

# AVAILABLE FOR LEASE

2300 East Aurora Road | Twinsburg, Ohio

## 67,869 SF BUILDING

OFFICE SPACE  
AVAILABLE: 2,821 SF

WAREHOUSE SPACE  
AVAILABLE: 31,632 SF



LEASE RATE: \$6.95/SF NNN

## HIGHLIGHTS



TOTAL AVAILABLE SPACE  
34,453 SF



DOCKS/DRIVE-INS  
SHARED CRANE SERVED  
DRIVE-THROUGH LANES  
4 DRIVE-INS  
1 DOCK



CLEARANCE HEIGHT  
21 FEET 8 INCHES



EASY ACCESS TO  
I-271, I-480 & I-80  
(OHIO TURNPIKE)



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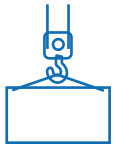
**NEWMARK**

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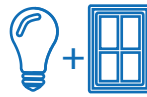
*Terry* **COYNE**.com

**OPERATING EXPENSES:** TENANT CONTRACTS AND PAYS ALL EXPENSES DIRECTLY

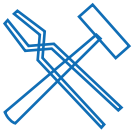
**TAXES:** \$0.79/SF



**4 CRANES TOTAL**  
ONE (10-TON)  
TWO (15-TON)  
ONE (20-TON)



**LIGHTING**  
LED LIGHTING AND  
NATURAL LIGHTING  
FROM SKYLIGHT  
WINDOWS



**RESEARCH/LABORATORY**  
METALLURGICAL  
LABORATORY



**FLOORS**  
MANUFACTURING-GRADE  
FLOOR THICKNESS



**HEATING**  
RADIANT HEAT



**PARKING**  
25 SURFACE  
PARKING SPACES

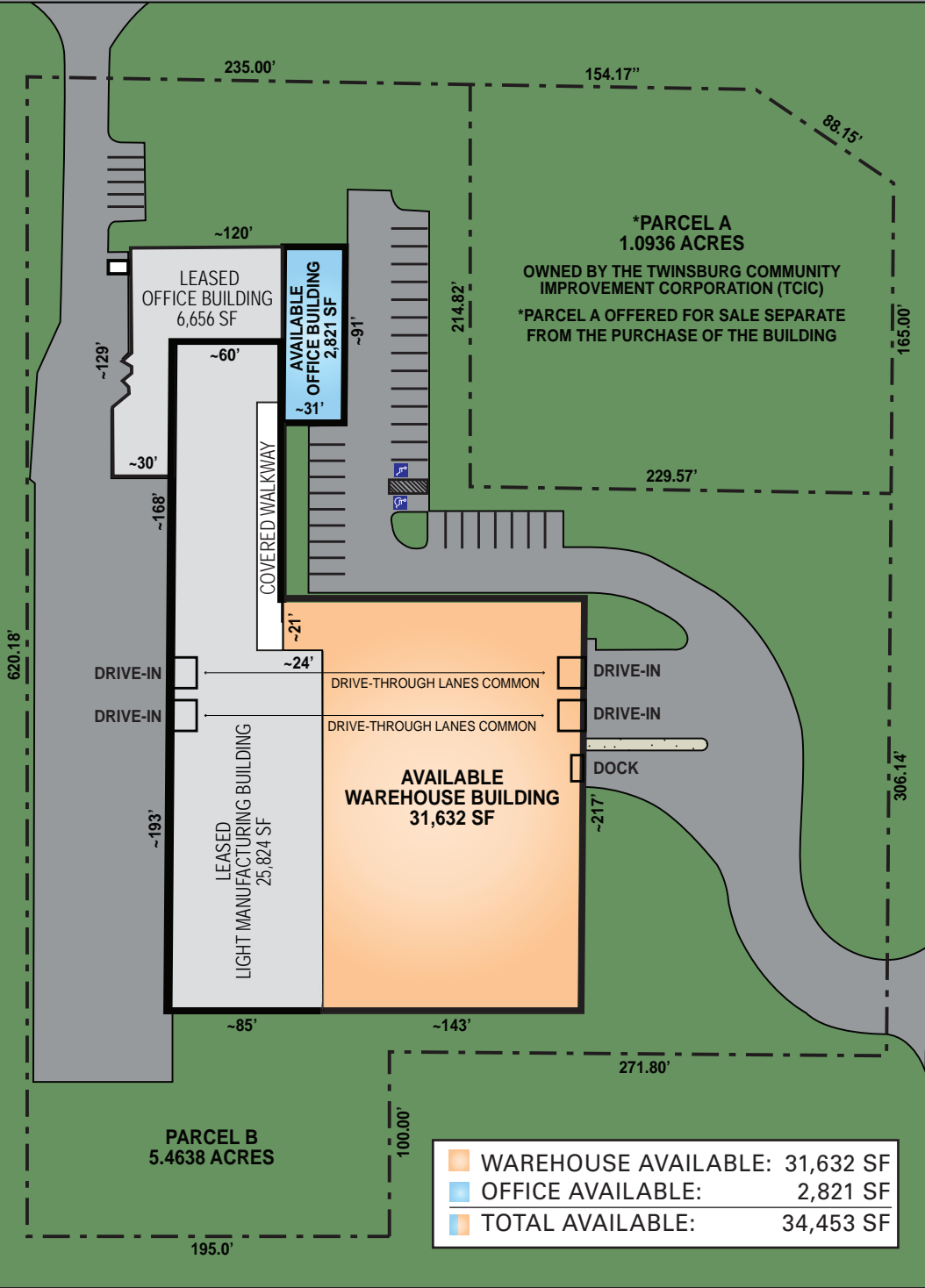


**46 MINUTES TO**  
AKRON-CANTON  
REGIONAL AIRPORT






**42 MINUTES TO**  
CLEVELAND HOPKINS  
INTERNATIONAL AIRPORT

AURORA ROAD (S.R. 82)

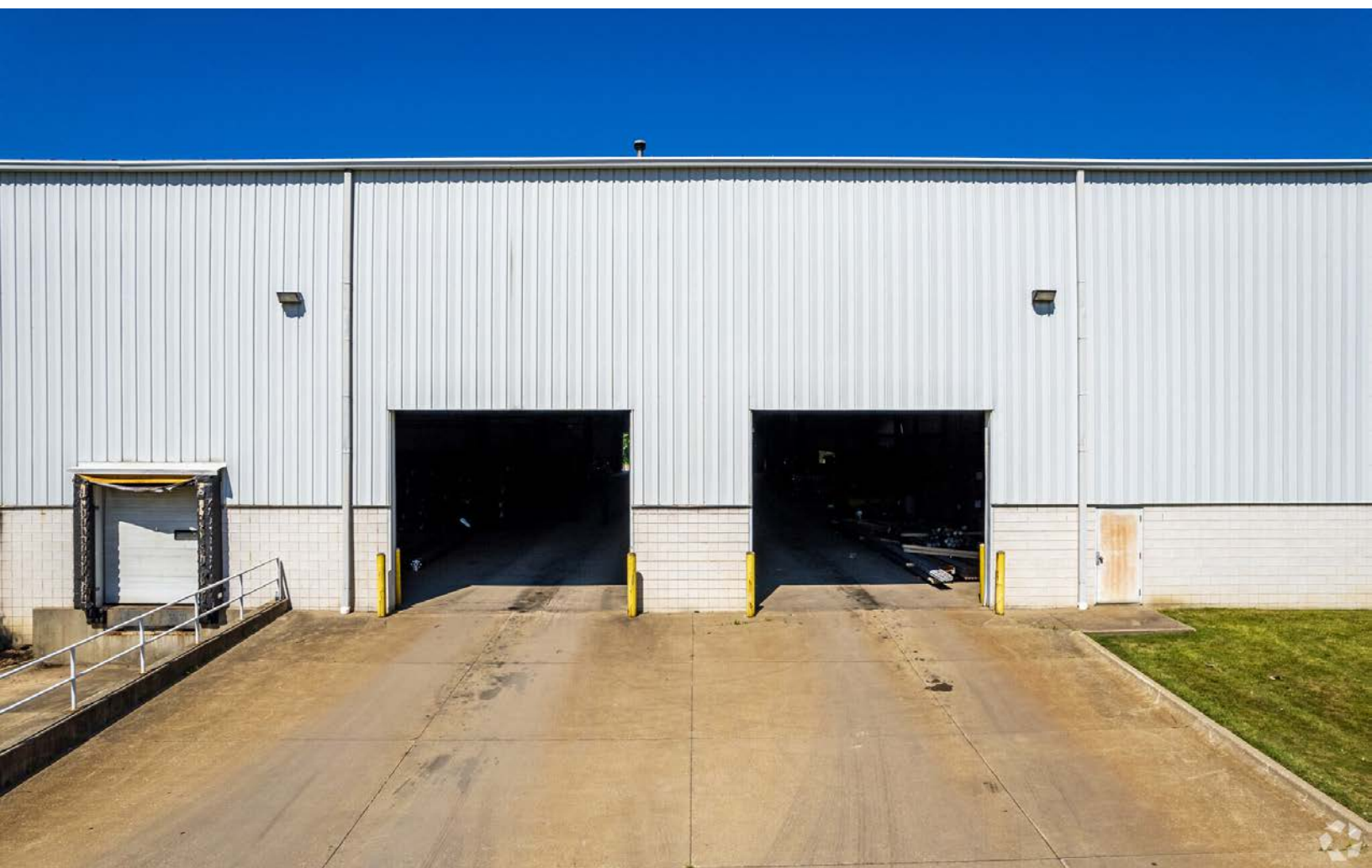


**\*PARCEL A**  
**1.0936 ACRES**  
 OWNED BY THE TWINSBURG COMMUNITY  
 IMPROVEMENT CORPORATION (TCIC)  
 \*PARCEL A OFFERED FOR SALE SEPARATE  
 FROM THE PURCHASE OF THE BUILDING

**PARCEL B**  
**5.4638 ACRES**

















	WAREHOUSE AVAILABLE:	31,632 SF
	OFFICE AVAILABLE:	2,821 SF
	TOTAL AVAILABLE:	34,453 SF









KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>825,224</b> Population	 <b>23%</b> High School Diploma	 <b>\$61,550</b> Median Household Income	 <b>73%</b> White Collar	 <b>10%</b> Services
 <b>43.2</b> Median Age	 <b>28%</b> Some College	 <b>\$37,640</b> Per Capita Income	 <b>17%</b> Blue Collar	
 <b>343,585</b> Households	 <b>40%</b> Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 <b>\$51,722</b> Median Disposable Income		 <b>16%</b> Spend 7+ hours commuting to and from work per week	 <b>30,179</b> Total Businesses	 <b>457,920</b> Total Employees





