

# PRIME TWINSBURG / HUDSON BORDER LOCATION



# 7996 Darrow Rd. Twinsburg, OH 44087

#### TOTAL UNIT AREA: 46,768 SF Availability 4th Quarter 2024

### **Property Features**

- Reduced Price: \$2,800,000
- Professional Office and Special Use Space
- 16,825 SF Office
- 29,943 SF High Bay Warehouse
- (4) Drive-in Doors: 16' x 13'11"
- Building & Monument Signage
- Great Visibility and Parking
- Excellent Regional 3-County Location with over 17,500 Cars Daily
- Strategically Located at the SW Corner of Darrow Rd. (SR-91)
- Close to I-480, SR-8 and I-271



Jim Pickard Executive Vice President 330 472 3526 jim.pickard@naipvc.com

#### Margaret Slesnick

FOR SALE

Mixed Use Office / Warehouse

> Senior Associate 330 575 7584 margaret.slesnick@naipvc.com

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## FOR SALE Mixed Use Office / Warehouse

#### Office Photos

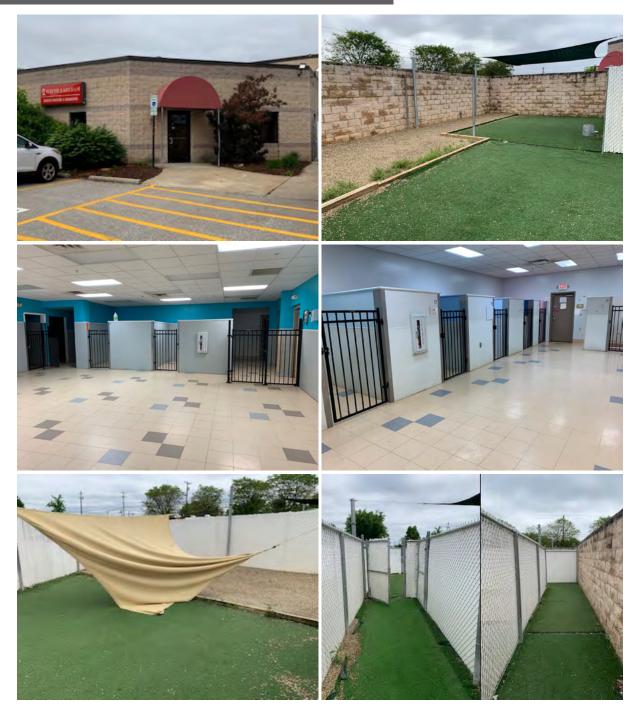


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### FOR SALE Mixed Use Office / Warehouse

#### Former Doggie Daycare / Groomer Area

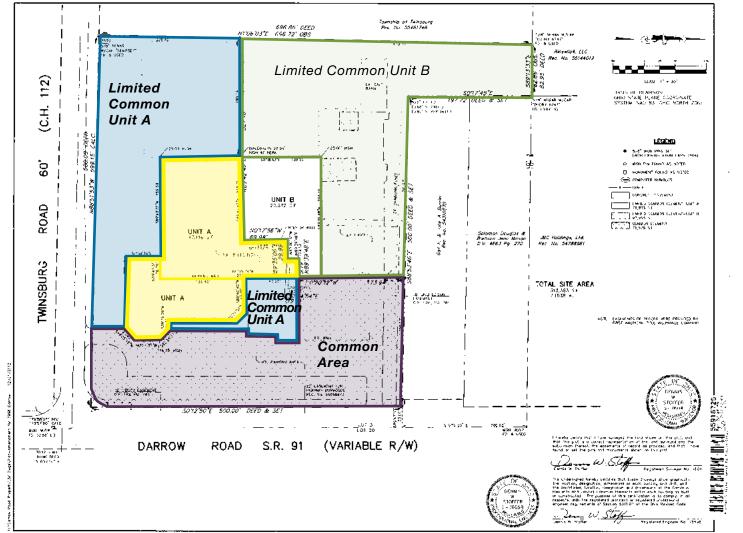


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Former Doggie Daycare / Groomer Area



7996 DARROW ROAD CONDOMINTUM

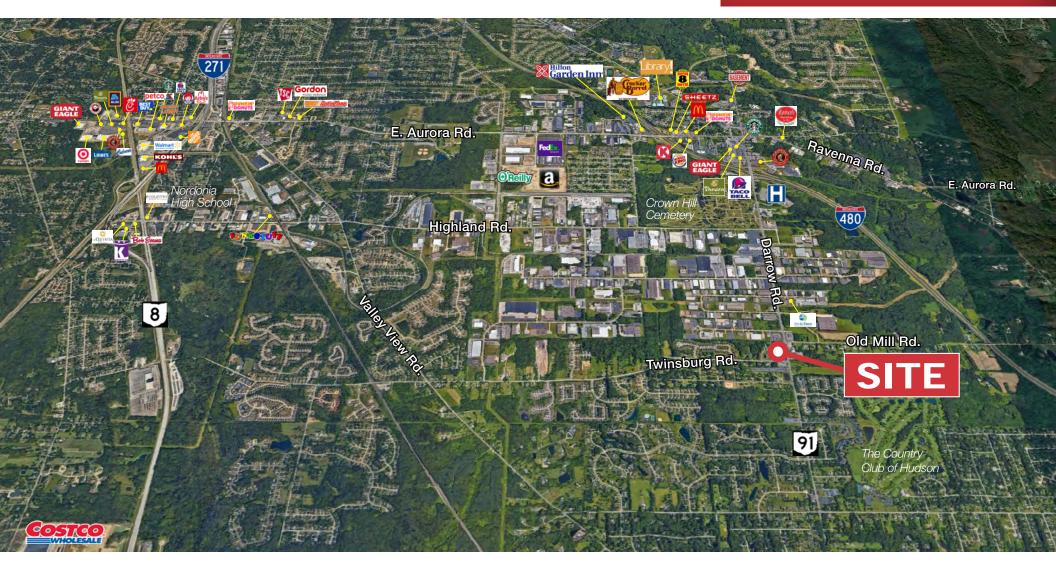


Jim Pickard **Executive Vice President** 

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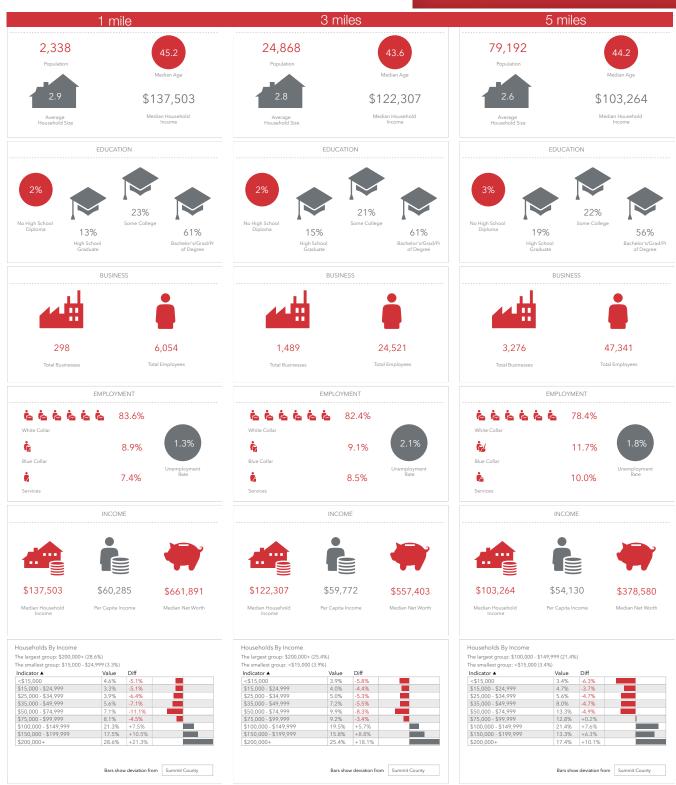


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# **N**IPleasant Valley

Property Details	UNIT SIZE:	46,768 SF
	OFFICE/FLEX:	16,825 SF
	WAREHOUSE:	29,943 SF
	CEILING HEIGHT:	whse: 24' office: 12'11" to deck
	OVERHEAD DOORS:	16' x 13'11"
	PROPERTY TYPE:	Mixed Use
	CONSTRUCTION:	Masonry and Steel
	ZONING:	Business Commercial
	YEAR BUILT / RENOVATED:	1995 / 2009
	SPRINKLERS:	Yes
	PARKING:	100 Spaces
	HEAT / AIR CONDITIONING:	Gas: Forced / Air: Central
Purchase Details	REDUCED PRICE:	\$2,800,000
Location Details	INTERCHANGE / DISTANCE:	I-480: 2 miles SR-8: 5 miles I-271: 5 miles
	LOCATED:	Regional 3-County Location Close to I-480, SR-8 and I-271 SW Corner of Twinsburg Rd. and Darrow Rd. Adjacent to Twinsburg Township Service Center
	BUS AVAILABLE:	Yes
	TRAFFIC COUNT:	17,500 VPD

Notes

Availability 4th Quarter 2024

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