

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

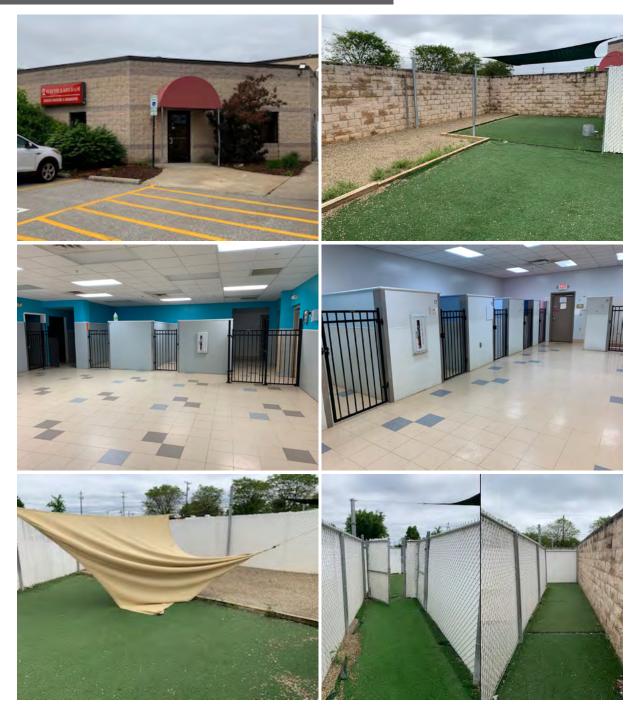


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FOR SALE Mixed Use Office / Warehouse

Former Doggie Daycare / Groomer Area

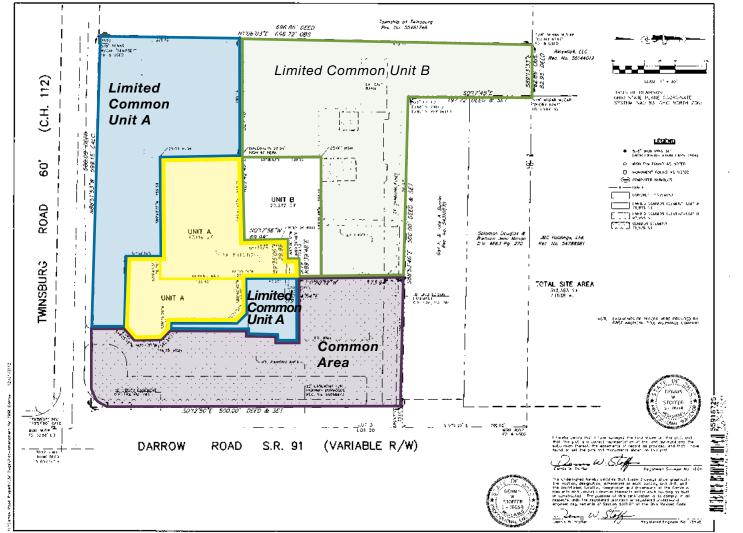


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7996 DARROW ROAD CONDOMINTUM

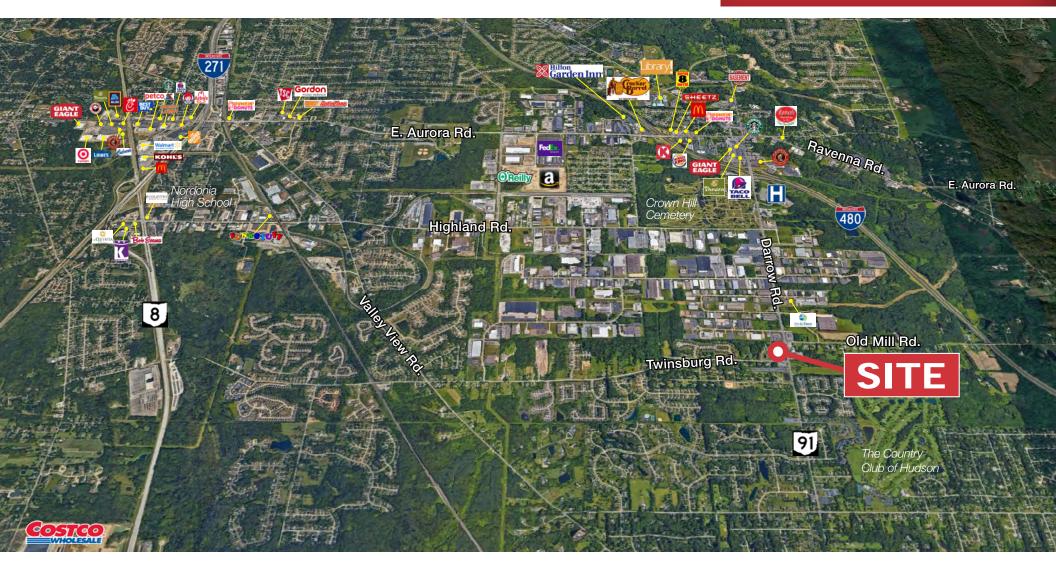


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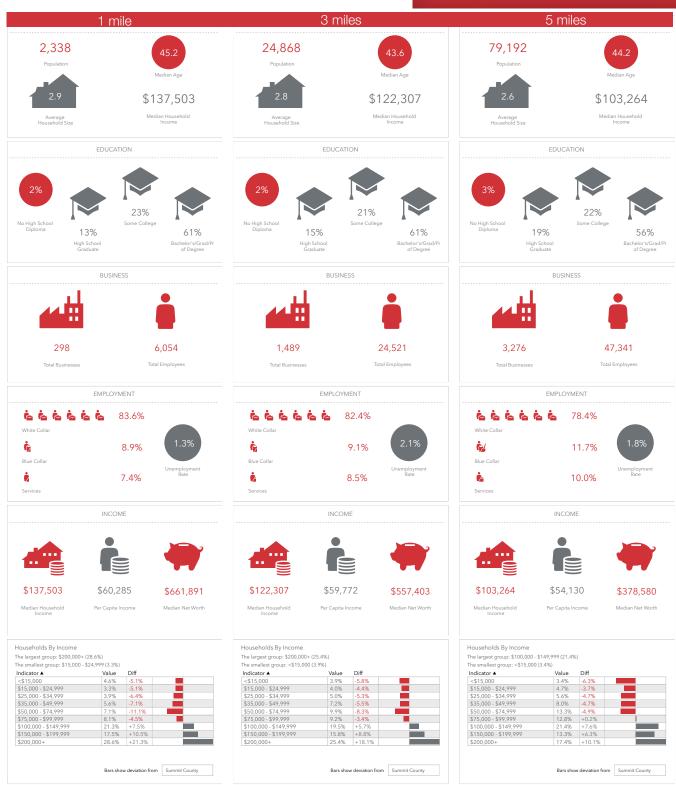


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NIPleasant Valley

| 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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