

# 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



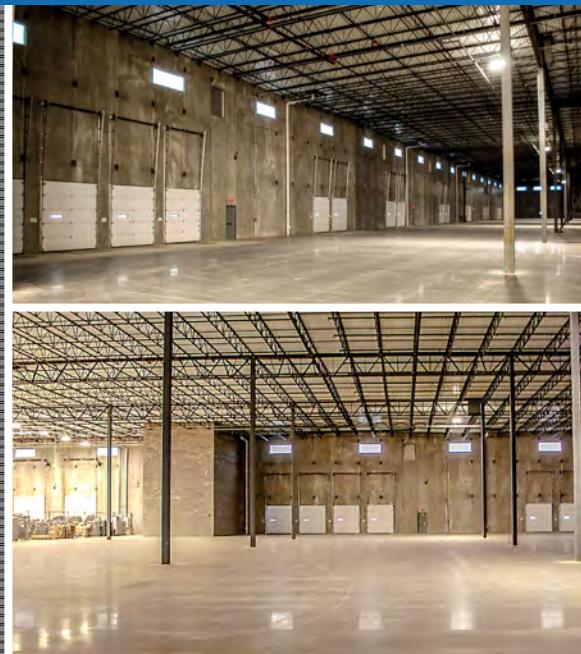
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**NEWMARK**

*Terry* COYNE.com



**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



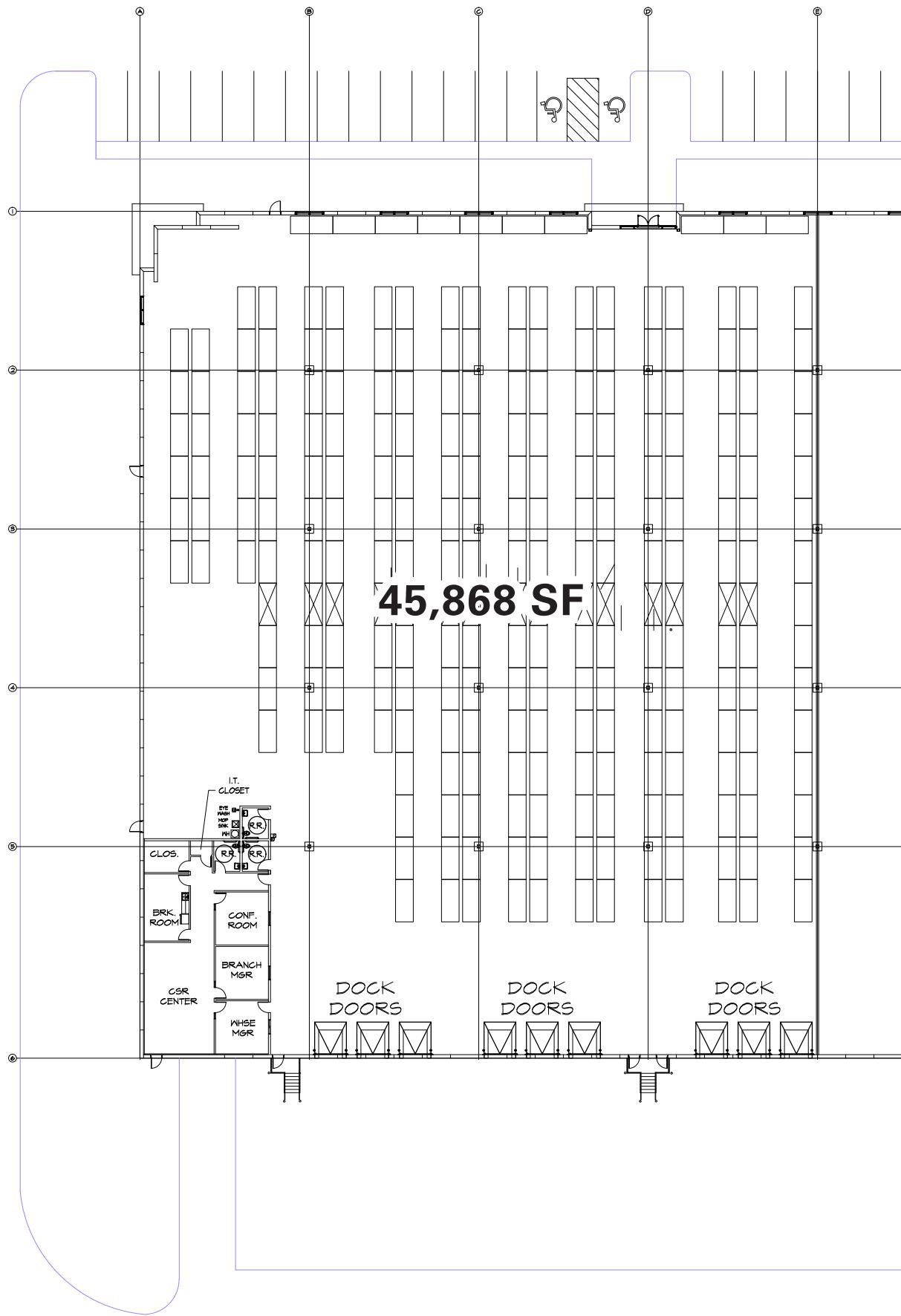
**PARKING**  
• 190 SURFACE AUTOMOBILE SPACES  
• 70 TRUCK TRAILER PARKING SPACES



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



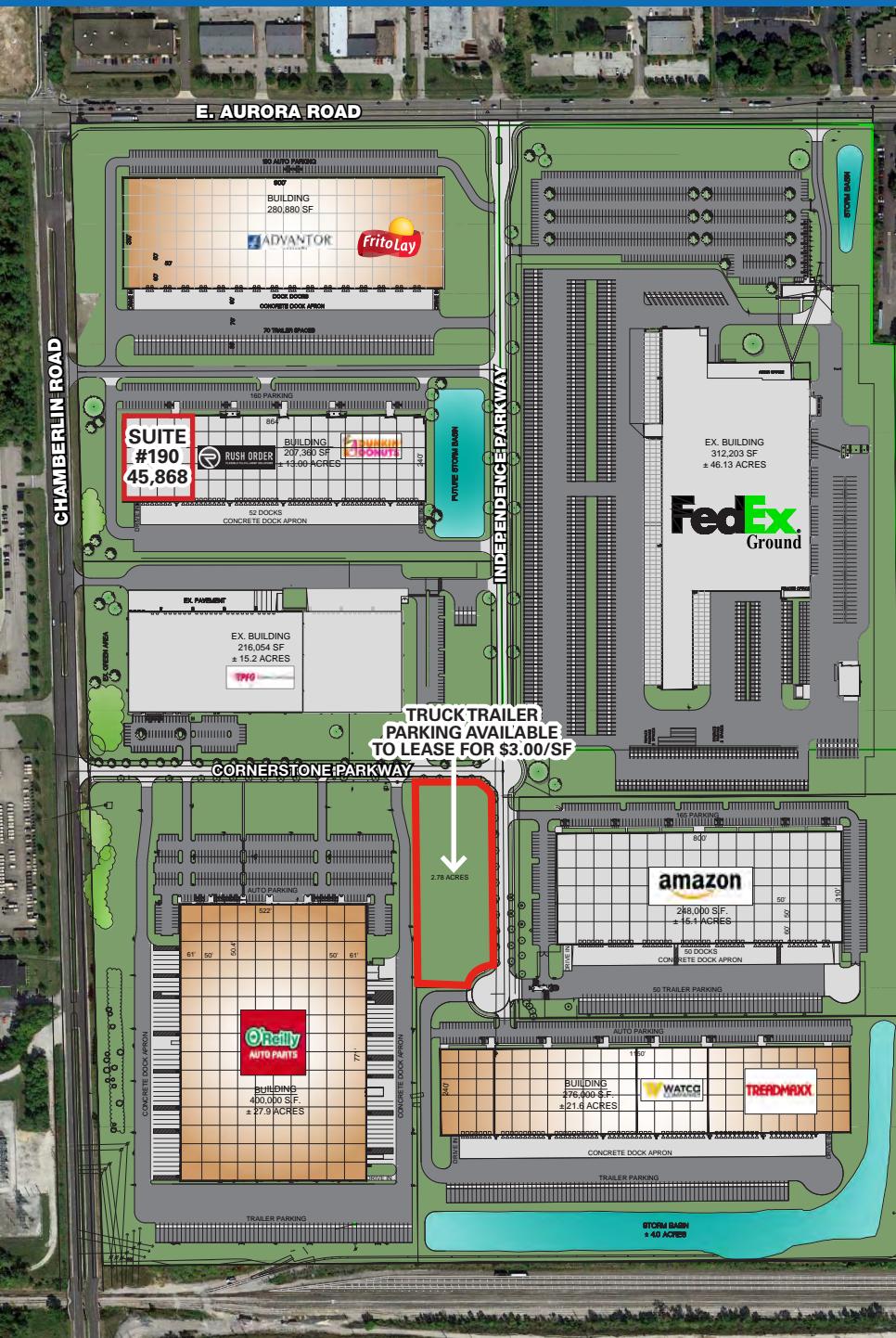
**43 MINUTES DRIVE**  
TO CLEVELAND HOPKINS  
INTERNATIONAL AIRPORT





**CornerStone Business Park** 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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