

Beachwood

Maple Heights

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Bath

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

Bainbrid Solor (422) Pa lependence (306) 44 Brecksville Twinsburg 82 Hiram Cuyahoga Mantua Garrettsv Valley National Park 80 Richfield 8 Hudson Streetsboro 277 77 (44) Stow Ravenna ose-Ghent Kent-West Branch Cuyahoga Fairlawn State Park Falls 76 Tallmadge Rootstow

Chagrin Falls

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Burton Midd

9155 Dutton Drive

Twinsburg, Ohio 44087





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Aerial



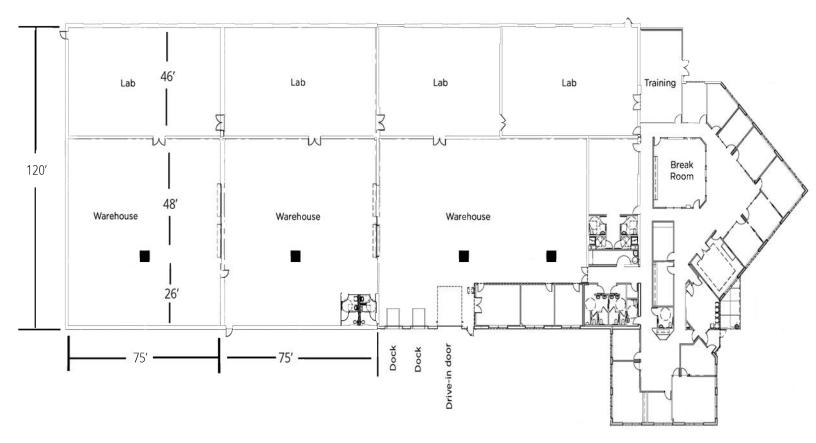
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Floor Plan



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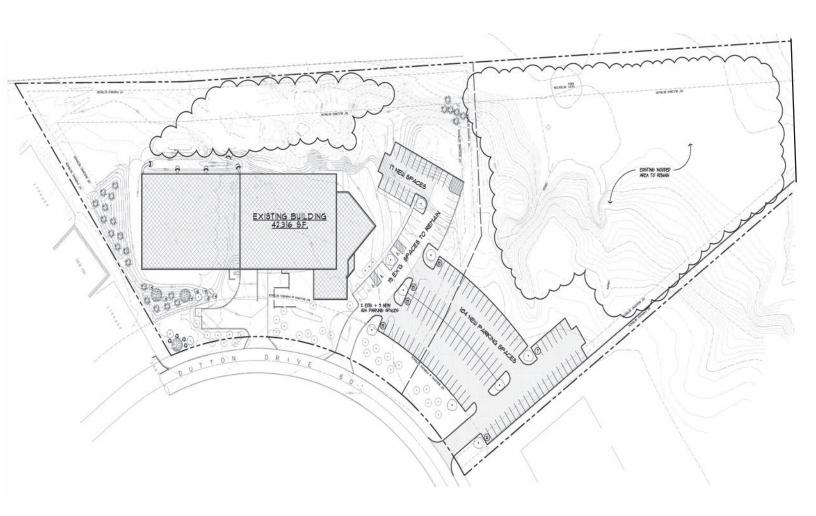
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Site Plan



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