

AVAILABLE FOR LEASE

2.78 Acre Truck Trailer Parking Site

8600 Independence Parkway | Twinsburg, OH



LEASE RATE: \$3.00/SF

Highlights



Parcel Size
2.78 Acres



Adjacent
To Amazon, Lowes and FedEx



Parking

- 79 Trailer Spaces
- Trailer Slips/Drive Aisles:
12' x 55' Slips/75' Drive Aisles



Freeway Access
1.2 Miles from I-480
(Near Two 4-Way Interchanges)



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Fencing
8' High Black Vinyl Chain Link with Manual Swing Gates at Access



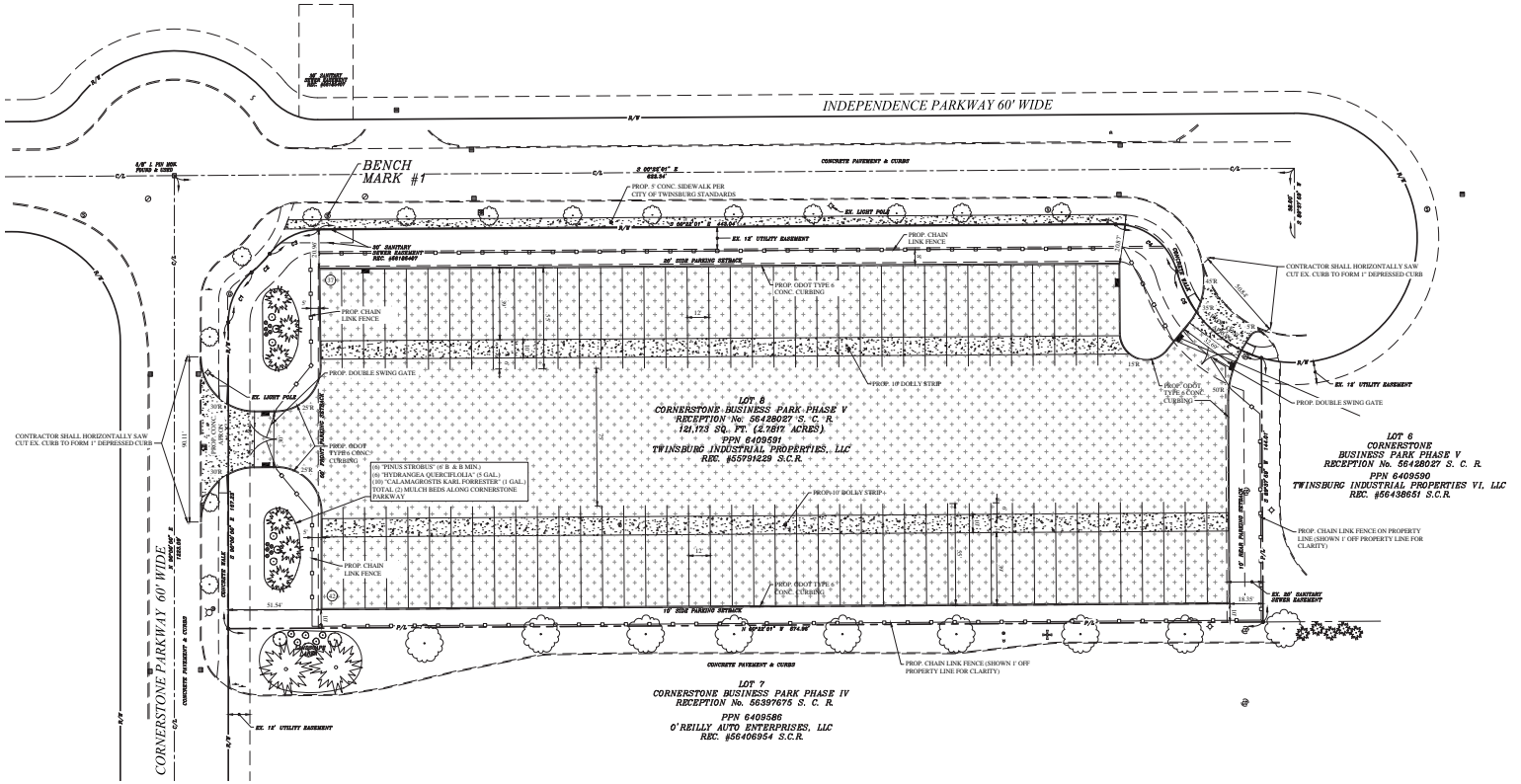
Lighting
LED



Airport Proximity
43 Minutes Drive to Cleveland Hopkins International Airport



Neighbors Include
Amazon, FedEx, Dunkin' Donuts, Bridgestone, Lowes, O'Reilly Auto Parts and more



CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	35.00'	31.08'	30.00'	S 64°32'53" E 50°52'14"
C2	68.00'	14.37'	14.34'	S 45°11'01" E 12°06'30"
C3	35.00'	31.08'	30.00'	S 25°48'00" E 50°52'16"
C4	35.00'	46.89'	42.62'	S 37°02'00" W 74°48'11"
C5	68.00'	69.57'	66.57'	S 45°07'38" W 58°37'06"

SITE DATA

USE DISTRICT = I-3 (HEAVY INDUSTRIAL)

SITE AREA = 2.78 AC.

PARKING SETBACKS:

FRONT YARD = 50' (CORNERSTONE PKWY.)
 = 20' (INDEPENDENCE PKWY.)
 SIDE YARD = 10'
 REAR YARD = 10'

NUMBER OF TRAILER PARKING SPACES: 79

ALL PERIMETER LANDSCAPING IS EXISTING PER PREVIOUS ADJACENT PROJECTS.

















FLOOD ZONE

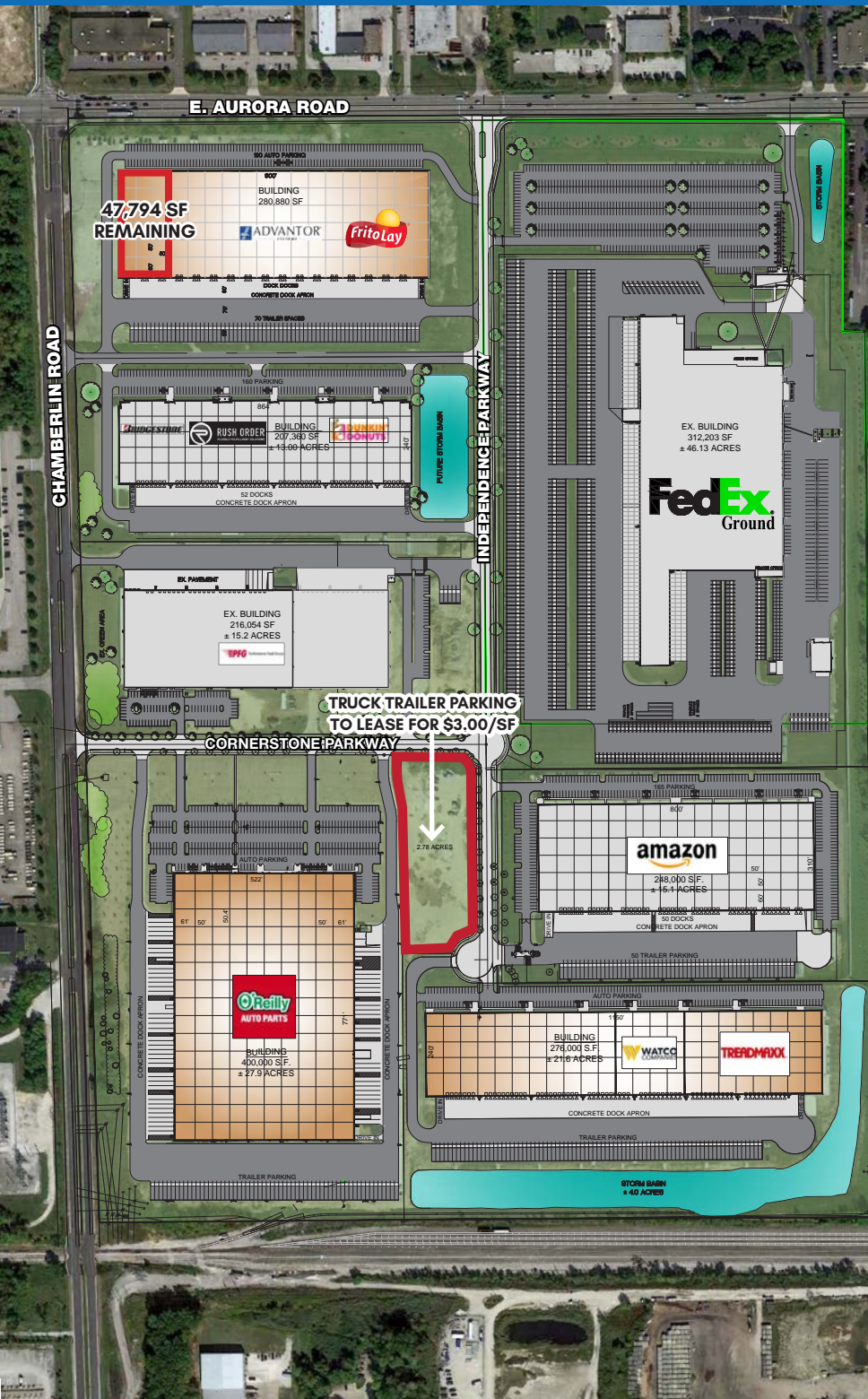
FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 3905C017E
 COMMUNITY PANEL NUMBER 3900980317E
 EFFECTIVE DATE DECEMBER 3, 2010

LEGEND



ITALICS TEXT REPRESENTS EXISTING CONDITION
 NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 880,110 Population	 23% High School Diploma	 \$65,585 Median Household Income	 67.7% White Collar	 15.0% Services
 43.2 Median Age	 27% Some College	 \$42,308 Per Capita Income	 17.3% Blue Collar	 3.7% Unemployment Rate
 371,607 Households	 41% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$55,132 Median Disposable Income		 14% Spend 7+ hours commuting to and from work per week	 33,681 Total Businesses	 488,778 Total Employees



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.



