

Click Below for Office/Warehouse Tours

1st Floor

2nd Floor

Warehouse

2458 Edison Blvd.

Twinsburg, OH

Property Features

- Total Space: 12,559 SF
- Warehouse Space: 7,492 SF / Vacant
- Office Space: 2,533-5,066 SF
First & Second floor offices have month to month tenants that will sign longer term leases or will vacate.
- Acres: 1.42
- Clear Height: 18'-9"
- Drive-In Doors: (1) 12' x 14', (1) 8' x 10'
- Floors: 5" reinforced concrete
- Roof: NEW Duralast Roof (April 2013)
- Year Built: 1992
- Expansion Capabilities: 7,200 SF



For more information:

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Jeffrey Calig, CCIM

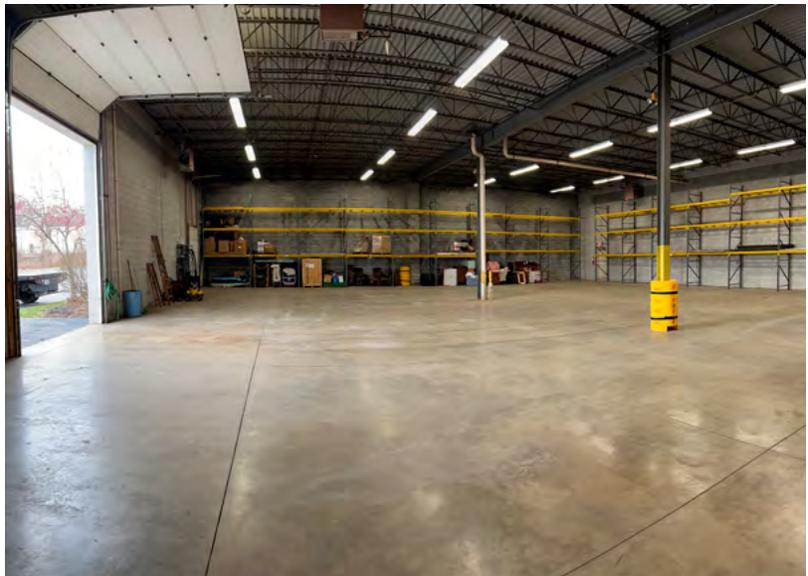
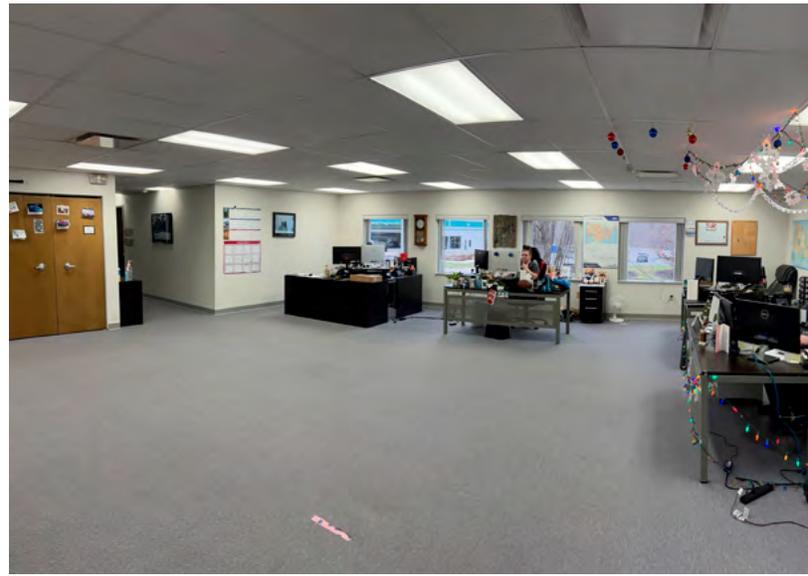
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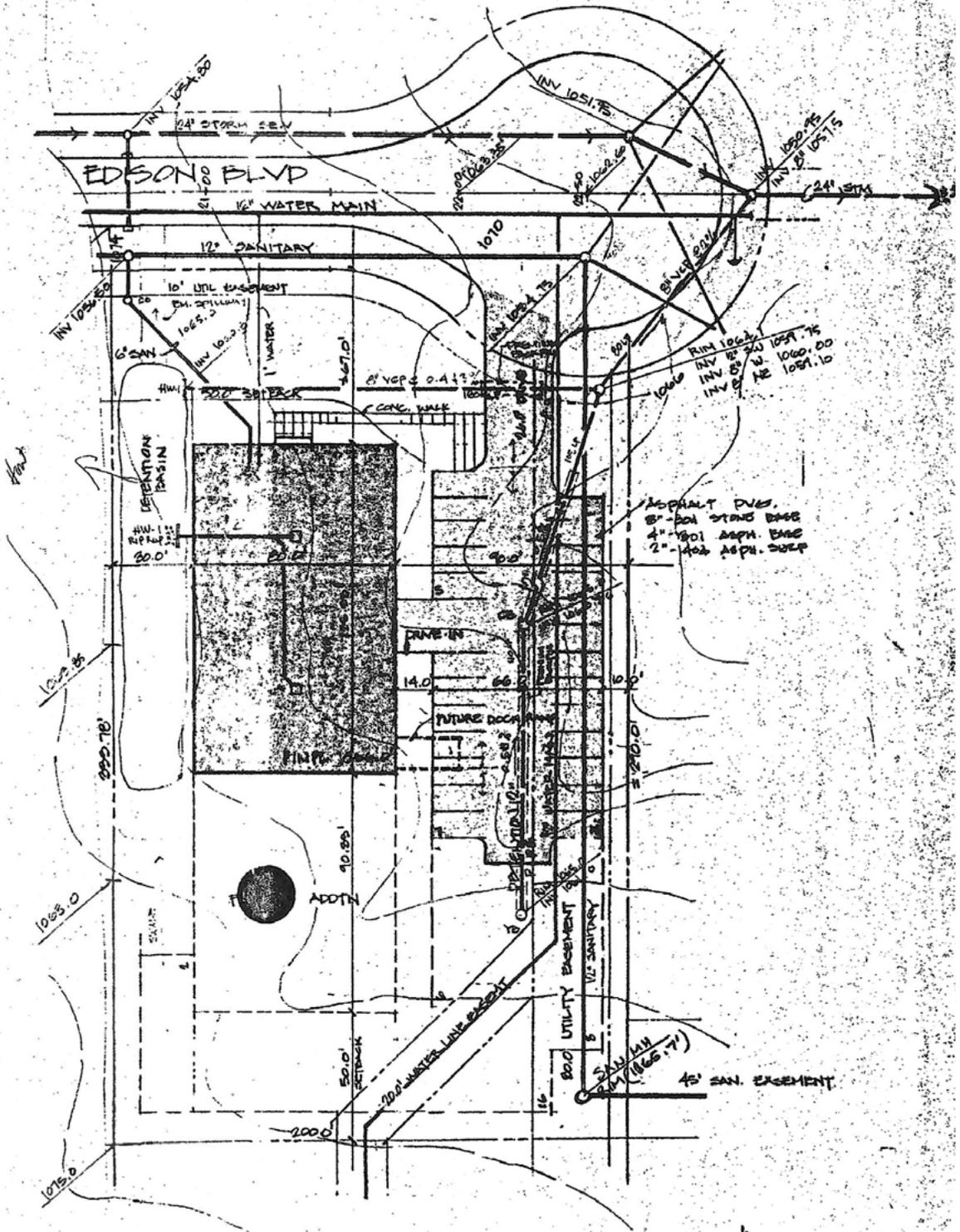
For Sale
Interior Photos



NAI Pleasant Valley

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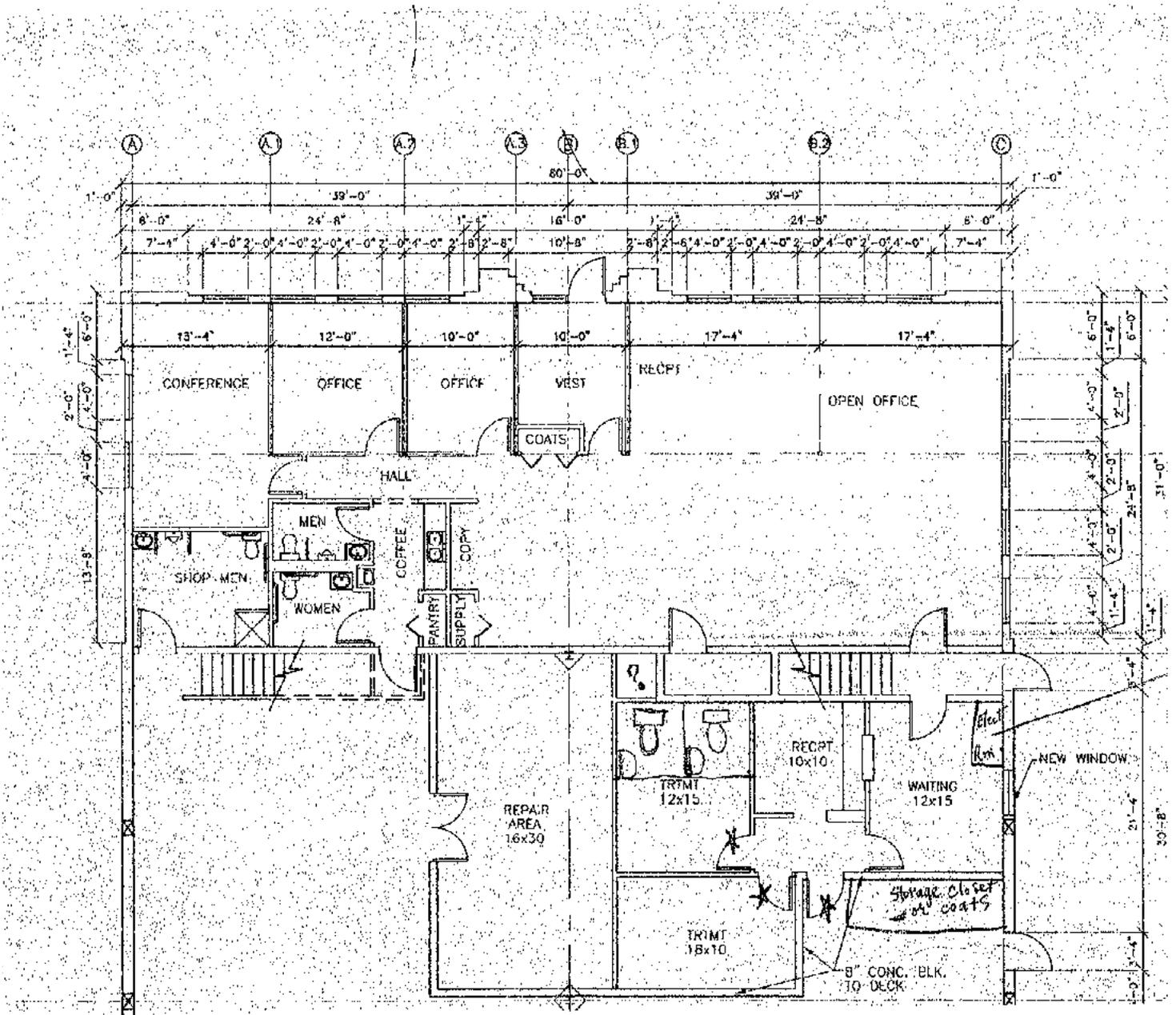
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2458 Edison Blvd.

Twinsburg, OH

For Sale First Floor Office



NA Pleasant Valley

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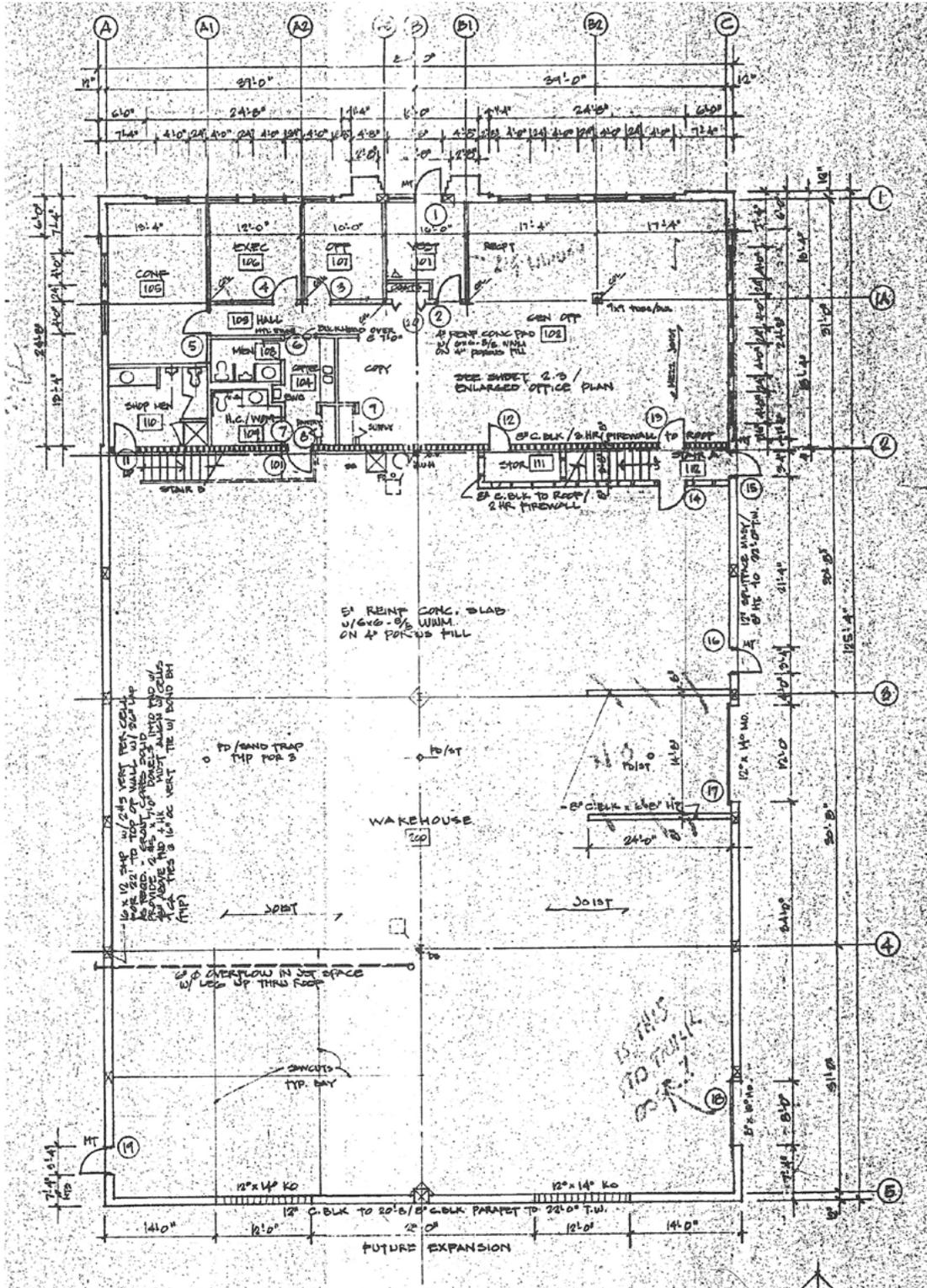
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2458 Edison Blvd.

Twinsburg, OH

For Sale

First Floor Office & Warehouse



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2458 Edison Blvd.

Twinsburg, OH

For Sale Property Location



NAI Pleasant Valley

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BUILDING INFORMATION SHEET

LOCATION: 2458 Edison Blvd., Twinsburg, OH

SPACE AVAILABLE: 12,559 SF

WAREHOUSE AREA: 7,492 SF

OFFICE/AREA: 5,066 SF (2 floors of 2,533 SF)

CONSTRUCTION: Split faced concrete block

YEAR BUILT: 1992

LAND AREA: 1.42 Acres

ZONING: I-3 Heavy Industrial District

CEILING HEIGHT: 18' 9" Clear

DRIVE-IN DOORS: Two: 12 'x 14' and 8' x 10'

FLOORS: 5" reinforced concrete

PARKING: 25 + 32 land banked

HEAT: Overhead gas and HVAC

LIGHTING: T8

ELECTRIC POWER: 480/277 3 Phase, 200-400 AMPs

PURPOSE PRICE: \$925,000.00

TAXES: \$16,973/year

EXPANSION CAPABILITIES: 7,200 SF

SECURITY SYSTEM: Yes

FLOOR DRAINS: Yes

ROOF: New Duralast roof – April 2013. 6 years left on a transferable warranty

COMMENTS: Rare, small free-standing building for sale. Well maintained. First and Second floor offices have month to month tenants that will sign longer term leases or will vacate. Warehouse is vacant.

CONTACT: David R. Hexter, SIOR
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.