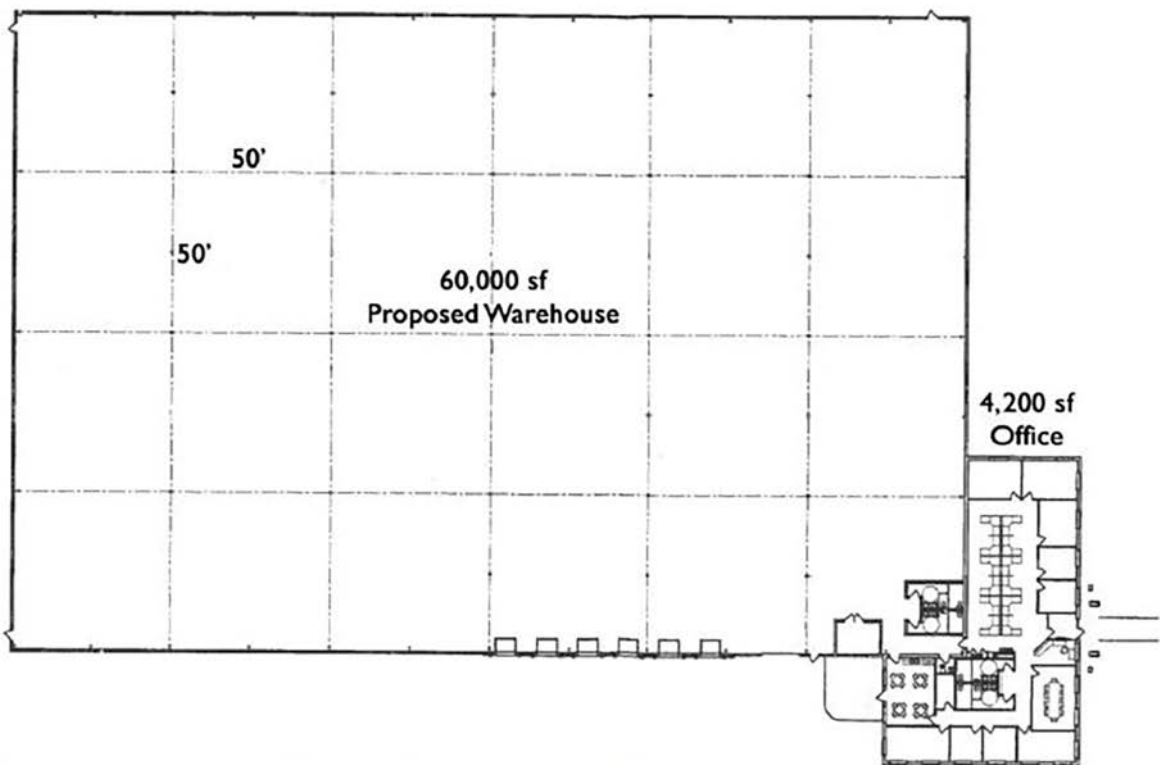
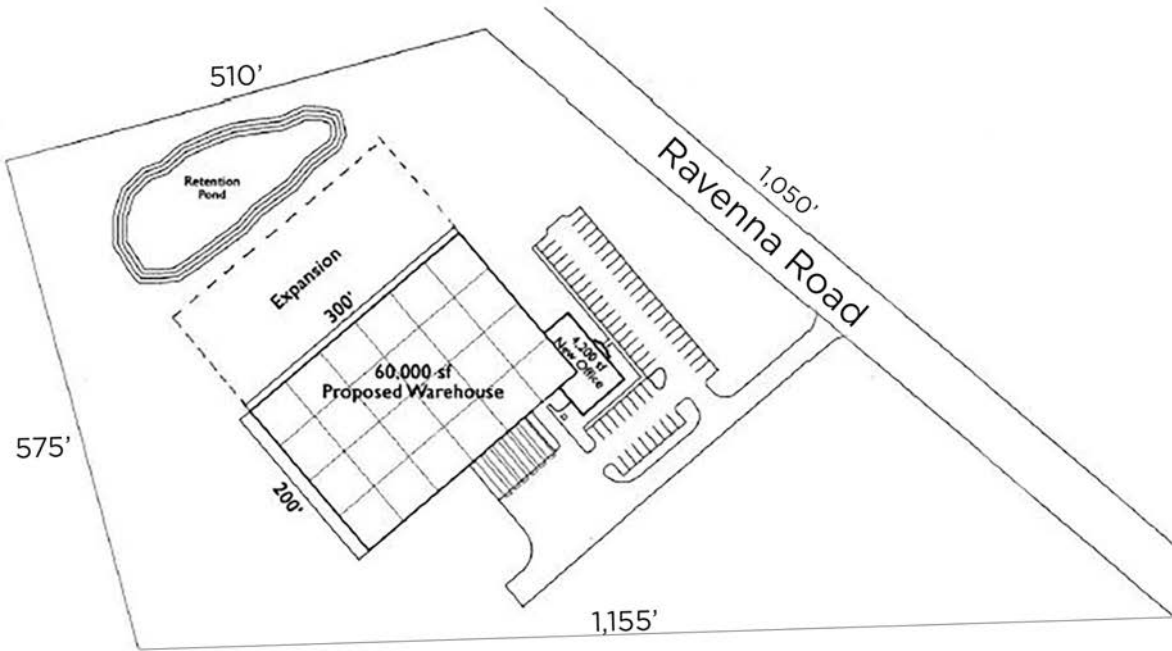
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## Building Potential




**9190 Ravenna Road**  
**Twinsburg, OH 44087**

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	12.3 Acres
Available SF:	64,200 SF
Building SF:	64,200 SF
Industrial SF:	60,000 SF
Office SF:	4,200 SF

**Building**

Construction Status:	Proposed
Primary Use:	Warehouse
Secondary Use:	Industrial Manufacturing
ConstructionType:	Pre-Engineered
Roof Type:	Standing Seam
Deck Type:	Metal
Floor Type:	Concrete
Floor Thickness:	6"
Lighting Type:	T-5
Sprinkler:	ESFR
Heat:	Air Rotation
AC:	Office
Ceiling Ht:	32' (Min) 32' (Max)
Column Spacing:	50x50

**General Listing/Transaction Information**

Transaction Type:	Sale
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**Parking**

# Spaces:	60
Parking Comments:	Ample-paved

**Loading & Doors**

# GL/DID:	1
#DH/Truck-level Doors:	6
Total Doors:	7
Loading & Doors Comments:	Modern loading equipment

**Contacts**

Listing Broker(s)	Matt Beesley CRESCO Real Estate 216.525.1466 mbeesley@creSCORErealEstate.com
	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@creSCORErealEstate.com

**Utilities**

Gas:	City
Water:	City
Sewer:	City
Power:	480 v 800 a 3 p

**Site**

Land SF:	535,788 SF
Zoning:	Industrial

**Crane**

# Cranes:	0
Capacity Tons (Min)	0
Capacity Tons (Max)	0
Crane Comments:	Crane Capacity: Crane Clear Height:

**Comments**

**Listing Comments:** Modern construction built to the highest standard. Ideal for Regional HQ, Distribution or Light Industry. Strategic location near I-480. Expandable to 100,000 sf or more.

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