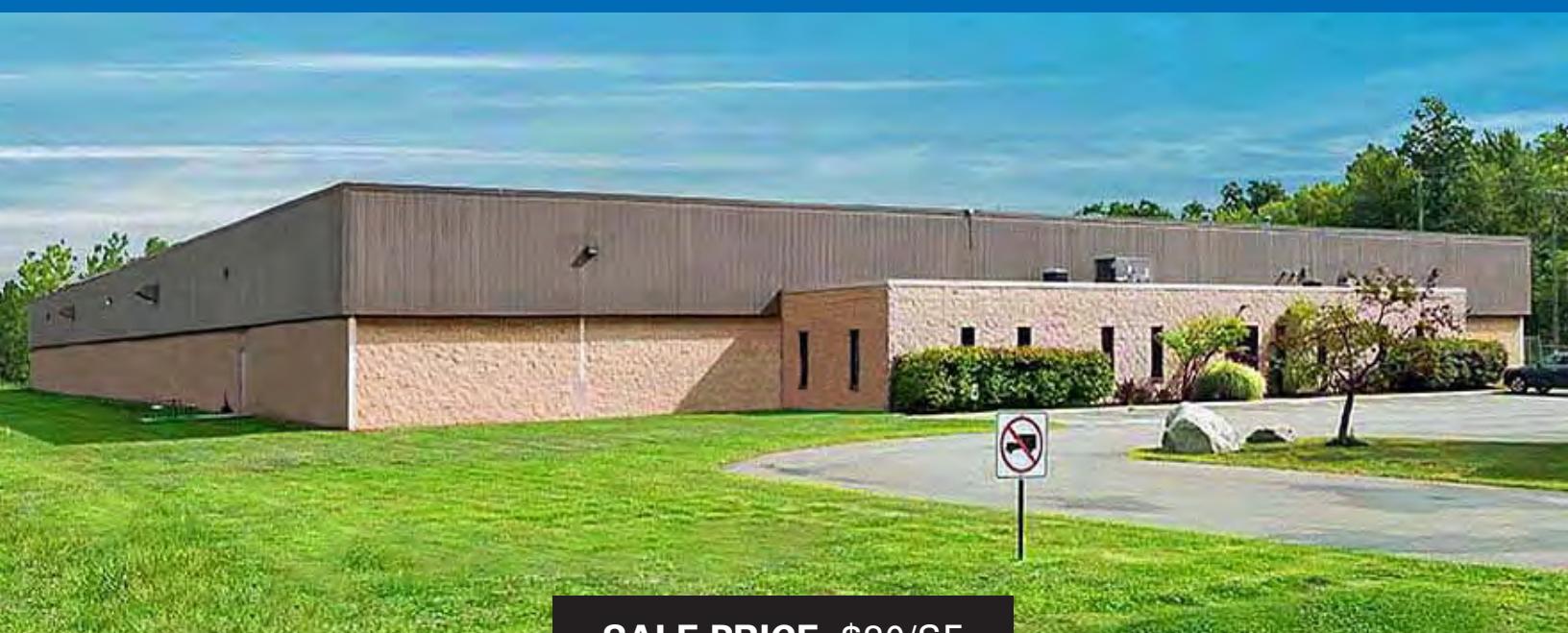


INVESTMENT OPPORTUNITY
FOR SALE
62,200 SF INDUSTRIAL BUILDING
1933 HIGHLAND ROAD | TWINSBURG, OHIO



SALE PRICE: \$80/SF

HIGHLIGHTS



Building Size

Warehouse: 55,604 SF
Office: 6,596 SF
Total: 62,200 SF



Docks/Drive-in Doors

1 Drive-in Door
10 Docks



Highway Access

Easy Highway Access Via I-271,
I-480 & I-80 (Ohio Turnpike)



Available Move-in

May 1, 2026

CONTACT



Connor McCoy
Director
216.453.3085
Connor.Mccoy@nmark.com
Licensed Real Estate Salesperson



Terry Coyne
Executive Vice Chairman
216.218.0259
Terry.Coyne@nmark.com
Licensed Real Estate Broker



Land Area

- 4.62 Acres
- Parcel # 62-00676



Roof

- TPO Roof Installed September 2017
- GAF Everguard Diamond Pledge Warranty Good Until 2037



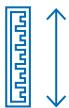
Heating

- Office: Rooftop Units
- Warehouse: Gas Units



Parking

110 Automobile Spaces
(1.80/1,000 SF)



Clearance Height

18'



Sprinklers

Wet Sprinklers



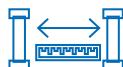
Power

480 Amp/240 Volt/3-Phase



Lighting

T-5 on Motion Sensors



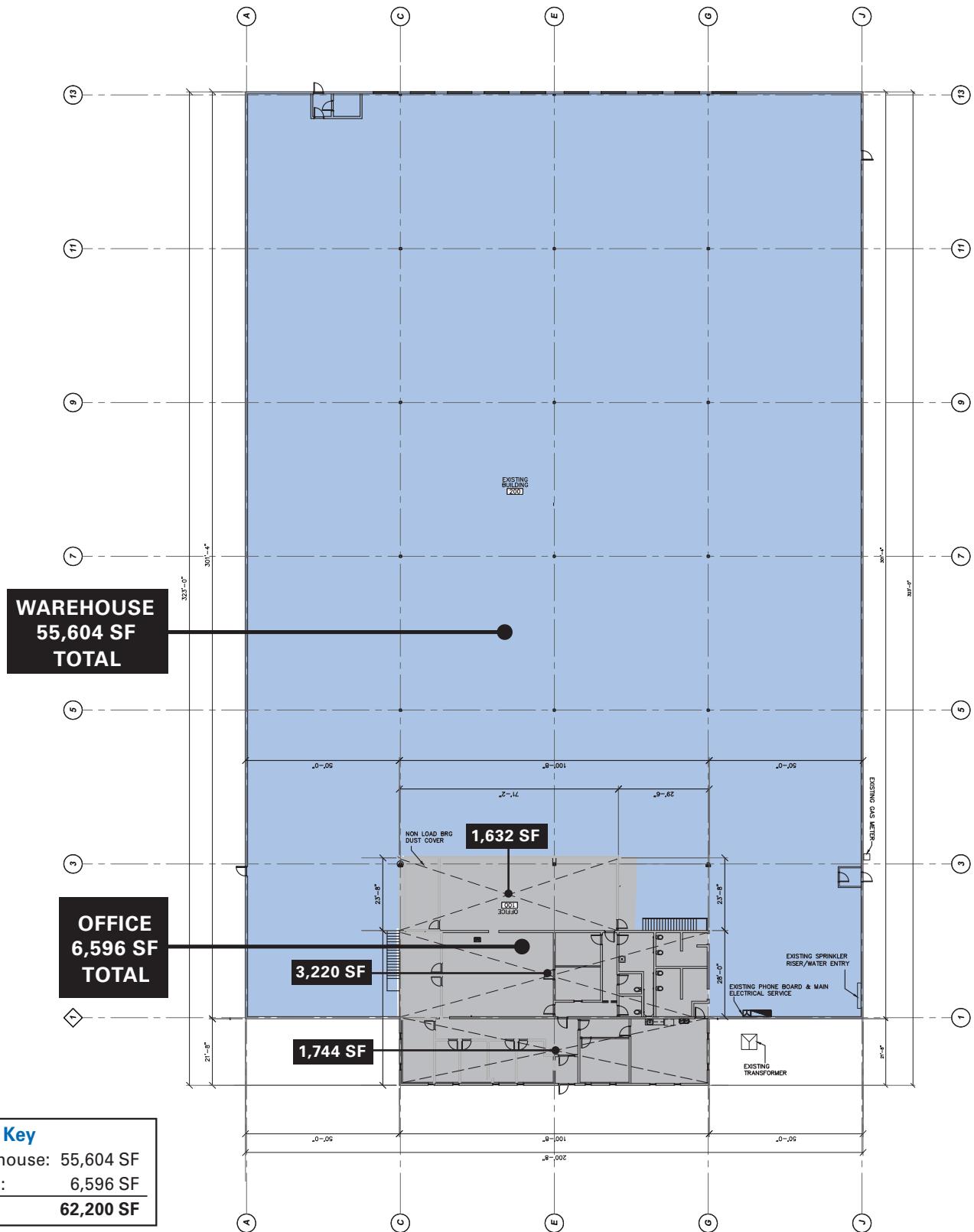
Column Spacing

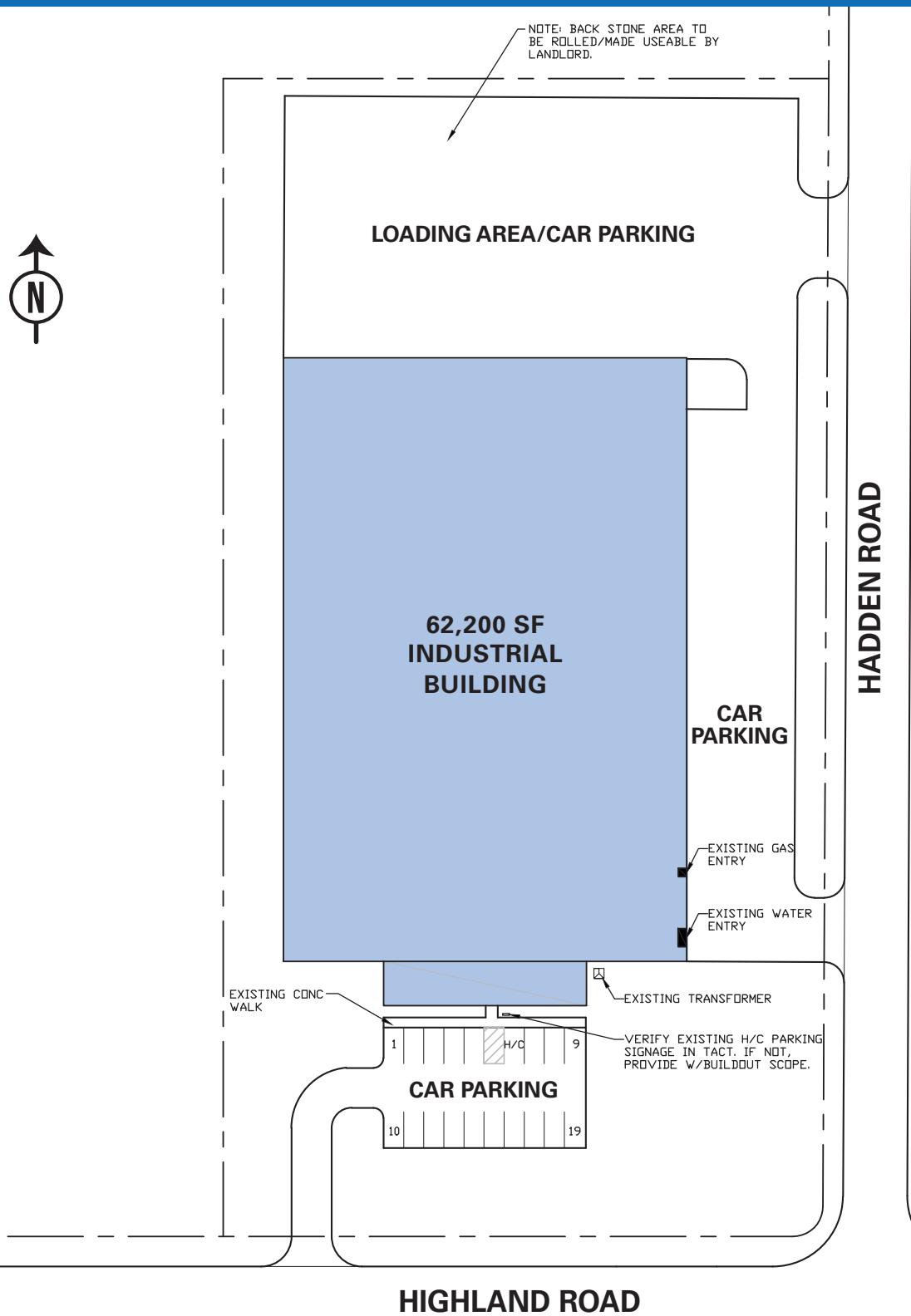
50' X 50'



Year Built/Construction Type

1984/Reinforced Concrete Slab





1933 Highland Road | Twinsburg, Ohio

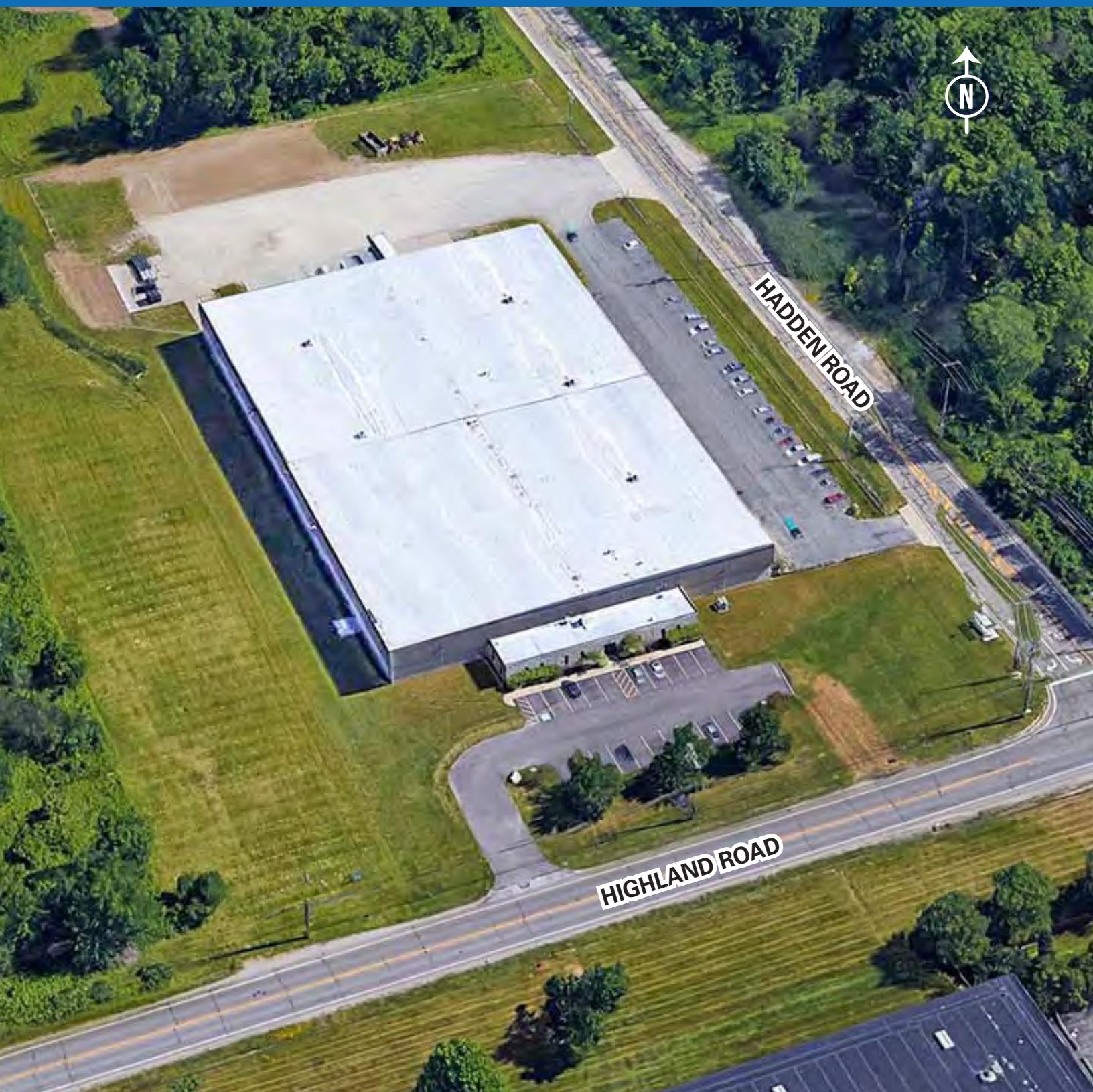
Exterior Photos



NEWMARK

Terry **COYNE**.com



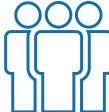




EMPLOYMENT OVERVIEW

1933 HIGHLAND ROAD
TWINSBURG, OHIO 44087

(10-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 287,366 Population	 21.7% High School Diploma	 \$96,717 Median Household Income	 71.2% White Collar	 12.6% Services
 44.8 Median Age	 24.1% Some College	 \$58,439 Per Capita Income	 16.2% Blue Collar	 3.6% Unemployment Rate
 120,090 Households	 47.8% Bachelors/ Graduate/ Professional Degree	COMMUTERS		BUSINESS
 \$79,781 Median Disposable Income		 15.4% Spend 7+ hours commuting to and from work per week	 12,748 Total Businesses	 175,435 Total Employees

