

PRIME TWINSBURG / HUDSON BORDER LOCATION

Price Reduced



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

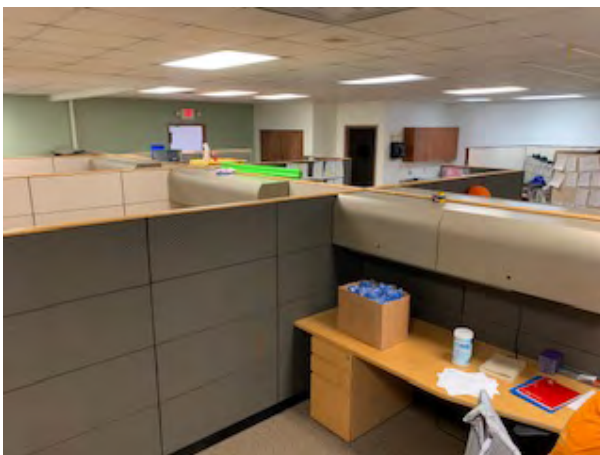
**Margaret Slesnick**  
Senior Associate  
330 575 7584  
margaret.slesnick@naipvc.com

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**FOR SALE**

Mixed Use  
Office / Warehouse

Office Photos



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**NAI Pleasant Valley**

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
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**FOR SALE**

Mixed Use  
Office / Warehouse

Former Doggie Daycare / Groomer Area



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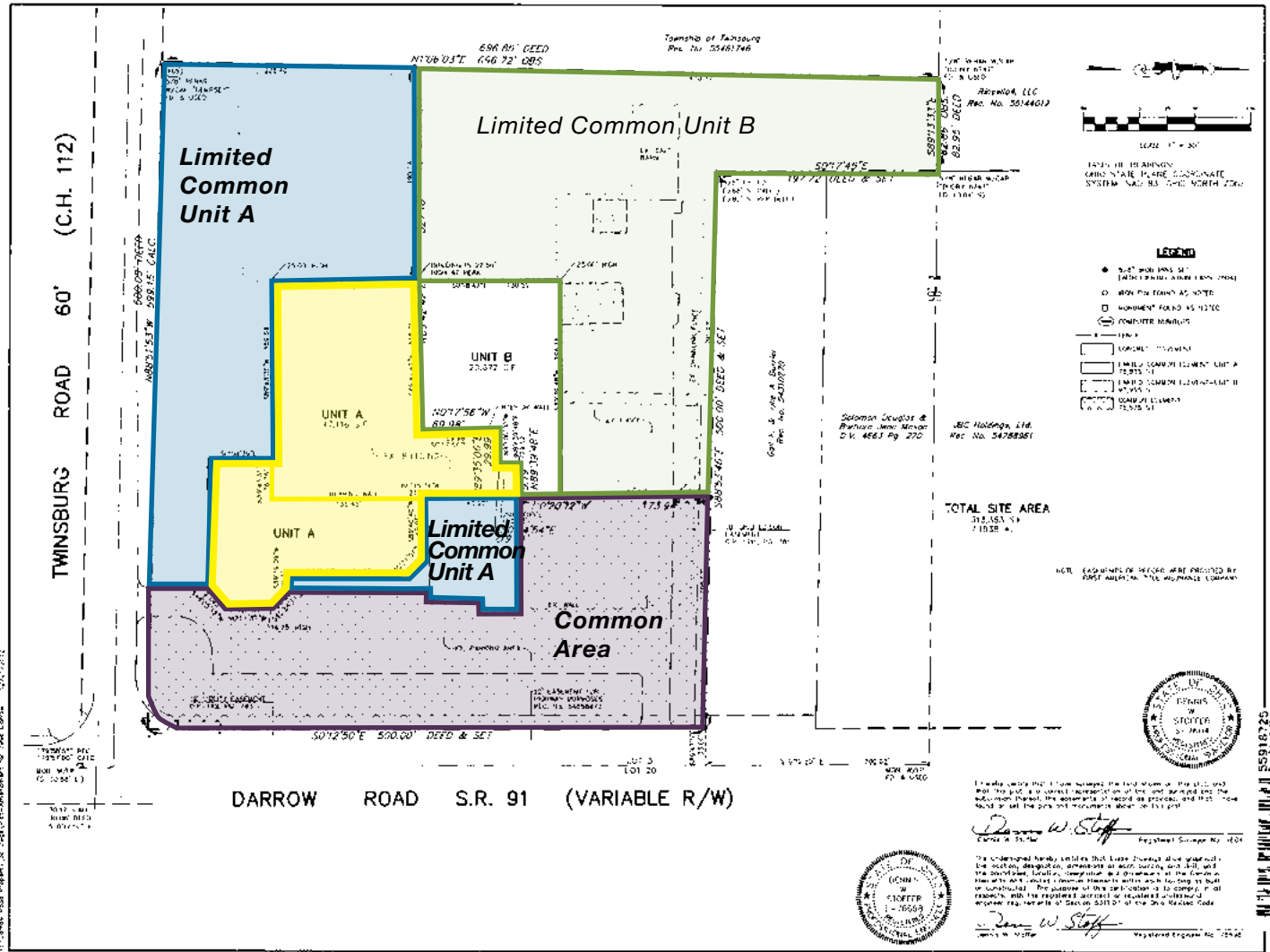
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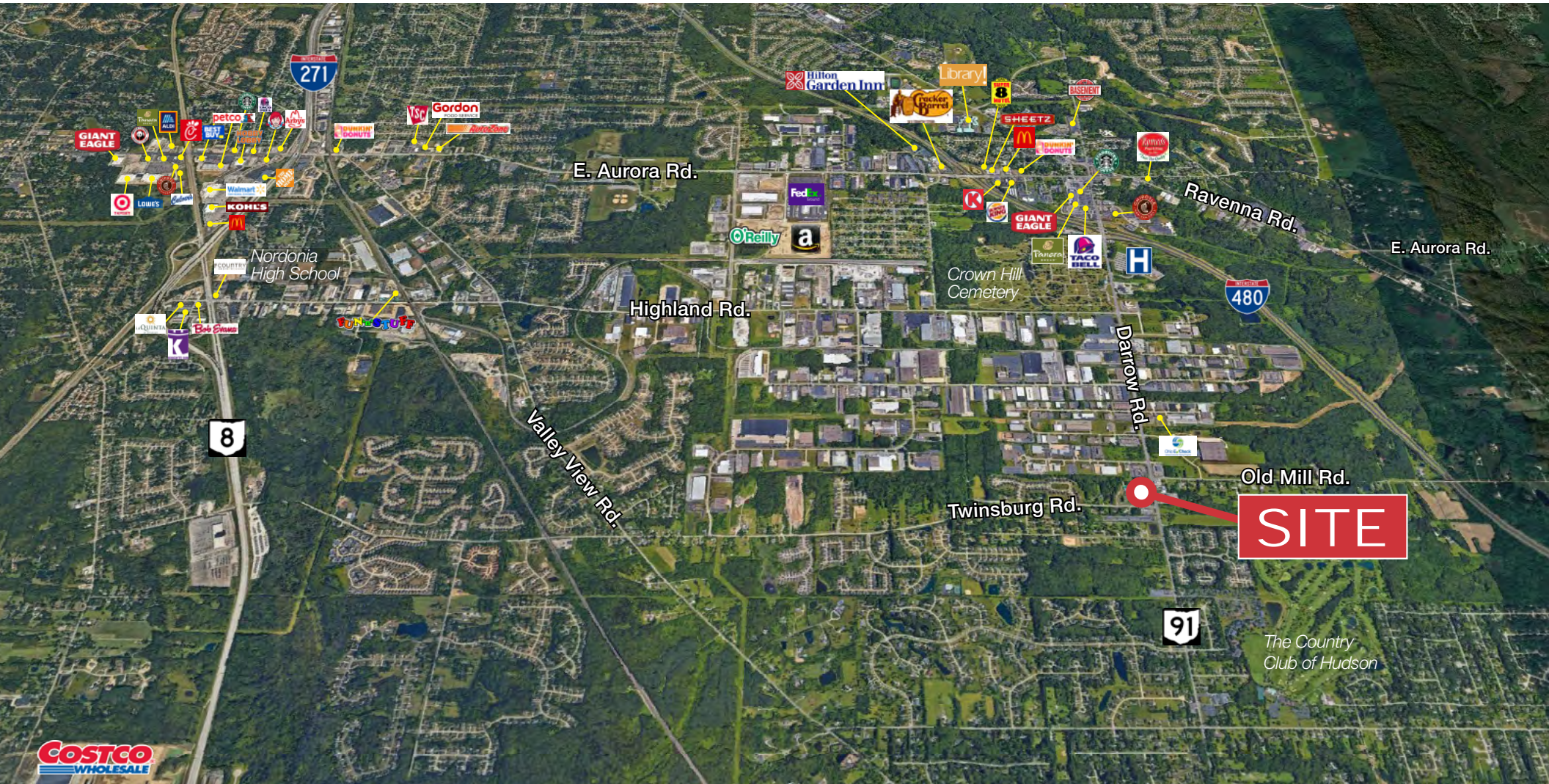
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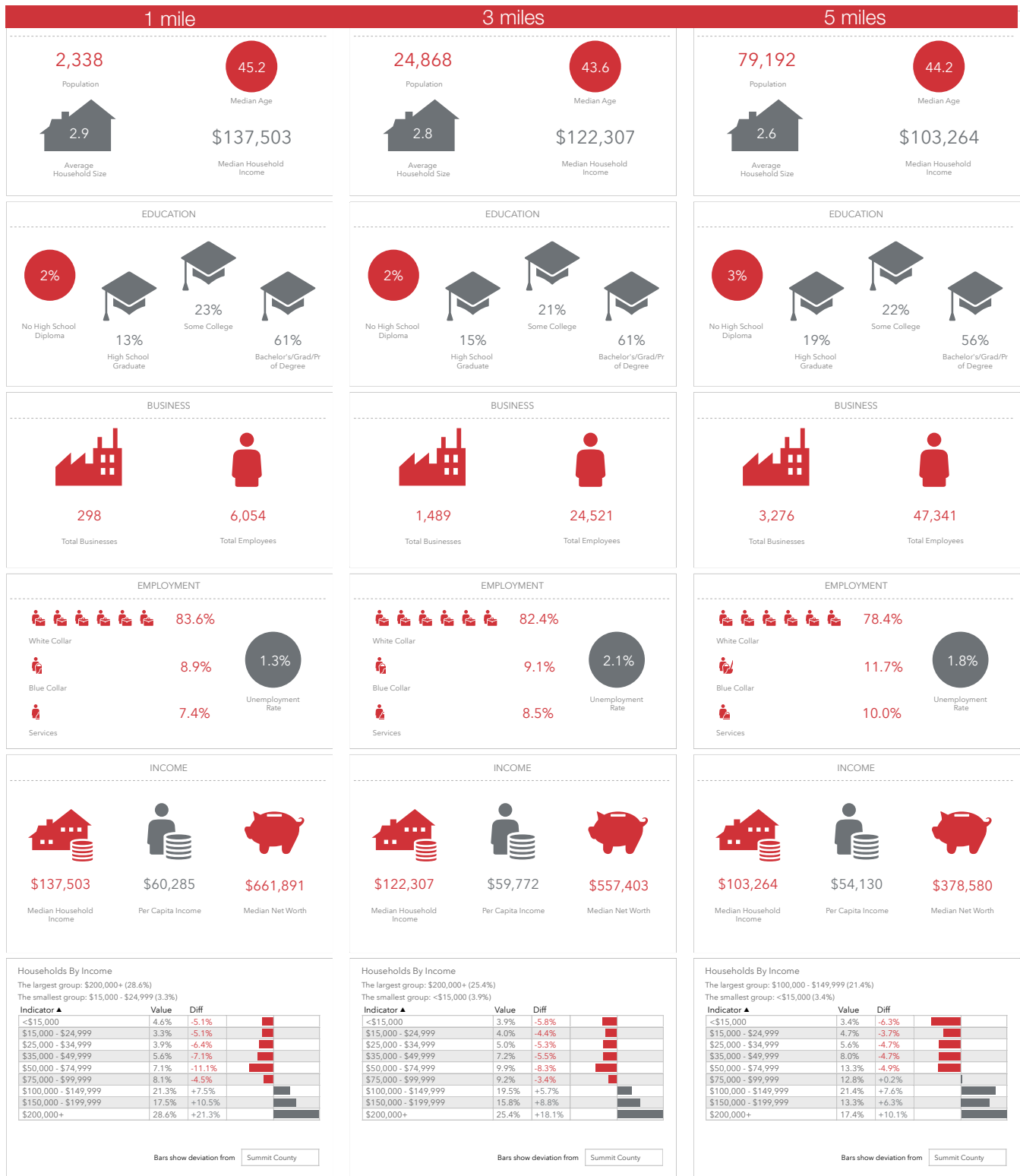
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**Property Details**

<b>UNIT SIZE:</b>	46,768 SF
<b>OFFICE/FLEX:</b>	16,825 SF
<b>WAREHOUSE:</b>	29,943 SF
<b>CEILING HEIGHT:</b>	whse: 24' office: 12'11" to deck
<b>OVERHEAD DOORS:</b>	16' x 13'11"
<b>PROPERTY TYPE:</b>	Mixed Use
<b>CONSTRUCTION:</b>	Masonry and Steel
<b>ZONING:</b>	Business Commercial
<b>YEAR BUILT / RENOVATED:</b>	1995 / 2009
<b>SPRINKLERS:</b>	Yes
<b>PARKING:</b>	100 Spaces
<b>HEAT / AIR CONDITIONING:</b>	Gas: Forced / Air: Central

**Purchase Details**

<b>REDUCED PRICE:</b>	\$2,800,000
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**Location Details**

<b>INTERCHANGE / DISTANCE:</b>	I-480: 2 miles SR-8: 5 miles I-271: 5 miles
<b>LOCATED:</b>	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
<b>BUS AVAILABLE:</b>	Yes
<b>TRAFFIC COUNT:</b>	17,500 VPD

**Notes**

Availability 4th Quarter 2024

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