



UNDER NEW  
OWNERSHIP

## WAREHOUSE SPACE AVAILABLE FOR LEASE

8037 Bavaria Rd. | Twinsburg, OH 44087

43,200-86,400 SF Warehouse with 1-Acre Outdoor Storage

8,000-12,000 SF Flex Space with Drive-in Door



## PROPERTY DETAILS

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### SUITE A

**SF AVAILABLE:**

43,200-86,400 SF Warehouse  
(Office to Suit)

**OUTDOOR STORAGE:**

±1-Acre

**BASE RENT:**

\$5.50/SF NNN

**ESTIMATED OPEX:**

\$1.50/SF

**CLEAR HEIGHT:**

18'4"

**DOCKS:**

4

**DRIVE-IN DOORS:**

1

### SUITE B

**SF AVAILABLE:**

8,000-12,000 Flex Space  
(Office to Suit)

**BASE RENT:**

\$6.50/SF NNN

**ESTIMATED OPEX:**

\$1.50/SF

**CLEAR HEIGHT:**

12'

**DRIVE-IN DOORS:**

1

**YEAR BUILT:** 1991

**BUILDING GLA:** 150,000 SF

**LOT SIZE:** 13.63 Acres

**CONSTRUCTION:** Brick/Block

**POWER:** 2,400-amp, 480 watt, 3-phase

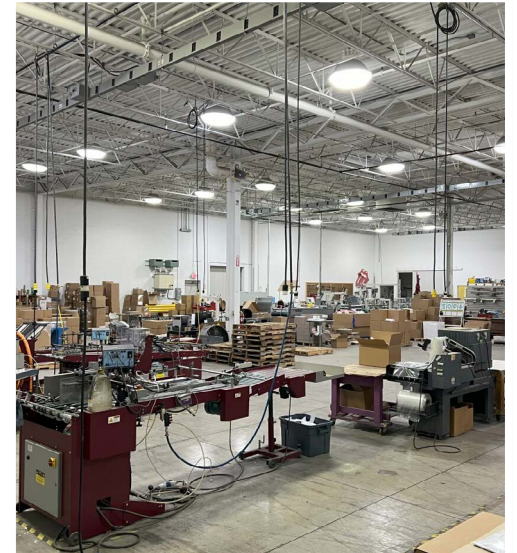
**FULLY SPRINKLERED**



# FLOOR PLAN



# PROPERTY PHOTOS





# LOCATION MAP



 2.6 Miles to I-480 (8-Minutes)

 4.4 Miles to I-77 (11-Minutes)

**LISTED BY:**

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