



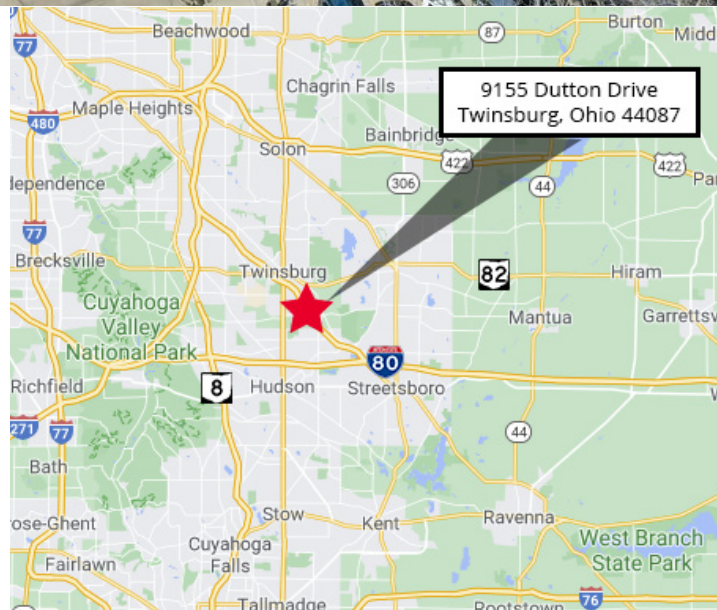
FOR LEASE OR FOR SALE
9155 DUTTON DRIVE
Twinsburg, Ohio 44087



Class A Research & Production Space

Property Highlights

- 42,316 SF consisting of 14,166 SF of office space, 9,500 SF of lab/production space and 18,700 SF of warehouse space
- Built in 2004 and updated in 2012
- Generous improvement allowance for the office space is included
- Fantastic overall condition with many upgrades
- 100% HVAC in office and lab
- 43 parking spaces that can be expanded to 140
- Epoxy floors in lab and warehouse
- Fitness room & showers in office space
- Large conference room, break room & training center
- 800 amp | 480 V | 3 P power available
- 18' ceiling height, gas radiant heat and LED lighting in warehouse



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Aerial

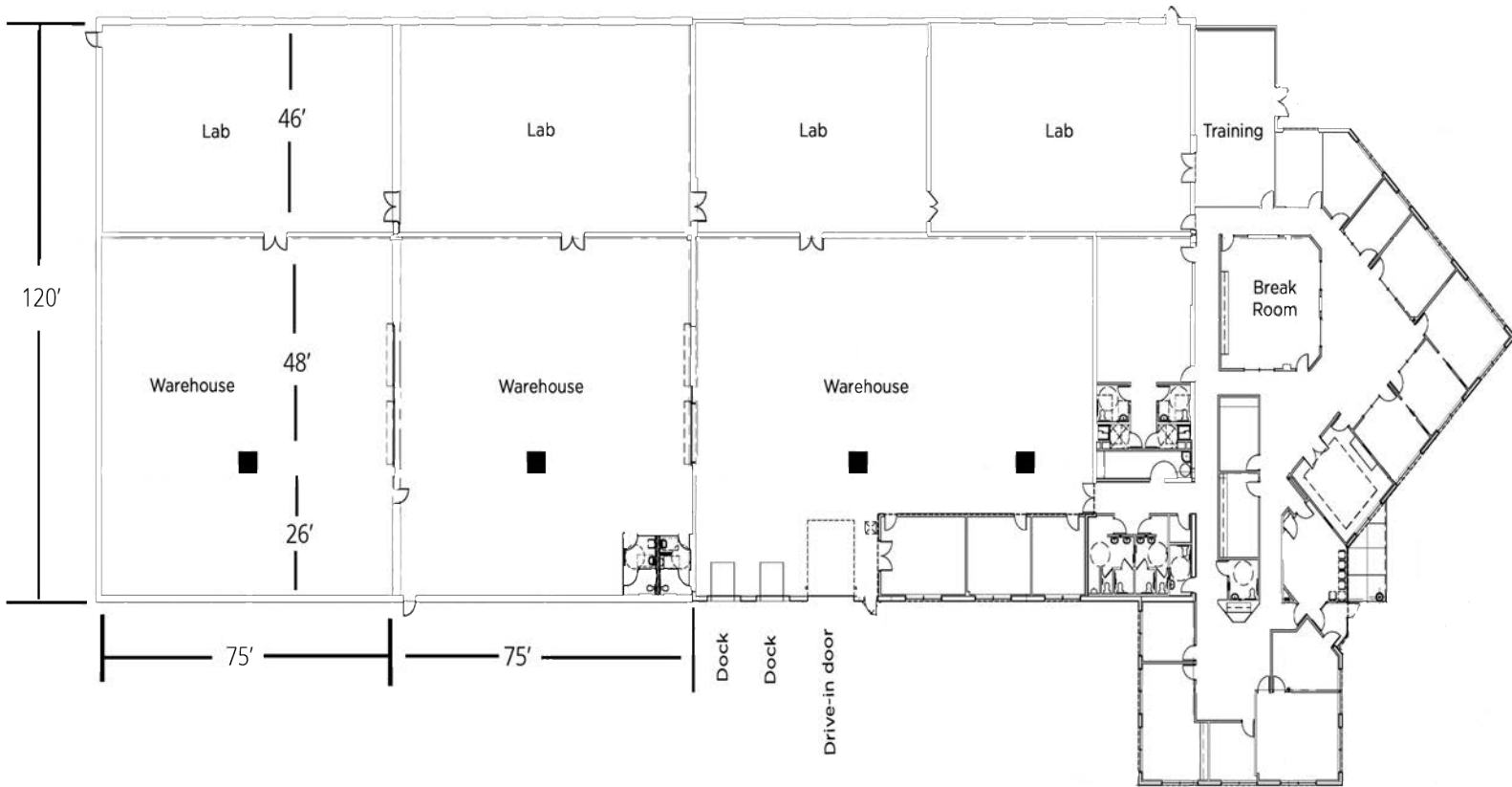


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Floor Plan

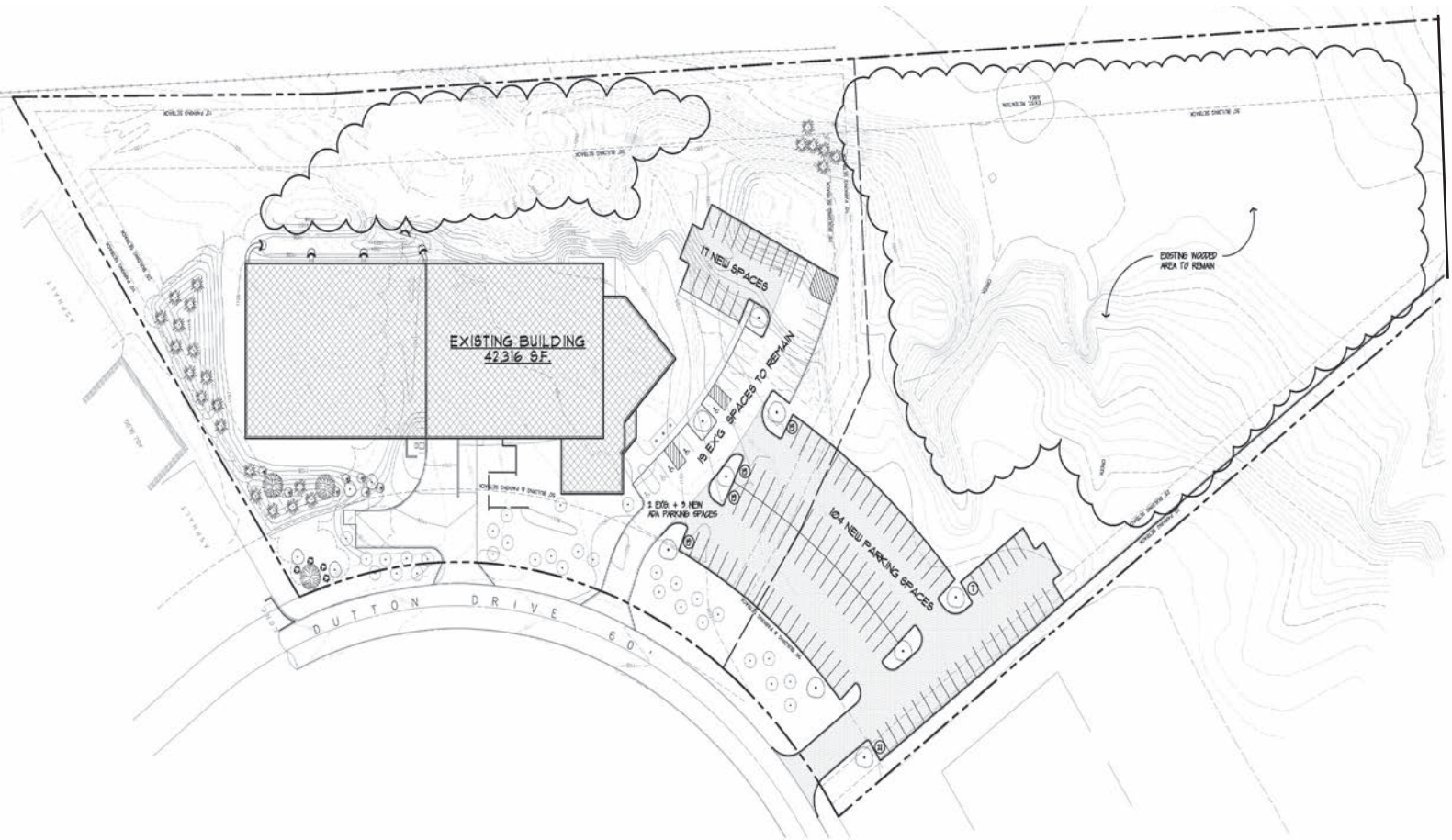


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Site Plan



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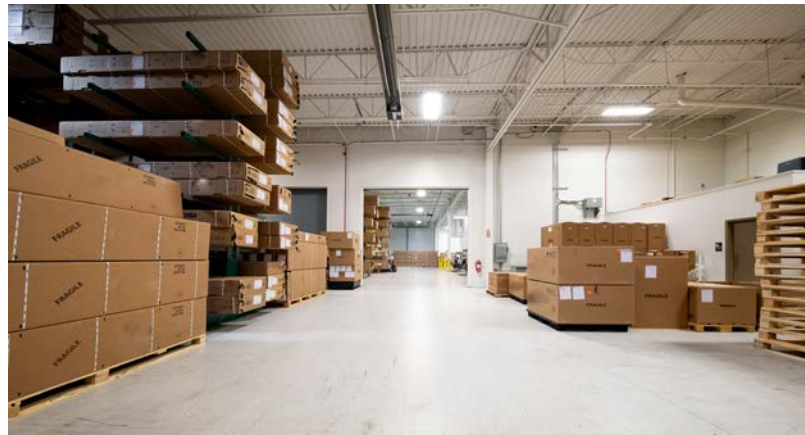
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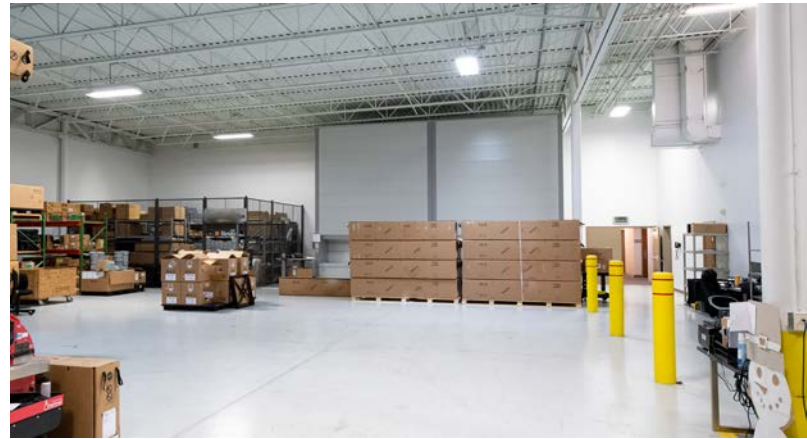
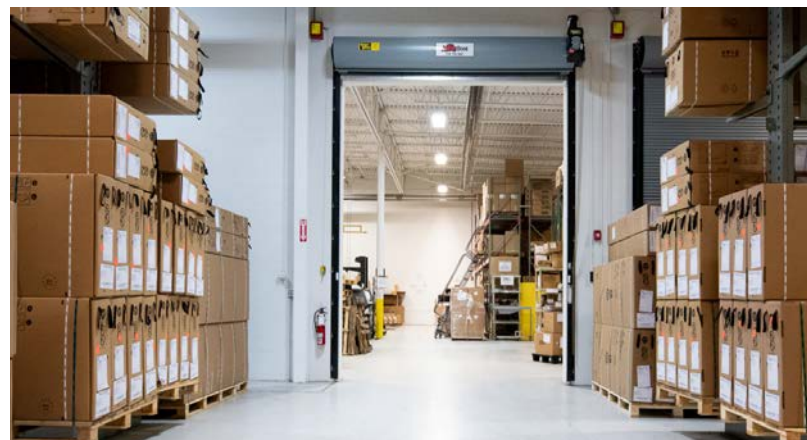
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