

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



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Director

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Licensed Real Estate Salesperson



Terry Coyne

Executive Vice Chairman

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NEWMARK

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Terry **COYNE**.com



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



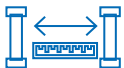
Power

480 Amp/240 Volt/3-Phase



Lighting

T-5 on Motion Sensors



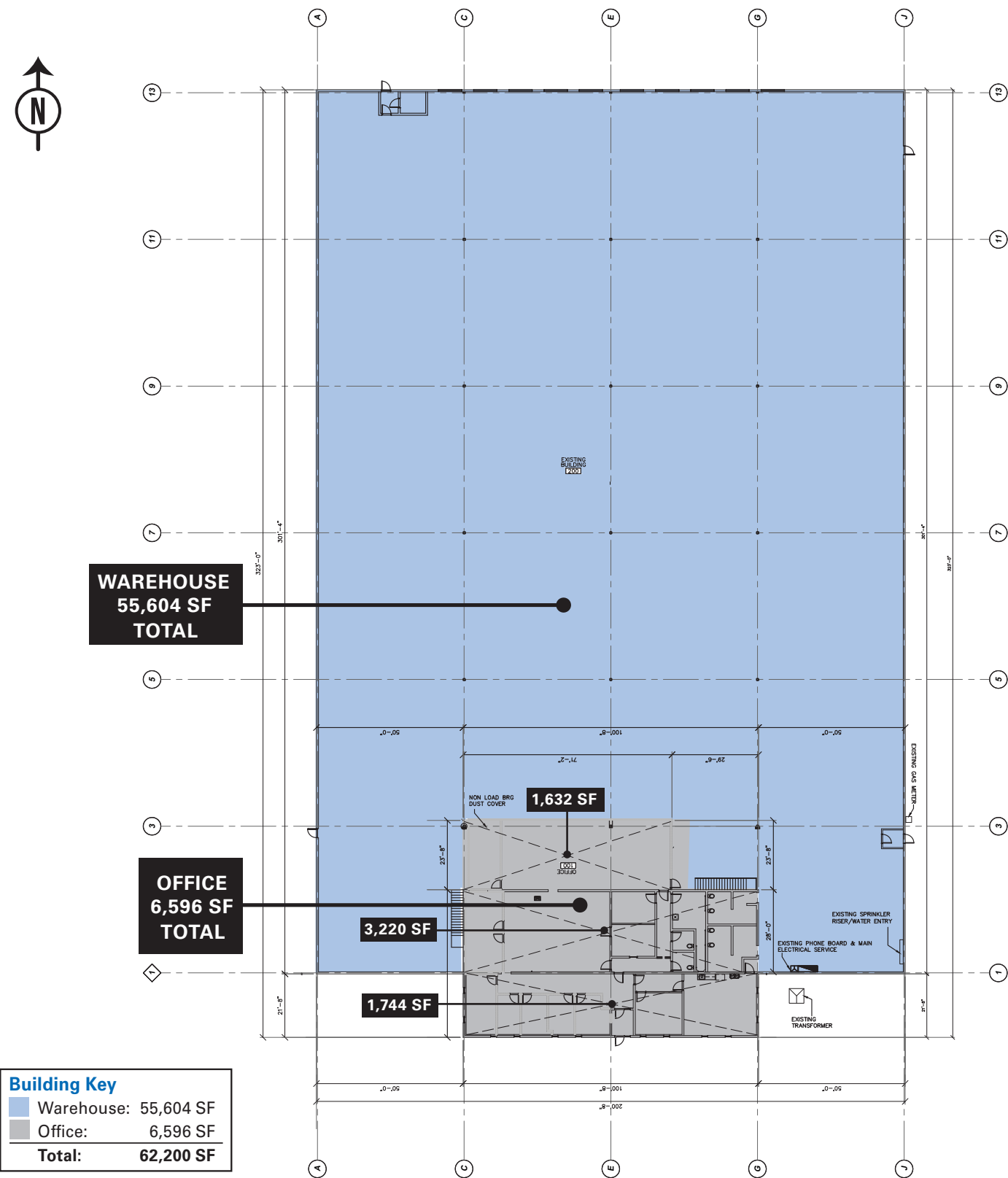
Column Spacing

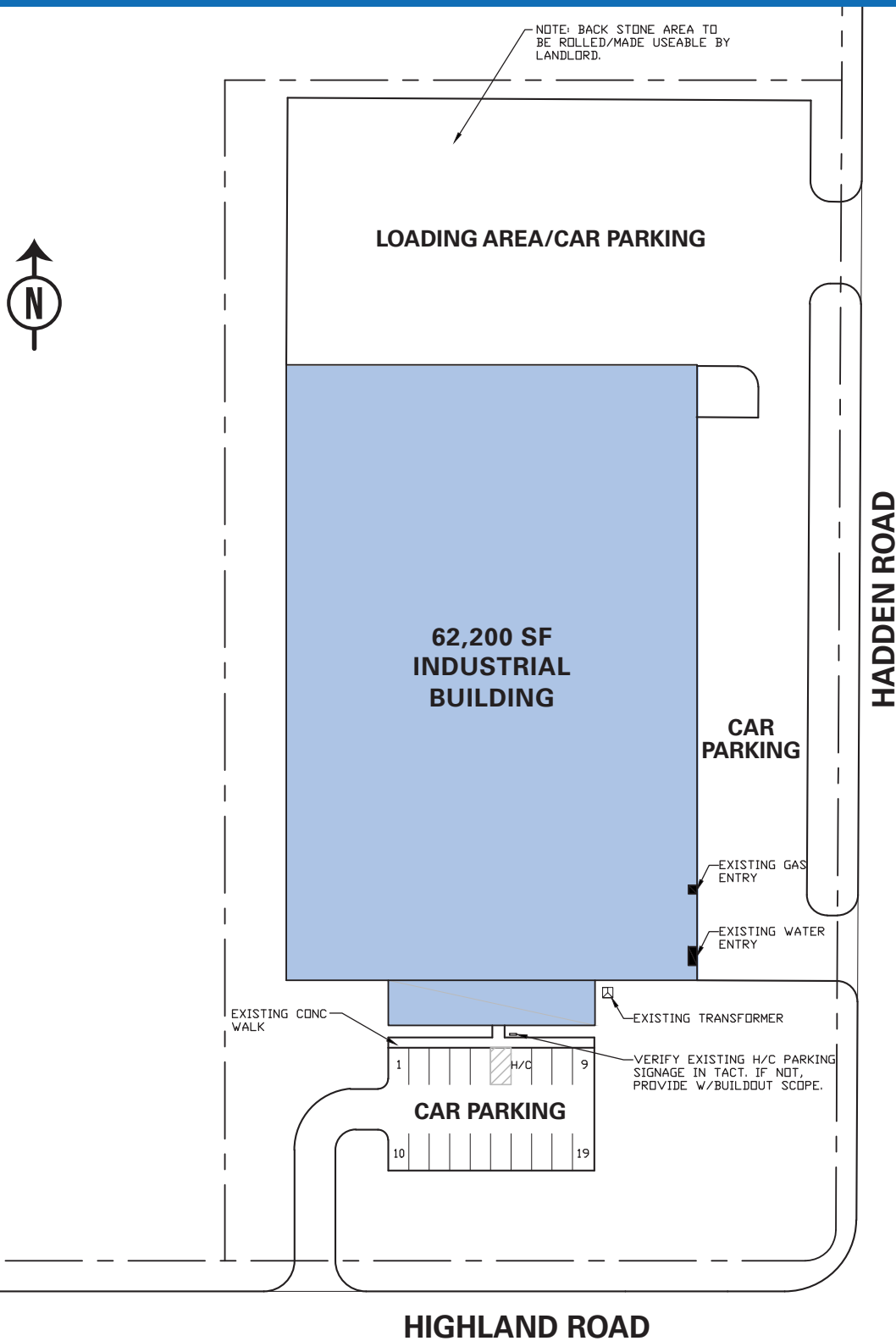
50' X 50'



Year Built/Construction Type

1984/Reinforced Concrete Slab





























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	
		 15.4% Spend 7+ hours commuting to and from work per week	 12,748 Total Businesses	 175,435 Total Employees
 \$79,781 Median Disposable Income				

