

LIST PRICE
\$3,250,000

CAP RATE
8.2%



INDUSTRIAL INVESTMENT SALE

1760 Enterprise Pkwy | Twinsburg, OH 44087

Fully Occupied 41,000 SF Industrial Facility for Sale

Located in an Active Industrial Submarket in Twinsburg, OH



HIGHLIGHTS

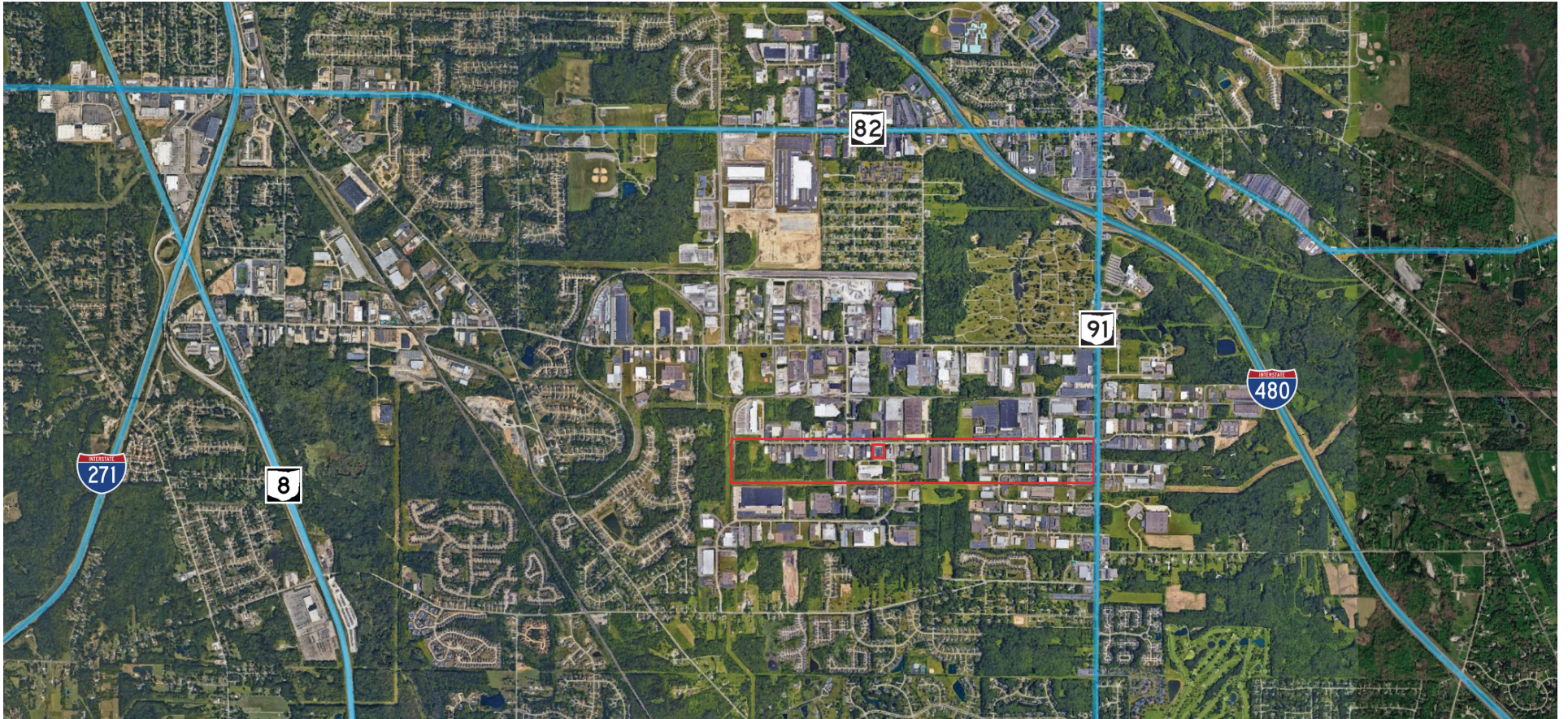
- Single tenant industrial investment opportunity, offered for sale with the tenant, Oliver Printing & Packaging, in place
- Net lease structure in which the tenant is responsible for real estate taxes, insurance, and most operating and maintenance costs
- Long term occupant and fourth generation, family-owned company with a business history spanning over 90 years
- Current lease term runs through May 31, 2030, following three exercised renewal terms since the original 2016 lease
- 41,000 square foot industrial building situated on a 2.50 acre site
- Building features include one truck dock, three drive in doors, and 480V/1000 Amp/3 Phase electric service, supporting a range of industrial and light manufacturing users
- Located in the Twinsburg/Aurora industrial submarket within the greater Akron/Cleveland CBSA, an established and well positioned corridor for logistics and light industrial users

PROPERTY DETAILS

Address	1760 Enterprise Pkwy, Twinsburg, OH 44087
SF	41,000
Parcel ID	6201358
Year Built	1982
Purchase Price	\$3,250,000
Cap Rate	8.2%
Current Lease Expiration	5/31/30
Clear Height	13'-15'
Parcel Size	2.5 Acres
Docks	1 Truck Dock
Drive-In	3
Power	480V/1000 Amp/3-Phase
2025 Taxes	\$33,782.03



MARKET AERIAL



PARCEL MAP



DEMOGRAPHICS

Population

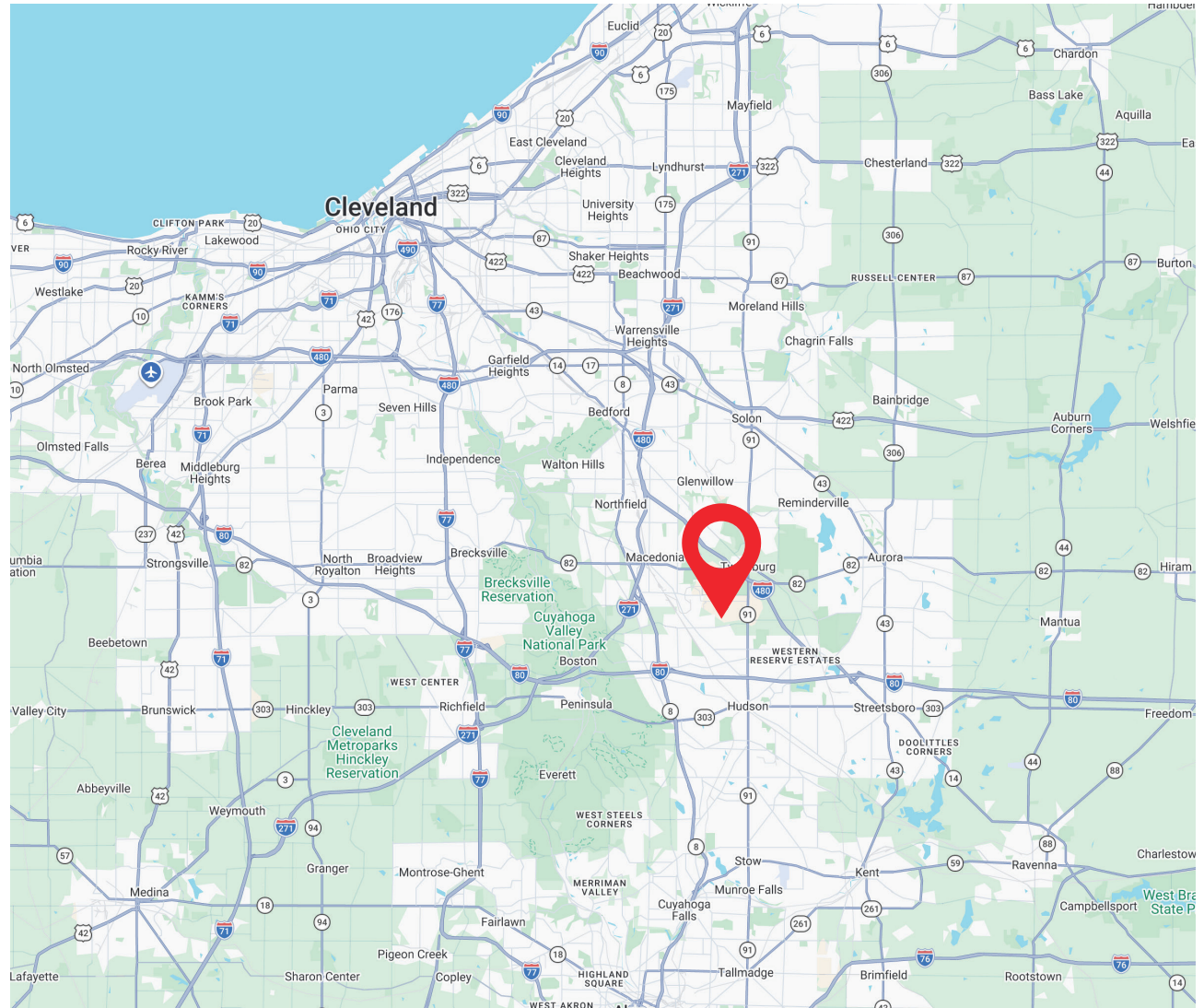
1 Mile	1,793
3 Mile	25,446
5 Mile	76,337

Households

1 Mile	610
3 Mile	9,566
5 Mile	29,350

Average HH Income

1 Mile	\$139,775
3 Mile	\$149,026
5 Mile	\$149,494



TENANT OVERVIEW



OLIVER INC.

One Print Partner, Infinite Possibilities.

Oliver is a national leader in custom packaging and print solutions, formed through the combination of six well established packaging and print companies with roots going back as far as the 1880s. The company operates manufacturing facilities across Ohio, California, Massachusetts, and New York, and brings together offset, flexographic, and digital printing capabilities along with specialty coatings, foil stamping, bindery, and folding carton converting under one platform. Oliver serves a broad range of industries including health and beauty, food and beverage, pharmaceuticals, cannabis, and consumer goods, providing everything from packaging and marketing collateral to fulfillment and warehousing services.

With more than 250 years of combined industry experience and a reputation built on quality and customer service, Oliver represents a stable, established tenant with a diversified national customer base. The company's certifications, including SQF, FSC, and G7, reflect an operational commitment to quality control and sustainability that supports long term facility investment and occupancy.

INTERIOR PHOTOS



EXTERIOR PHOTOS





LISTED BY:

JON ELSON, SIOR

330.701.1989

jelson@allegrorealty.com

JONAH CONWAY

216.408.9140

jconway@allegrorealty.com

1938 Euclid Avenue, Suite 200
Cleveland, Ohio 44115

The information submitted herein is not guaranteed. Although obtained from sources deemed reliable, it is subject to errors, omissions, prior sale/lease and withdrawal from the market without notice. Allegro Realty Advisors, Ltd. its affiliates, agents, and employees, and Seller/Landlord make no representations about the accuracy of said information and recommend individual investigation to certify its validity.



216.965.0630 | allegrorealty.com