



Investment Sale

2377 E. Enterprise Parkway, Twinsburg, Ohio

Bob Raskow, SIOR | 330 697 6818 | braskow@naipvc.com
Scott Raskow | 330 608 5172 | sraskow@naipvc.com

NAI Pleasant
Valley

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Quick Glance

Building Size

73,000 SF

Building Type

Freestanding

Property Type

Industrial

Year Built

1988 / 2015

Acreage

4.33 acres

Sale Type

Investment

Sale Price

\$4,400,000



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Property Summary

FOR SALE is a great investment opportunity in the City of Twinsburg. This 73,000 sq/ft industrial facility has been well maintained, including a new roof installation in November of 2024. This facility serves as the local distribution and warehousing operations for Keltec Inc. In addition, Keltec has other facilities in the vicinity, demonstrating their commitment to the Twinsburg area. Also available For Sale is their 2300 E. Enterprise Parkway location, which is currently set up for production.

Do not disturb tenant.

Contact Scott Raskow and Bob Raskow for additional information and touring opportunities.

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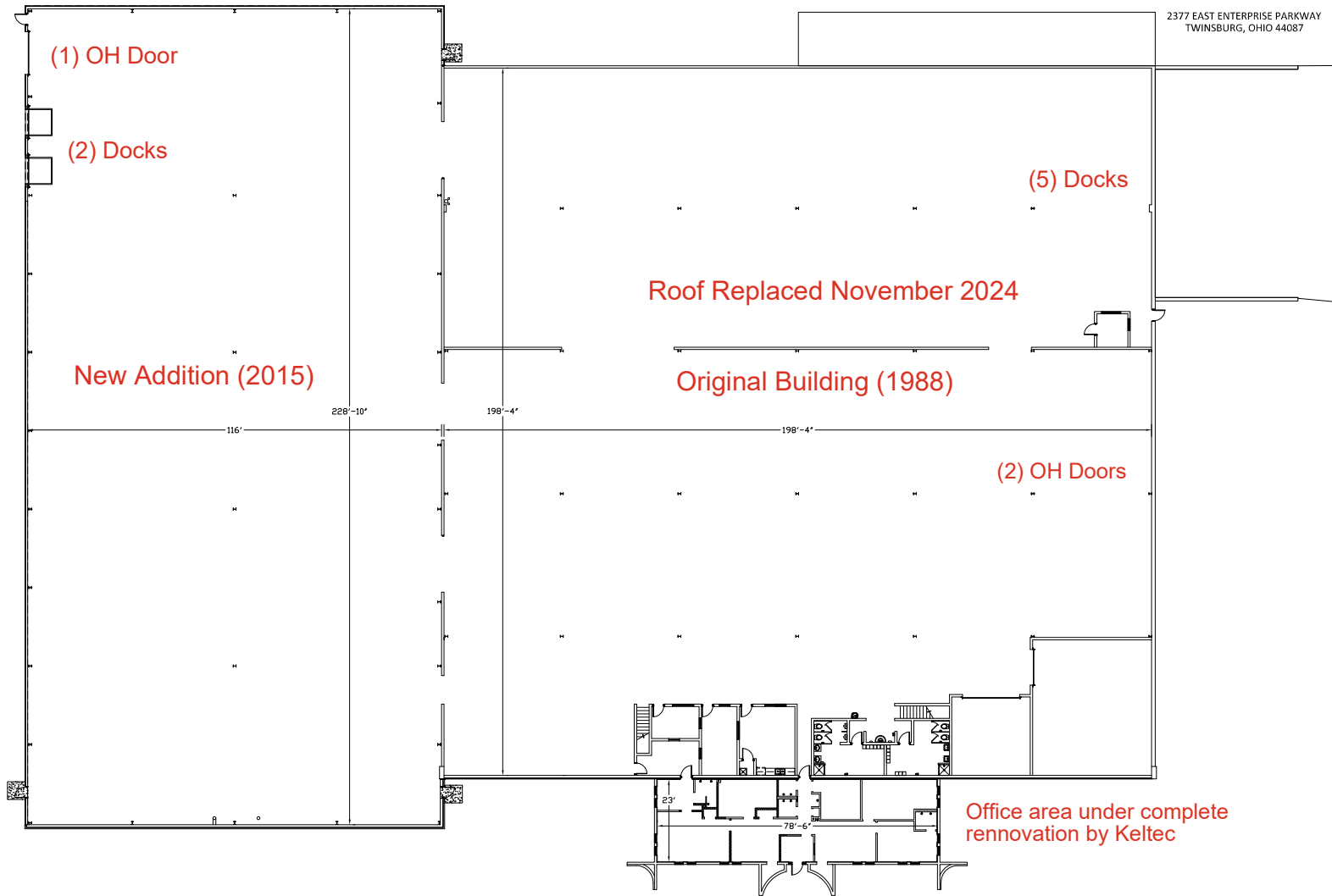
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BUILDING SPECS

Zoning	I-2 Limited Industrial District
Acreage	4.33 acres
Property/Sale Type	Industrial Investment
Parcel #	6404192, 6404193
Building Type	Freestanding
Year Built	1988 / addition in 2015
Building Size	73,000 SF
Warehouse	72,808 SF
Mezzanine	40' x 190' (storage/packaging area)
Office	1,920 SF (undergoing renovation by Keltec)
Sprinkler	100% (wet system)
Heat (warehouse)	Combination Reznor and Radiant Tube
Docks	(5) 8'x10' (3 with levelers) (2) 8'x10' (with levelers) (1) 10'x12'
Drive-In Doors	(1) 12'x16' (1) 12'x12'
Ceiling Height	original building: 18'-19' mezzanine storage/packaging area: 22' new addition: 19'
Lighting	T-8 LED
Column Spacing	38' x 33' / 58' x 46' (addition)
Roof	1988 - portion roof replaced Nov 2024
Power	1200 Amps/480/277 Volts/3 Phase addition: 250 Amp/277/480 Volts/3 Phase
Sewer/Water	Municipal Services
Parking Spaces	40+

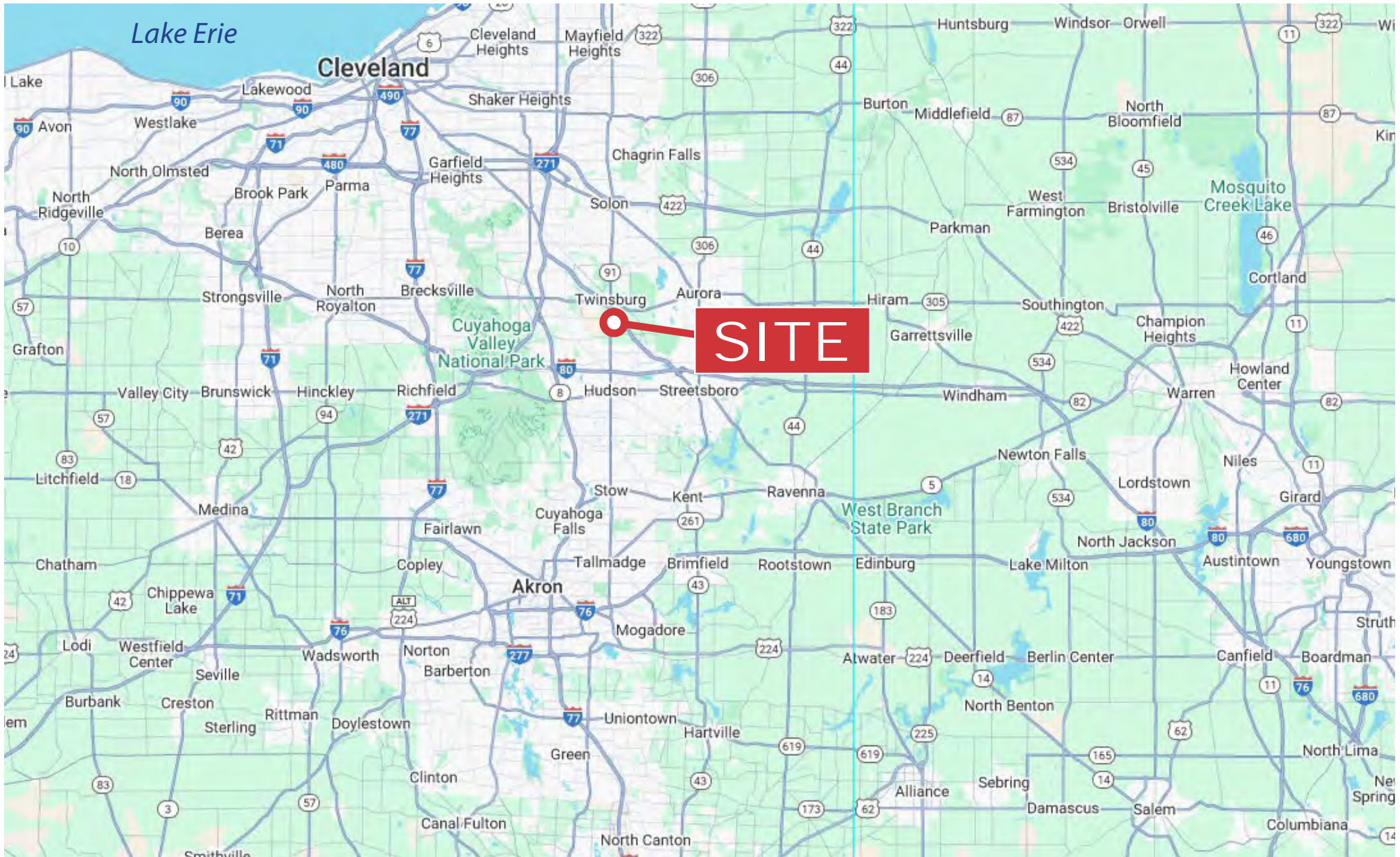


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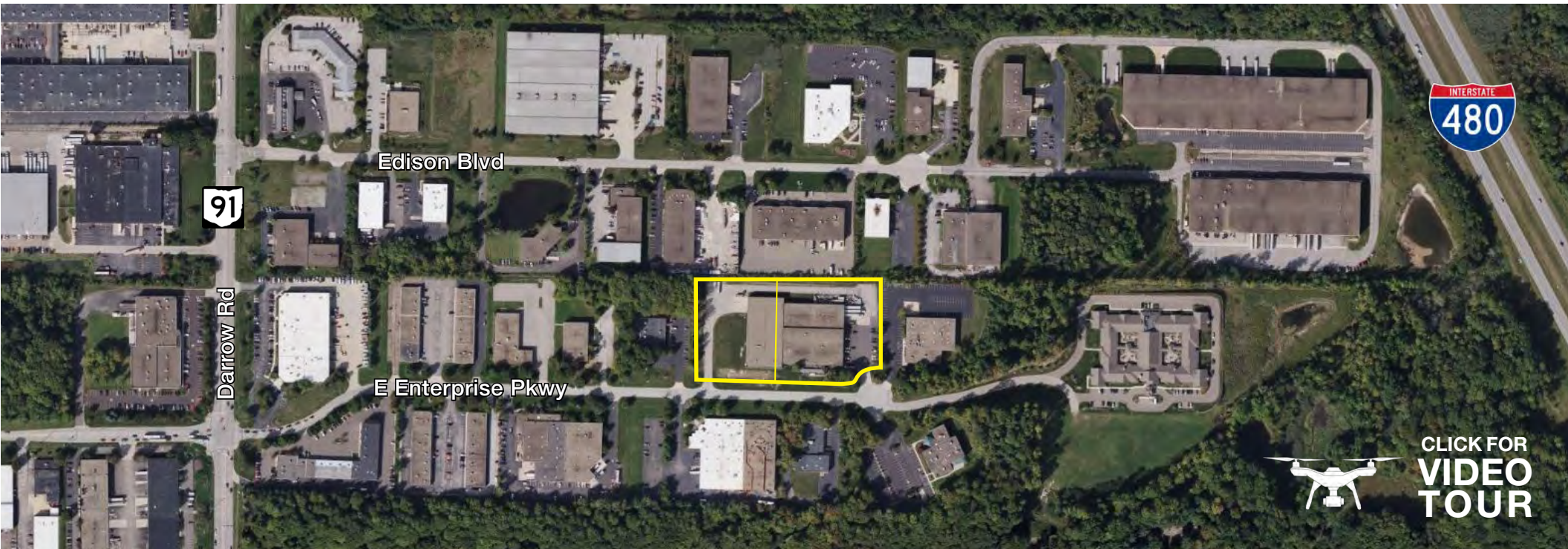
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2377 E. Enterprise Parkway - Twinsburg, Ohio 44087



Year Built /
Renovated

1988
addition in 2015



Building
Size

73,000 SF



Occupancy

100%



Column
Spacing

38' x 33'
58' x 46'



Restrooms

2 in office
2 in warehouse



Number of
Tenants

1
(KELTEC
Technolab)



Land Area

4.33 Acres



Annual Real
Estate Taxes

\$60,589.70
(2024)



Zoning

I-2
(Limited
Industrial
District)

2377 E. Enterprise Pkwy. Tenant Information

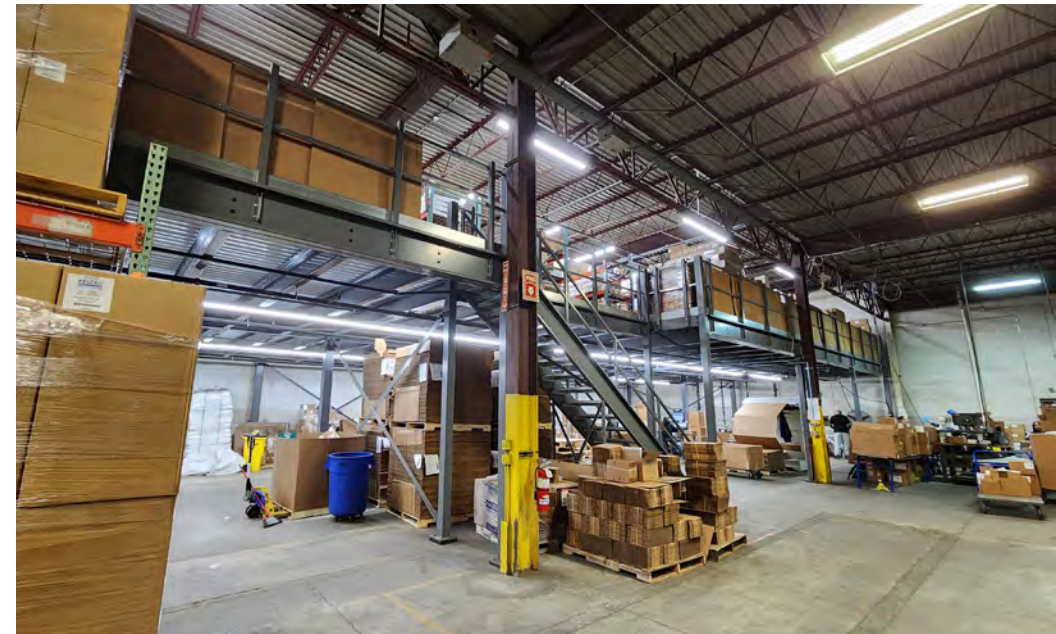
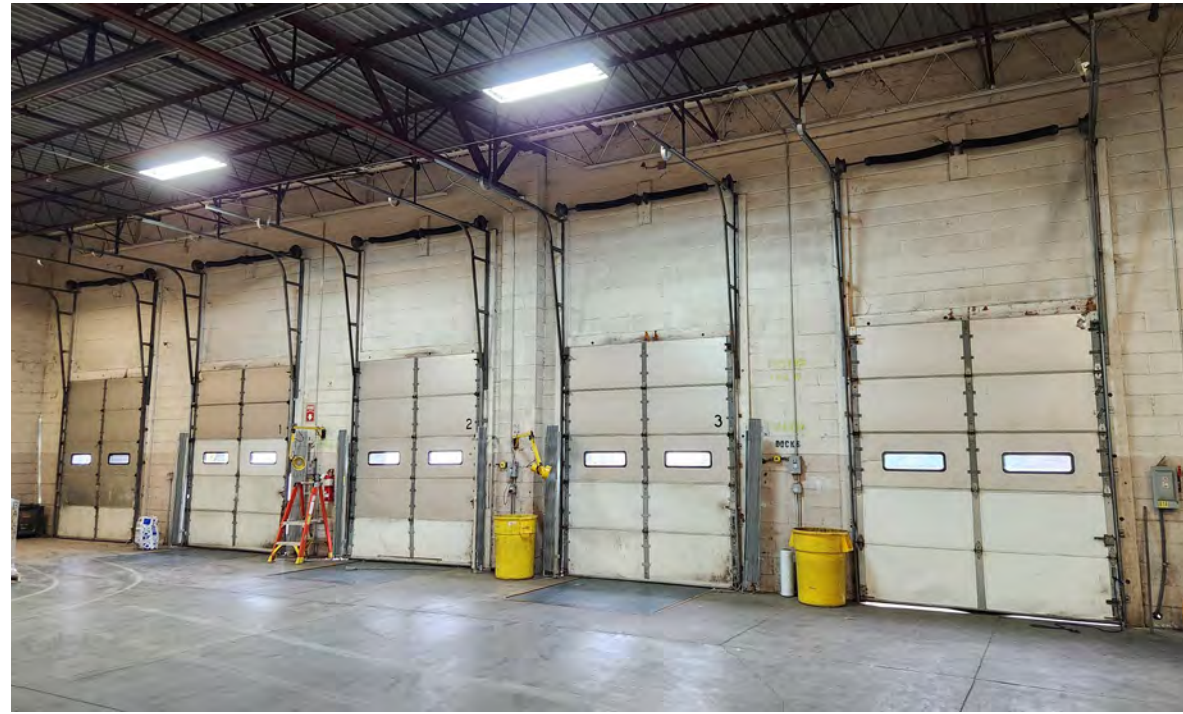
“KELTEC Technolab was founded in 1983 by Ed Kaiser, Sr., formerly an engineer of the Air Maze Corporation for over 20 years. With initial production of air-oil separators, KELTEC Technolab eventually added air-intake filters, oil filters, coalescing filters and synthetic compressor lubricants. Through a series of mergers (Technolab in 2002, Chicopee Engineering in 2016 and Air Supply Company in 2019), Keltec has grown to become the largest manufacturer of air-oil separators in North America.”



2377 E. Enterprise Pkwy.

Investment Highlights

- Industrial NNN Investment Opportunity
- 73,000 Sq/Ft on 4.33 acres
- Current lease runs through 12/31/30
- Offered at a 7.15% CAP
- New roof installed November 2024



Lease Summary: 2377 E. Enterprise Pkwy. Twinsburg, Ohio

Tenant	Keltec, Inc
Lease Expiration	12/31/2030
Lease Type	NNN
Current Rent/SF	\$4.31/SF
Renewal Options	3-5 year terms
Roof & Structure	Tenant
Utilities	Tenant
Insurance	Tenant
Real Estate Taxes	Tenant
Parking/Landscaping	Tenant
Repairs/Maintenance	Tenant
Purchase Price	\$4,400,000
Purchase Price PSF	\$60.27 PSF
CAP Rate	7.15%

Twinsburg/Aurora Submarket Overview

VACANCY RATE
= 2%



300,000 SF
INDUSTRIAL SPACE CURRENTLY
UNDER CONSTRUCTION

32.6 MILLION SF OF INVENTORY

24.3 MILLION SF - LOGISTICS INVENTORY

2.0 MILLION SF - FLEX INVENTORY

6.4 MILLION SF - SPECIALIZED INVENTORY

MARKET
RENT AVERAGE

\$7.60/SF FOR LOGISTICS BUILDINGS

\$11.20/SF FOR FLEX PROPERTIES

\$6.90/SF FOR SPECIALIZED ASSETS

MANUFACTURING IS THE LARGEST EMPLOYER TYPE
IN THE TWINSBURG/AURORA SUBMARKET
AND IS RESPONSIBLE FOR APPROXIMATELY
20% OF AREA JOBS

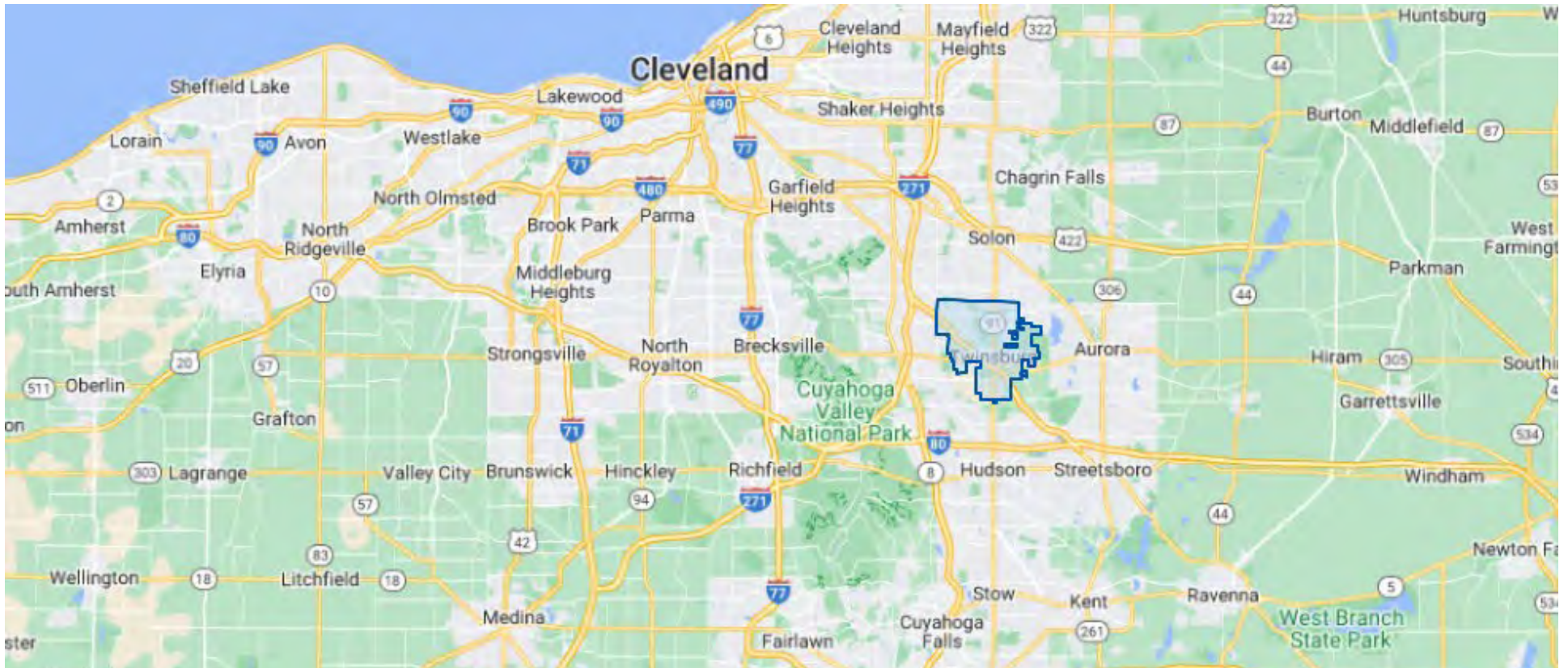
Information collected from CoStar market and submarket reports.

About Twinsburg

Twinsburg is a suburban city in Summit County, Ohio, United States, located midway between Akron and Cleveland. The population was 19,248 as of the 2020 census. It is part of the Akron metropolitan area.

The area is known for offering a modern living and working place in a rural atmosphere. Twinsburg has become the hub of Northeast Ohio, offering proximity to the bustling cities of Cleveland and Akron, while maintaining the serenity of its many acres of peaceful parkland.

Twinsburg holds a yearly festival for twins, and other multiple births, called Twins Days. The festival started in 1976 and has grown to be the world's largest annual gathering of twins, with around 3,000 sets attending annually. The festival attracts twins, multiples, and their families from much of the world, with many sets returning year after year.





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NAI Pleasant Valley

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