

AVAILABLE FOR LEASE 45,868 SF HIGH-IMAGE INDUSTRIAL SPACE



8794 Independence Parkway | Twinsburg, Ohio



LEASE RATES:
WAREHOUSE: \$8.50/SF NNN
OFFICE: \$16.50/SF NNN

HIGHLIGHTS



AVAILABLE SPACE
45,868 SF TOTAL



DOCKS
9 TRUCK DOCKS WITH LEVELERS



CLEARANCE HEIGHT
32'



FREEWAY ACCESS
1.2 MILES FROM I-480
(NEAR TWO 4-WAY INTERCHANGES)

CONTACT



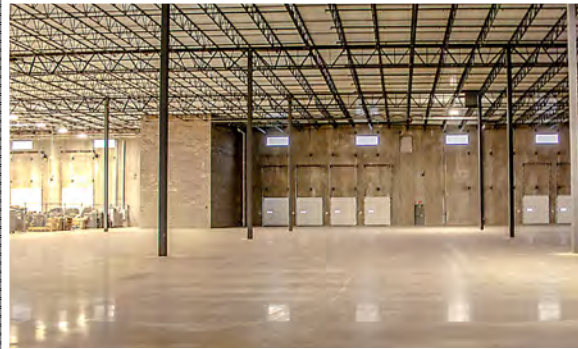
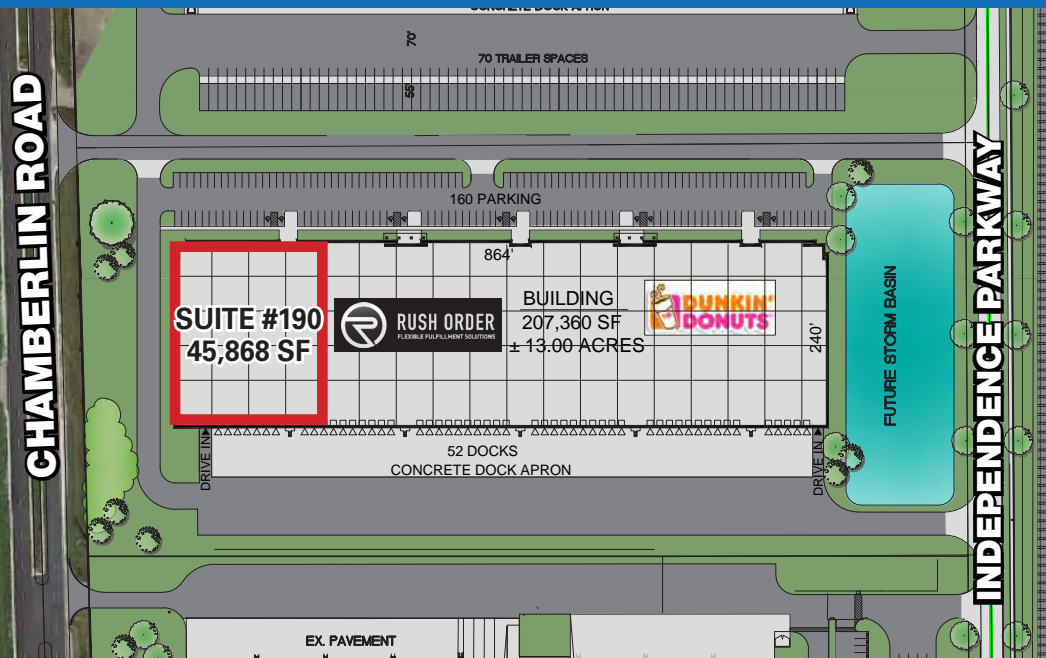
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NEWMARK

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SPRINKLER SYSTEM
ESFR



LIGHTING
T-5 FLUORESCENT



EXCELLENT POWER DISTRIBUTION
480 VOLT, 600 AMP, 3-PHASE



HEATING AND COOLING
ROOFTOP UNITS, MAKE-UP AIR UNITS
AND UNIT HEATERS



COLUMN SPACING
• 45' X 48' BAYS
• ONE 60' SPEED BAY



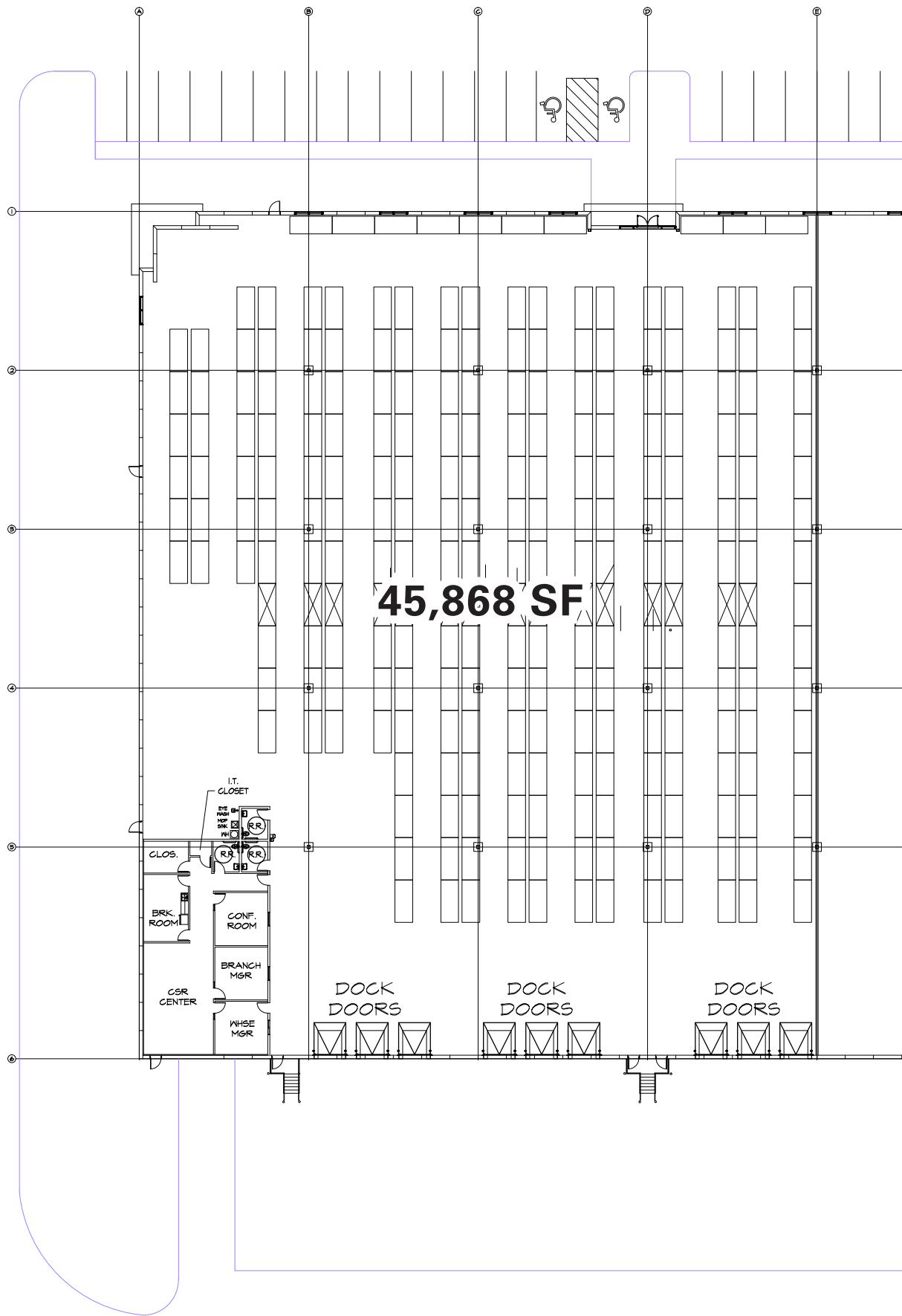
PARKING
• 190 SURFACE AUTOMOBILE SPACES
• 70 TRUCK TRAILER PARKING SPACES

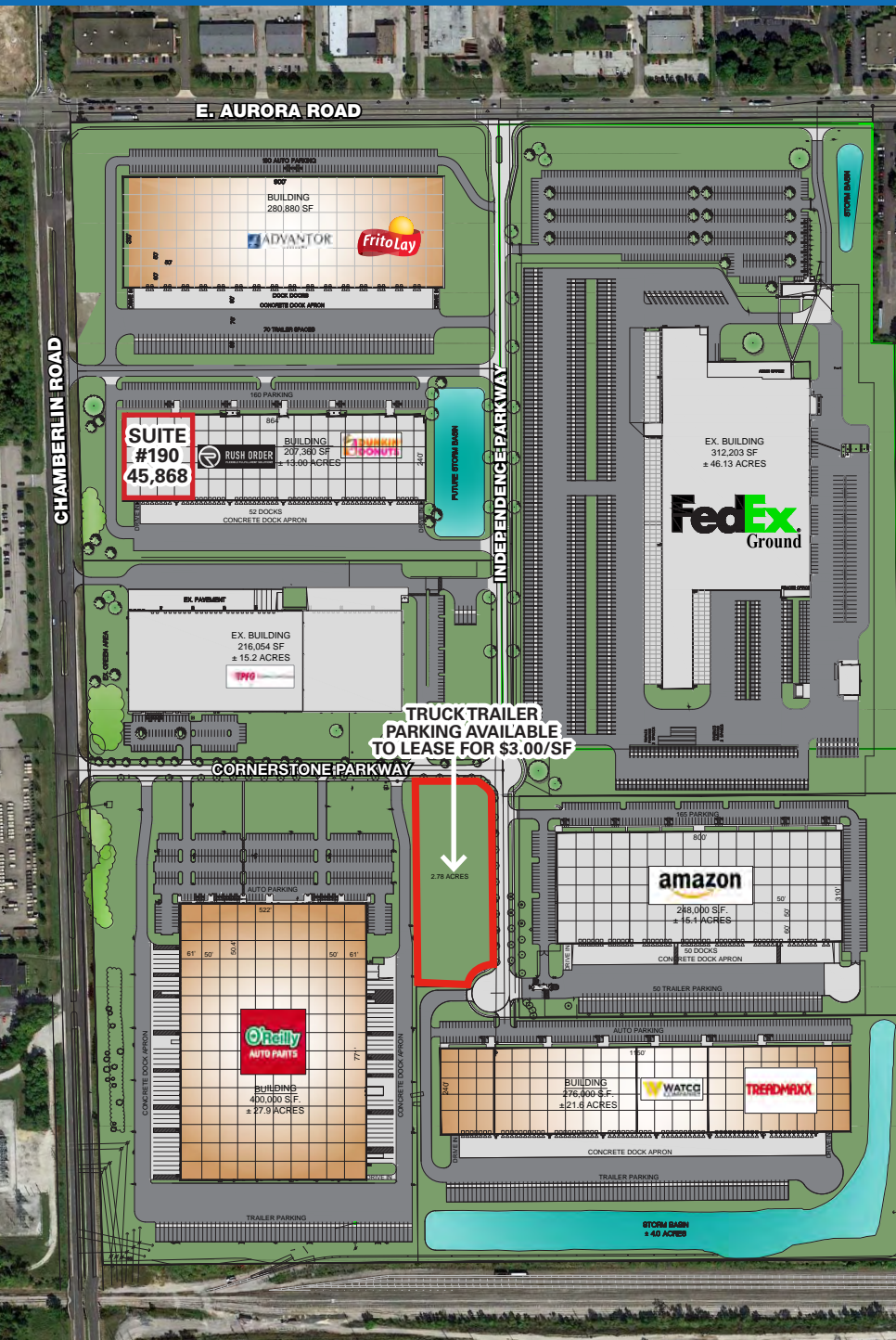


NEIGHBORS INCLUDE
AMAZON, FEDEX, DUNKIN' DONUTS,
RUSH ORDER, O'REILLY AUTO
PARTS, PERFORMANCE FOOD
GROUP AND MORE



43 MINUTES DRIVE
TO CLEVELAND HOPKINS
INTERNATIONAL AIRPORT





CornerStone BUSINESS PARK

CornerStone Business Park is a multi-tenant, speculative, 167-acre industrial park located on the southeast side of Cleveland, Ohio.

Built on the former Chrysler Stamping Plant location, there are building and land opportunities for both growing companies that need more space, as well as established businesses with custom needs.



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