



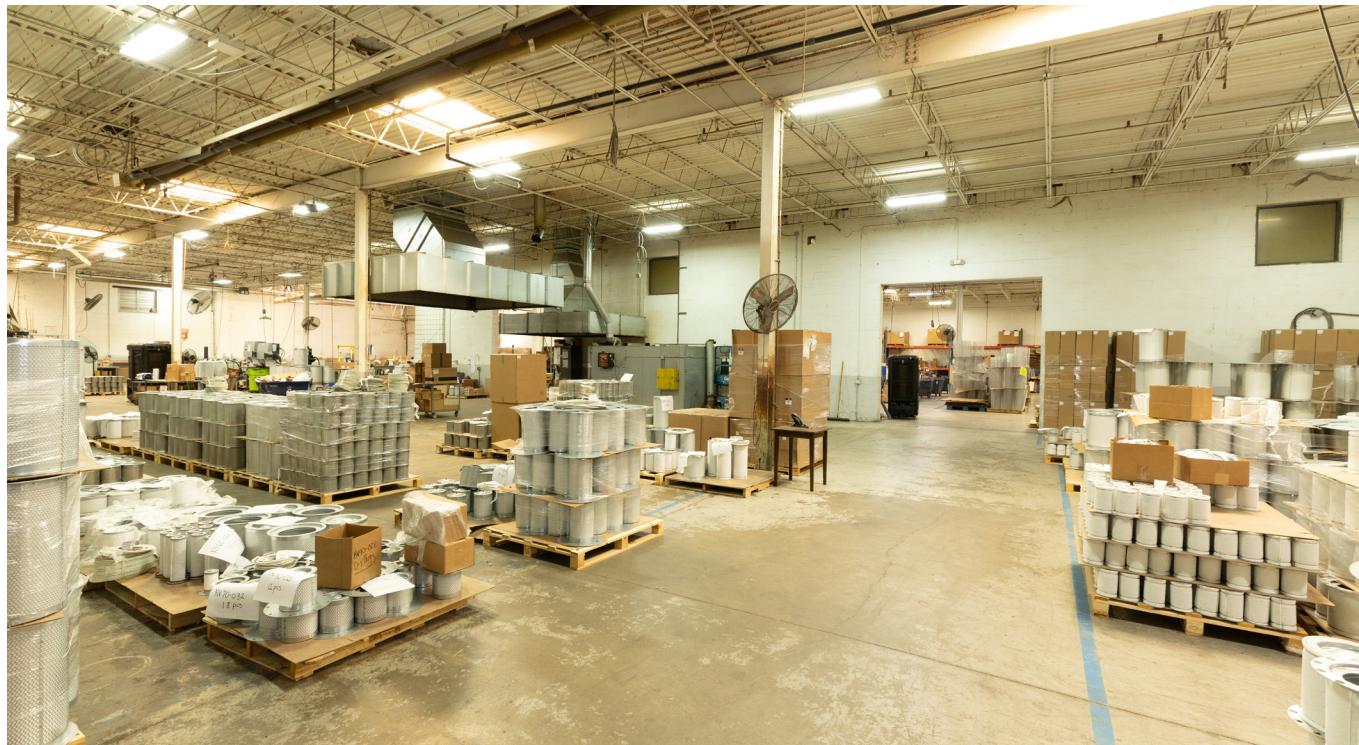
For Sublease

50,000 SF Industrial Space
2300 E Enterprise Parkway, Twinsburg, Ohio

50,000 SF Industrial Space For Sublease

Property Specifications

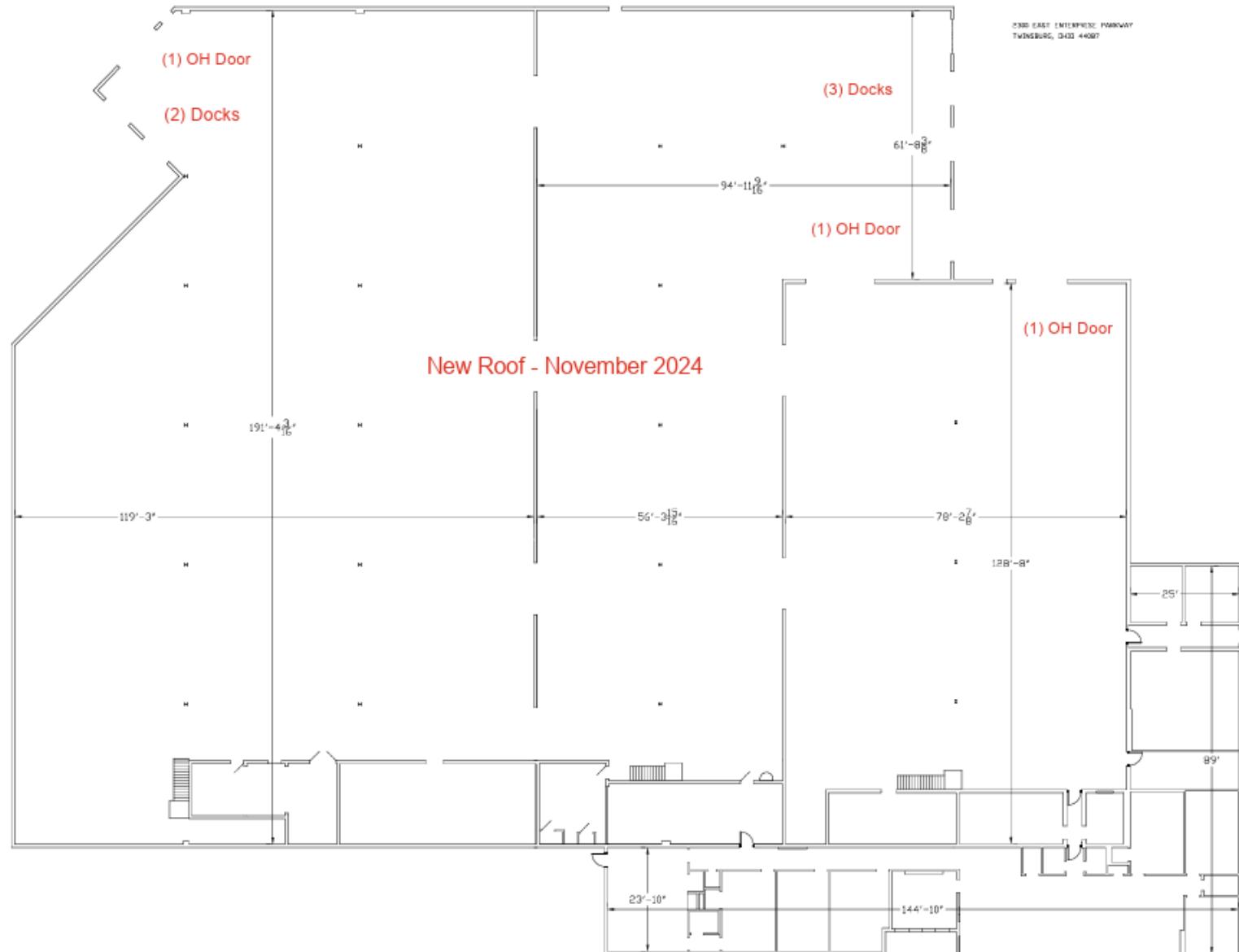
Industrial	44,050 SF
Office	5,950 SF (4,350 main + 1,600 warehouse)
Drive Ins	(3) 12' x 14'
Docks	(2) 8' x 14' (with levelers) (3) 8' x 10' (2 with levelers)
Clear Height	18'
Power	600 amps/480/120/208 volts/ 3 phase
Sprinklers	100% (wet system)
Year Built	1987
Column Spacing	40' x 40'
Lighting	LED in warehouse
Additional Highlights	<ul style="list-style-type: none">- Concrete floors are sealed- Compressed airlines throughout- Mezzanine storage over main office- Skylights in warehouse area

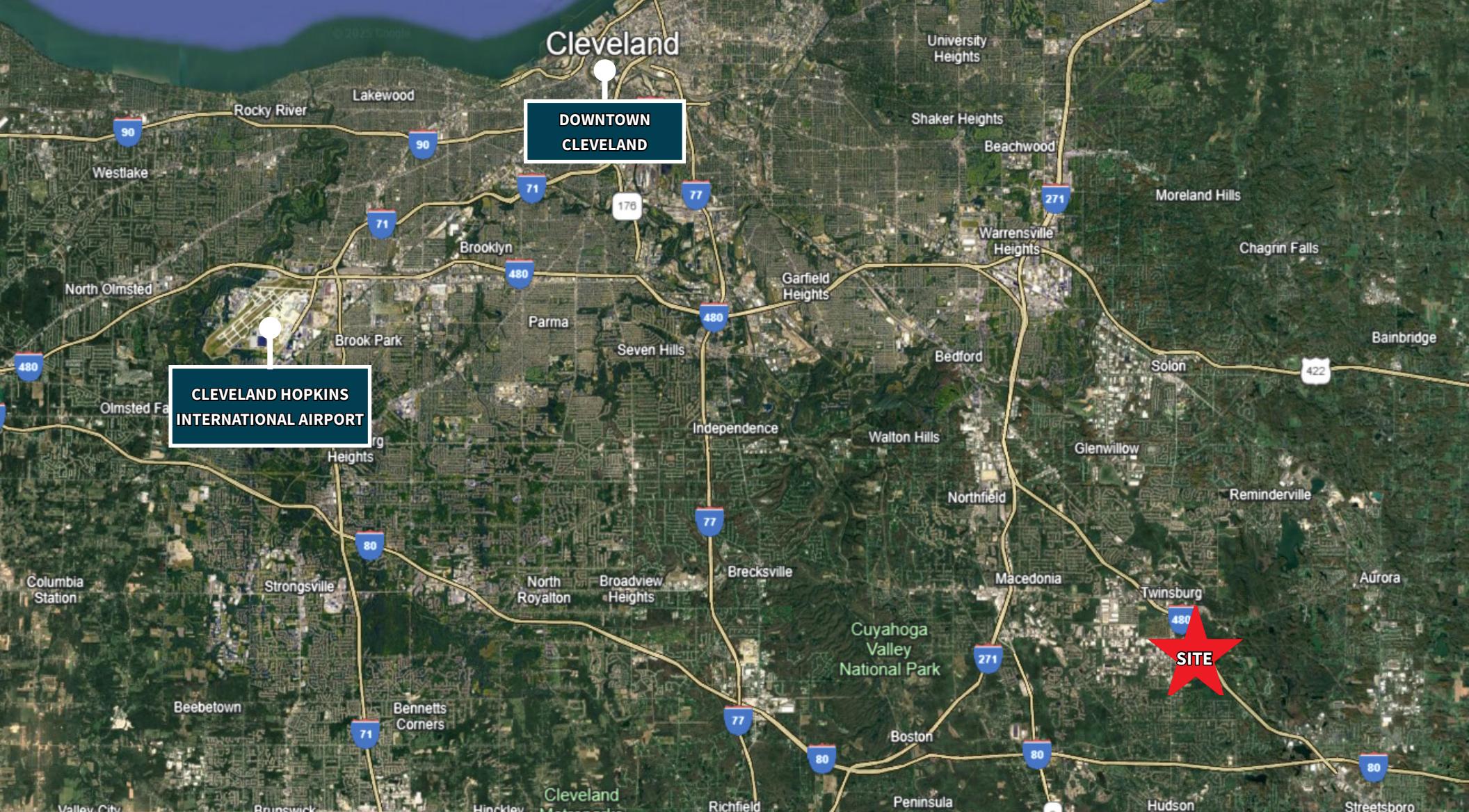


3 miles 5 miles 10 miles

2024 Population	22,801	86,166	268,411
2024 Households	7,923	32,274	108,912
Average HH Income	\$144,468	\$135,224	\$116,363
2024 Daytime Workers	20,945	53,121	166,252

Site plan





25.0

miles to
Downtown Cleveland

28.8

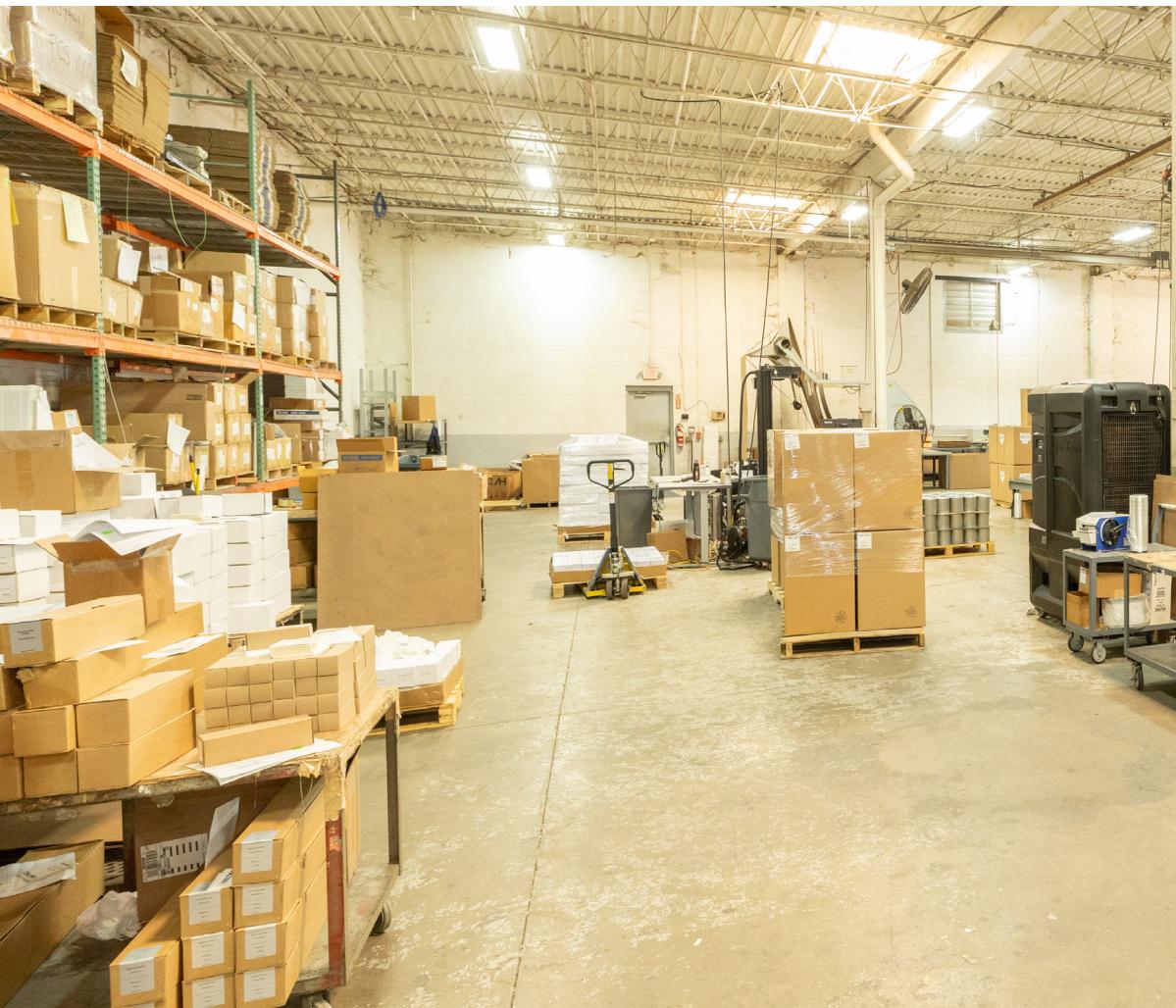
miles to
Cleveland Hopkins
International Airport

3.3

miles to I-480
North & South

6.7

miles to I-80
East & West



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