



SF AVAILABLE  
**50,000 – 120,000**

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BASE RENT  
**\$5.00/SF**

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ESTIMATED OPEX  
**\$1.75/SF**

## WAREHOUSE SPACE AVAILABLE

1793 Enterprise Pkwy | Twinsburg, OH 44087

 **Allegro**  
Real Estate Brokers & Advisors

## DETAILS

1793 Enterprise Pkwy | Twinsburg, OH 44087

### WAREHOUSE SF AVAILABLE

50,000-120,000 SF (No office SF included)

### AVAILABLE POWER

2,000 amps 480/277V

### RENT

\$5.00/SF NNN

### DOCKS AVAILABLE

6-10

### ESTIMATED OPERATING EXPENSES

\$1.75/SF

### CLEAR HEIGHT

20'

### TOTAL BUILDING RSF

300,900 SF

### COLUMN SPACING

36' x 40'

### LIGHTING

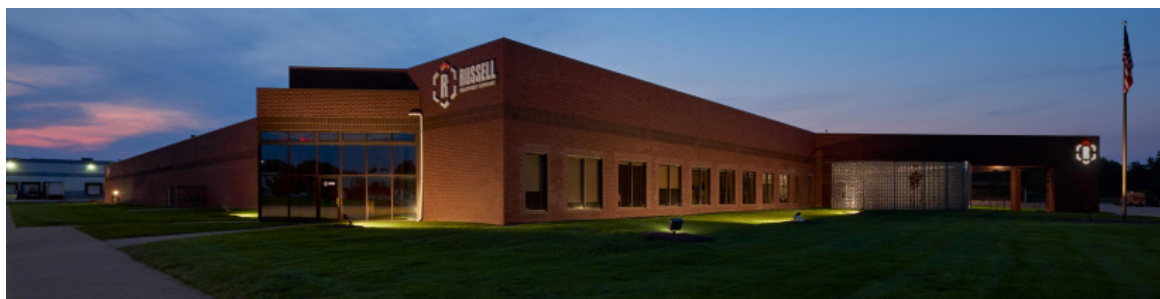
Newly Upgraded LED

### SUPPRESSION SYSTEM

Ordinary hazard sprinklers

### ZONING

Industrial (Twinsburg Township)



### LISTED BY:

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330.701.1989

**JONAH CONWAY**  
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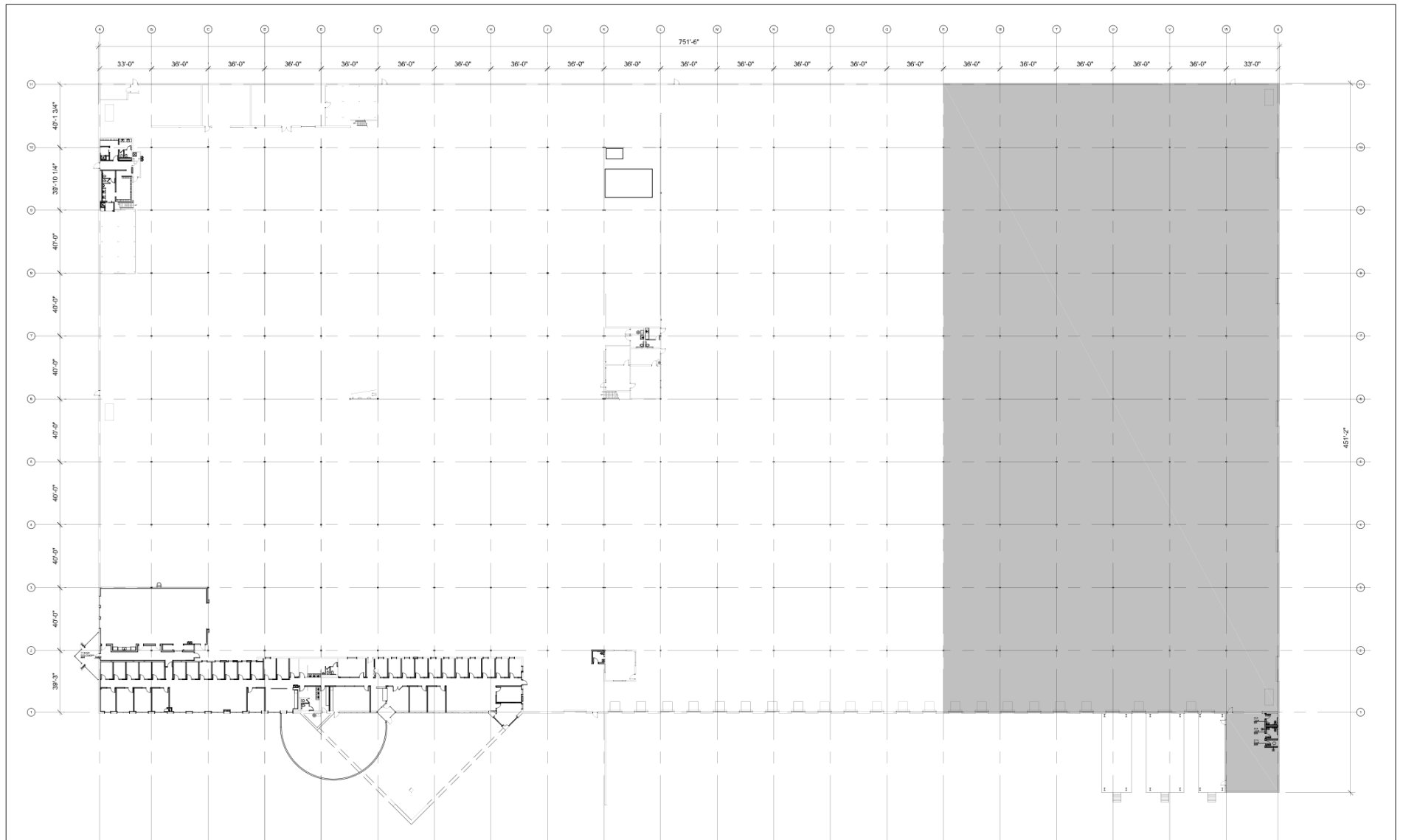
1938 Euclid Avenue, Suite 200  
Cleveland, Ohio 44115  
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1793 ENTERPRISE PKWY | TWINSBURG, OH 44087

# FLOORPLAN





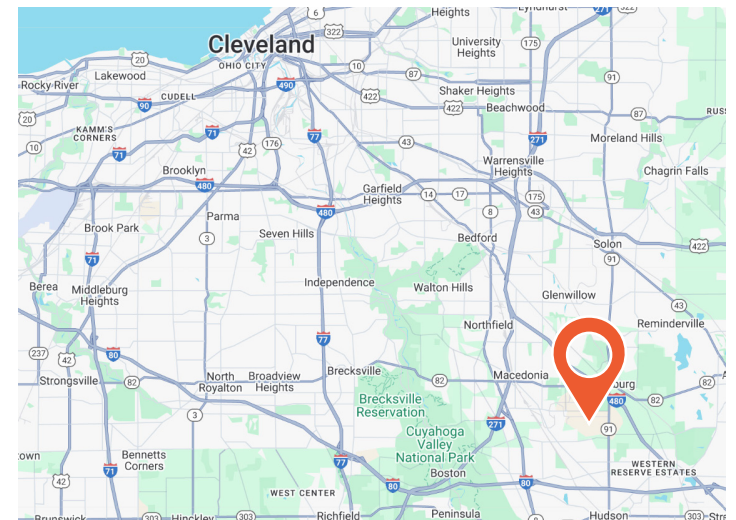
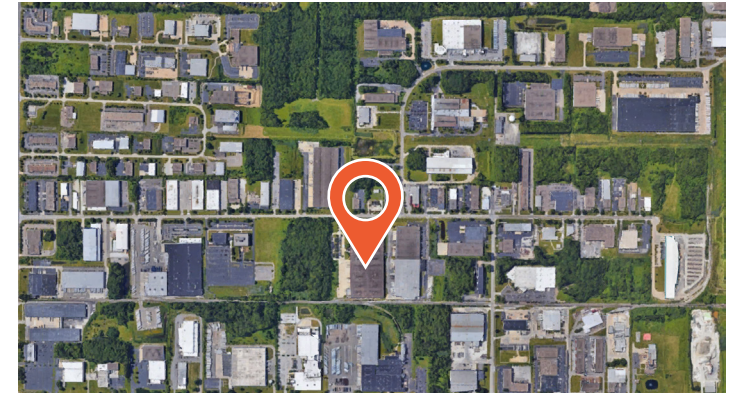
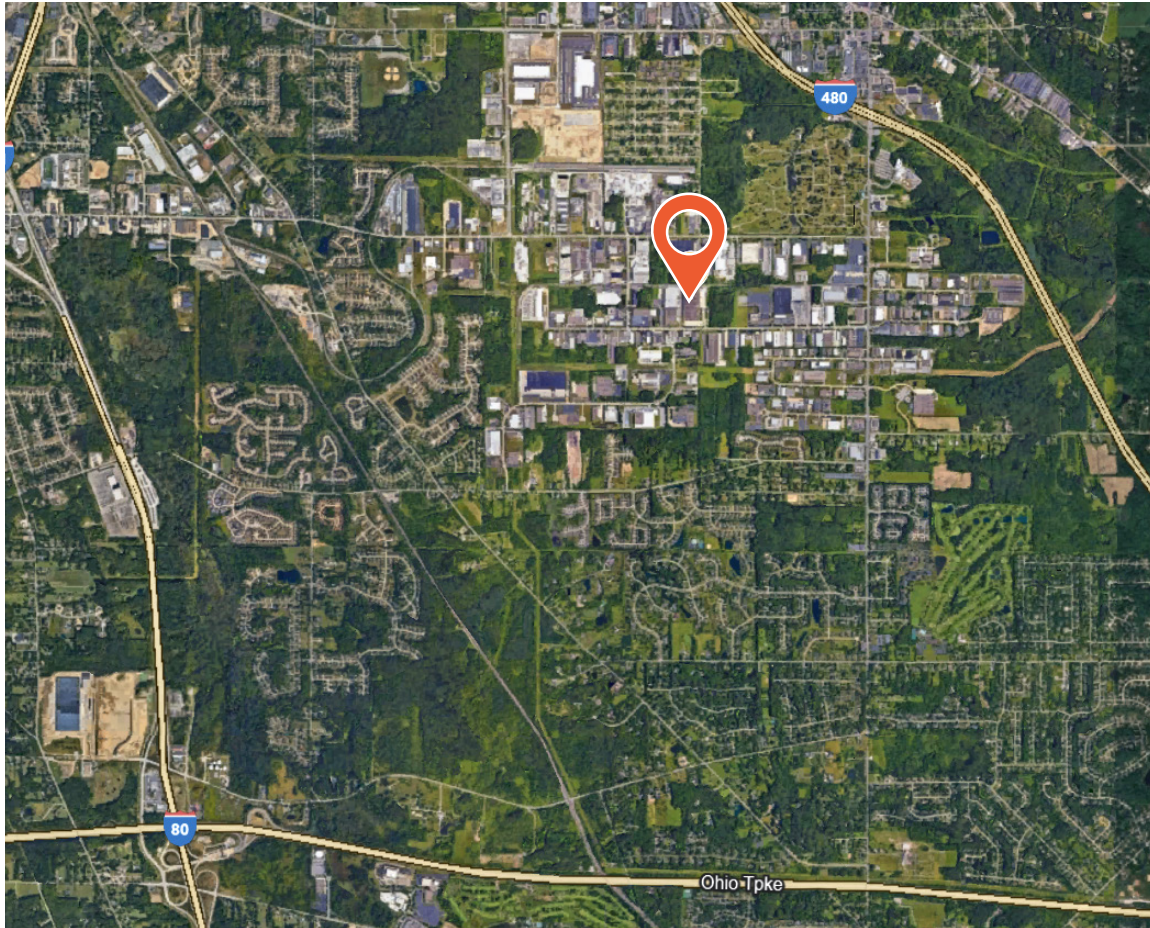
## PROPERTY PHOTOS





# LOCATION

LOCATED IN A WELL-ESTABLISHED INDUSTRIAL AREA IN TWINSBURG, OH



FANTASTIC HIGHWAY ACCESS



2 Miles - I-480



2.7 Miles - I-271



3.3 Miles - I-80

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