



**150,000 SF
INDUSTRIAL
BUILDING**



150,000 SF PRIME WAREHOUSE/INDUSTRIAL PROPERTY FOR SALE

8037 Bavaria Rd. | Twinsburg, OH 44087

Partial roof layover completed Spring 2024

Within a 6-minute drive from I-480, located in Twinsburg's established industrial corridor

Property immediately available for owner-user or investment lease-up opportunity



Allegro

Real Estate Brokers & Advisors

EXECUTIVE SUMMARY

8037 Bavaria Rd | Twinsburg, OH 44087

Allegro Realty Advisors, on behalf of ownership as its exclusive advisor, is pleased to bring to market 8037 Bavaria Rd, a climate controlled industrial building in Twinsburg, Ohio. 8037 Bavaria Rd is an industrial property totaling 150,000 square feet, of which 20,700 SF is office and 129,300 SF is warehouse. The property is currently unoccupied, allowing a buyer to either lease out the property for consistent cash flow, or move their business operations into the space. The subject property is situated on 13.63 acres, and currently offers a clear height of 18'4", three drive-in doors, and five truck docks (four with load levelers). The building was built with an attractive split face block construction, and offering a power capacity at 2400-amp, 480 volt, 3-phase. A partial roof replacement was completed Spring 2024. The building is fully sprinklered.

8037 Bavaria Rd is located in the heart of the established Twinsburg Industrial corridor, within an approximately 6-minute drive to I-480 and a 12-minute drive to the Ohio Turnpike. Some of the surrounding businesses located in this industrial corridor consist of PepsiCo, Coca-Cola, Russell Equipment, Penske, and Grainger. The city of Twinsburg is the home of over 980 businesses, with a population of 20,000 people, boasting a workforce of more than 11,000 individuals.

LISTED BY:

JONATHAN ELSON

216.331.7183

jelson@allegrorealty.com

TYLER GILLIAM

216.331.7184

tgilliam@allegrorealty.com

ZAIRE MORRISON

216.311.7186

zmorrison@allegrorealty.com



1938 Euclid Avenue, Suite 200

Cleveland, Ohio 44115

216.965.0630

allegrorealty.com

OFFERING HIGHLIGHTS

- 150,000 SF Industrial Property for sale
 - 20,700 SF Office
 - 129,300 SF Warehouse
- Clear Height: 18'4"
- Drive-In Doors: 3
- Loading Docks: 5 with load levelers
- 2400-amp, 480 volt, 3-phase
- Building is fully sprinklered
- Attractive split face block construction
- Warehouse space is fully air-conditioned
- Partial roof layover completed Spring 2024
- Property immediately available for owner-user or investment lease-up opportunity
- Ample open space for workstations and collaboration in 20,700 SF of built-out office
- Within a 6-minute drive from I-480, located in Twinsburg's established industrial corridor

SALE PRICE
\$7,800,000

PRICE/SF
\$52.00

PROPERTY HIGHLIGHTS



Climate Controlled
Commercial
Property



150,000 SF
Building



Recent Partial
Roof Replacement



Lease-Up
Potential



Existing Built-Out
Office Space



Highly Accessible
Location

PROPERTY DETAILS



Highlights

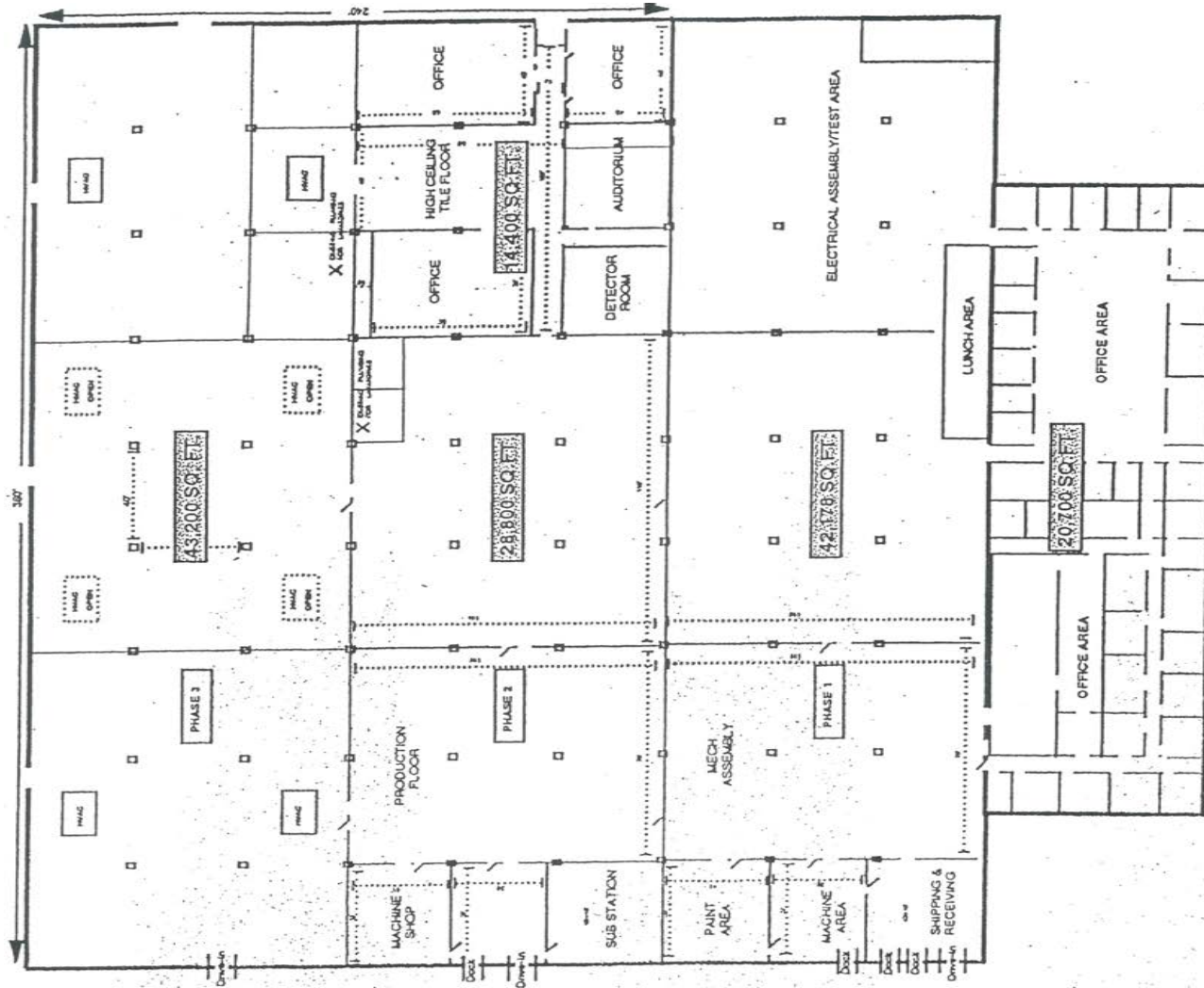
Address	8037 Bavaria Rd Twinsburg, OH 44087
Building GLA	150,000 SF
List Price	\$7,800,000
Price/SF	\$52.00/SF

Property Summary

Lot Size	13.63 acres
Year Built/Renovation	1991
Number of Parcels	1
Parcel Number	6204423
2024 Property Taxes	\$170,338.60
Number of Floors	1
Exterior	Masonry

SITE PLAN

8037 Bavaria Rd. | Twinsburg, OH 44087



LOCATION AERIAL

SALE PRICE
\$7,800,000

PRICE/SF
\$52.00



PARCEL MAP

SALE PRICE
\$7,800,000

PRICE/SF
\$52.00





EXTERIOR PROPERTY PHOTOS





INTERIOR PROPERTY PHOTOS



LISTED BY:

JONATHAN ELSON

216.331.7183

jelson@allegrorealty.com

TYLER GILLIAM

216.331.7184

tgilliam@allegrorealty.com

ZAIRE MORRISON

216.311.7186

zmorrison@allegrorealty.com

1938 Euclid Avenue, Suite 200
Cleveland, Ohio 44115



216.965.0630 | allegrorealty.com