

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

2021- 2035 Midway Drive

Twinsburg, OH 44087

David Mussari

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INDUSTRIAL SPACE FOR SALE

2021- 2035 Midway Drive

Twinsburg, OH 44087

FOR SALE

Property Summary



Property Description

Introducing 2021-2035 Midway Dr, Twinsburg, a prime commercial property tailored for industrial and distribution investment. Boasting a 40,950 SF, four-unit building, this well-maintained space offers a perfect investment opportunity. Originally built in 1978 and thoughtfully renovated in 2016, it stands proudly in the Commercial-Commercial Warehouses zone, strategically placed in the Cleveland MSA area. Currently at 50% occupancy, this property provides a buyer a huge value-add proposition to receive market rents allowing to potentially achieve a double-digit cap rate. Rent roll and pro forma financials available upon request.

Property Highlights

- 40,950 SF building with 4 units
- Built in 1978, renovated in 2016
- Zoned Commercial-Commercial Warehouses
- Located in the Cleveland MSA area
- 50% occupancy - huge value-add opportunity

Offering Summary

Sale Price:	\$2,900,000
Number of Units:	4
Lot Size:	4.02 Acres
Building Size:	40,950 SF
NOI:	\$350,030.00
Proforma Cap Rate:	12.07%

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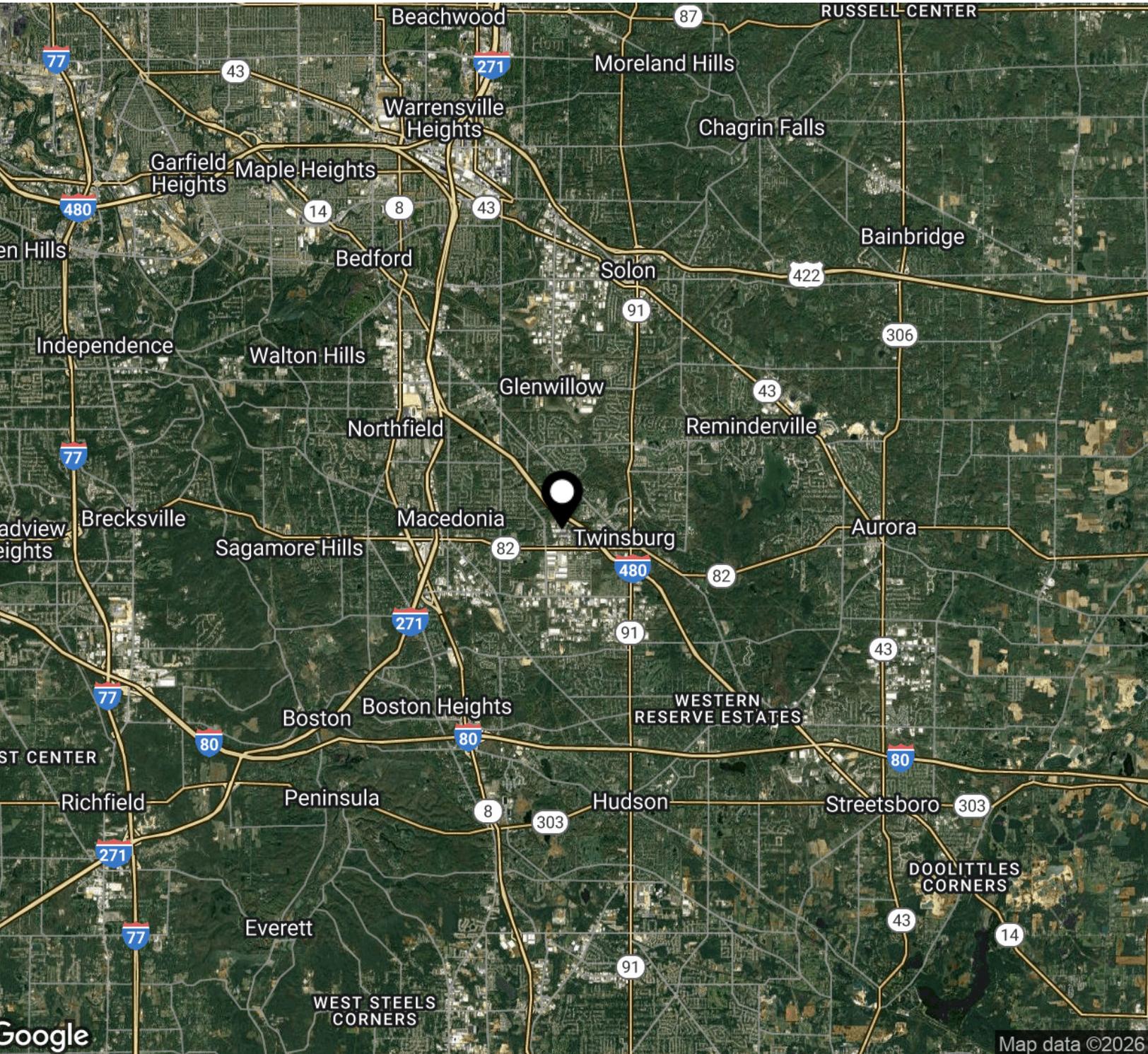
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Location Map



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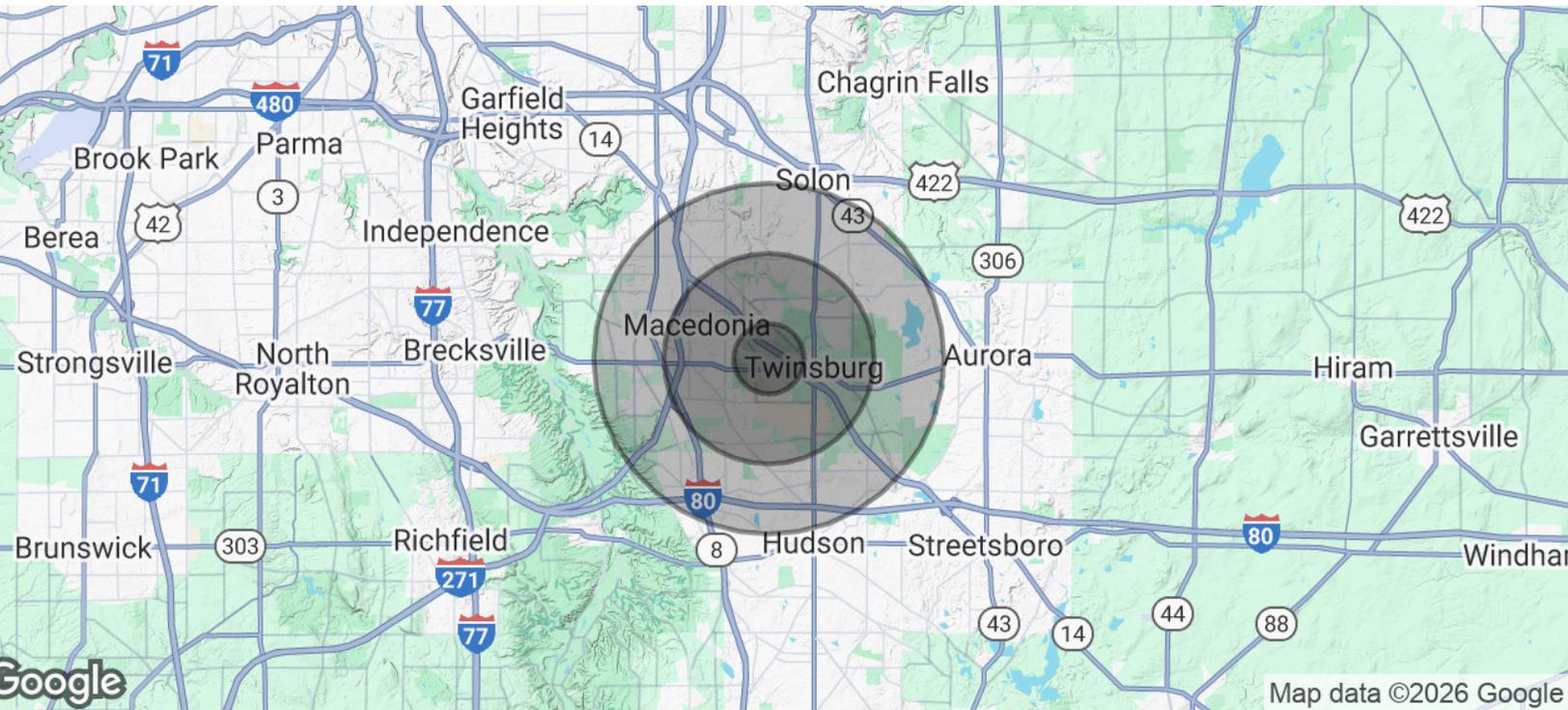
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	4,536	36,512	89,128
Average Age	42	43	44
Average Age (Male)	40	41	42
Average Age (Female)	44	44	45
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,867	14,179	35,192
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$109,760	\$135,856	\$139,640
Average House Value	\$282,157	\$339,244	\$357,392

Demographics data derived from AlphaMap

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