



150,000 SF  
INDUSTRIAL  
BUILDING



# 150,000 SF PRIME WAREHOUSE/INDUSTRIAL PROPERTY FOR SALE

8037 Bavaria Rd. | Twinsburg, OH 44087

Partial roof layover completed Spring 2024

Within a 6-minute drive from I-480, located in Twinsburg's established industrial corridor

Property immediately available for owner-user or investment lease-up opportunity



**Allegro**

Real Estate Brokers & Advisors



# EXECUTIVE SUMMARY

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8037 Bavaria Rd | Twinsburg, OH 44087

Allegro Realty Advisors, on behalf of ownership as its exclusive advisor, is pleased to bring to market 8037 Bavaria Rd, a climate controlled industrial building in Twinsburg, Ohio. 8037 Bavaria Rd is an industrial property totaling 150,000 square feet, of which 20,700 SF is office and 129,300 SF is warehouse. The property is currently unoccupied, allowing a buyer to either lease out the property for consistent cash flow, or move their business operations into the space. The subject property is situated on 13.63 acres, and currently offers a clear height of 18'4", three drive-in doors, and five loading docks with levelers. The building was built with an attractive split face block construction, and offering a power capacity at 2400-amp, 480 volt, 3-phase. The seller had a partial roof layover completed Spring 2024, with the work performed by Allied Roofing. The building is fully sprinklered and provides air conditioning throughout the warehouse space.

8037 Bavaria Rd is located in the heart of the established Twinsburg Industrial corridor, within an approximately 6-minute drive to I-480 and a 12-minute drive to the Ohio Turnpike. Some of the surrounding businesses located in this industrial corridor consist of PepsiCo, Coca-Cola, Russell Equipment, Penske, and Grainger. The city of Twinsburg is the home of over 980 businesses, with a population of 20,000 people, boasting a workforce of more than 11,000 individuals.

## LISTED BY:

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# OFFERING HIGHLIGHTS

- 150,000 SF Industrial Property for sale
  - 20,700 SF Office
  - 129,300 SF Warehouse
- Clear Height: 18'4"
- Drive-In Doors: 3
- Loading Docks: 5 with load levelers
- 2400-amp, 480 volt, 3-phase
- Building is fully sprinklered
- Attractive split face block construction
- Warehouse space is fully air-conditioned
- Partial roof layover completed Spring 2024
- Property immediately available for owner-user or investment lease-up opportunity
- Ample open space for workstations and collaboration in 20,700 SF of built-out office
- Within a 6-minute drive from I-480, located in Twinsburg's established industrial corridor

LIST PRICE  
**\$9,300,000**

PRICE/SF  
**\$62.00**

## PROPERTY HIGHLIGHTS



Climate Controlled  
Commercial  
Property



150,000 SF  
Building



Recent Partial  
Roof Replacement



Lease-Up  
Potential



Existing Built-Out  
Office Space



Highly Accessible  
Location

# PROPERTY DETAILS



## Highlights

<b>Address</b>	8037 Bavaria Rd Twinsburg, OH 44087
<b>Building GLA</b>	150,000 SF
<b>List Price</b>	\$9,300,000
<b>Price/SF</b>	\$62.00/SF

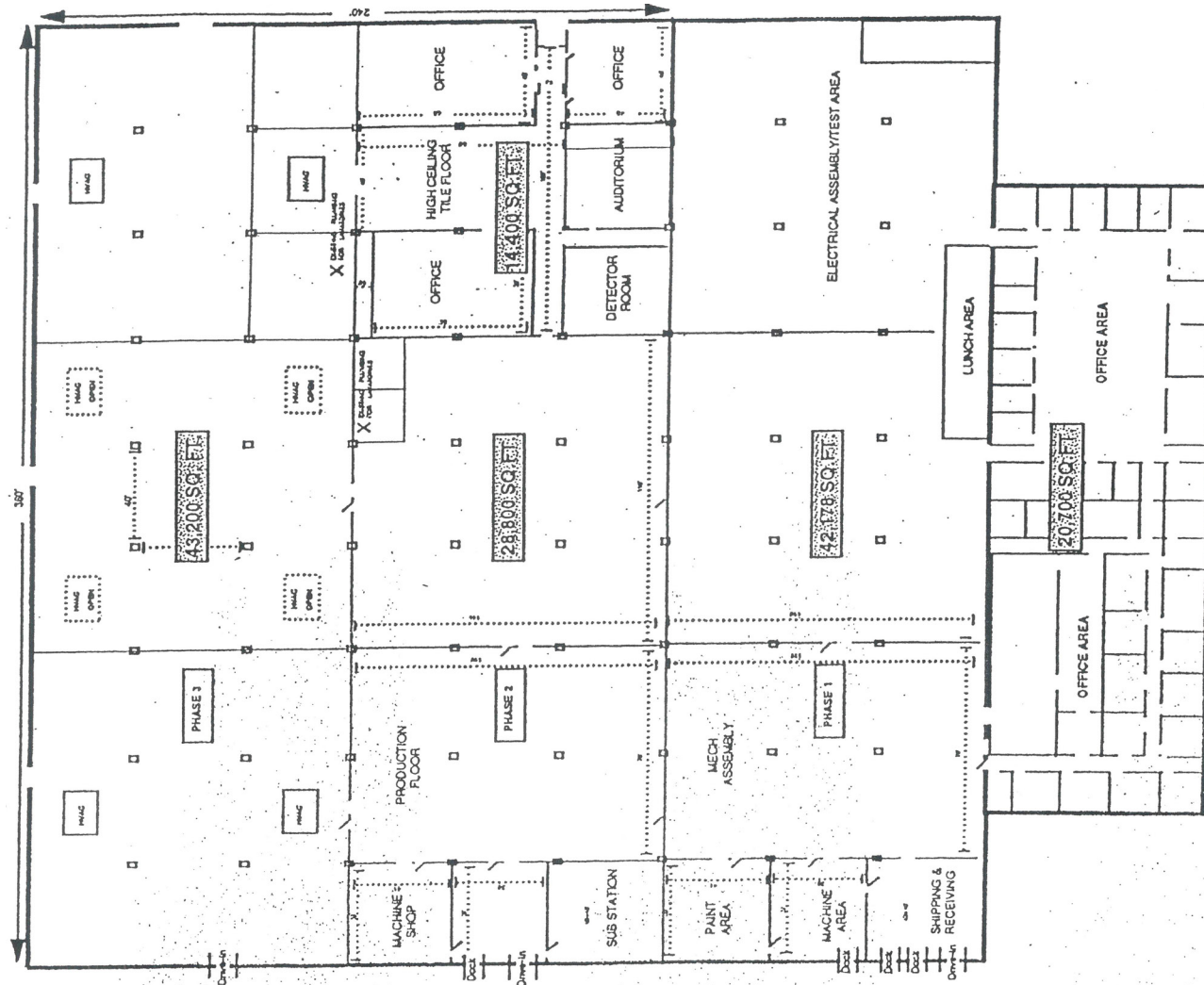
## Property Summary

<b>Lot Size</b>	13.63 acres
<b>Year Built/Renovation</b>	1991
<b>Number of Parcels</b>	1
<b>Parcel Number</b>	6204423
<b>2024 Property Taxes</b>	\$168,013.80
<b>Number of Floors</b>	1
<b>Exterior</b>	Masonry



# SITE PLAN

8037 Bavaria Rd. | Twinsburg, OH 44087





# LOCATION AERIAL

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PRICE/SF  
**\$62.00**





# PARCEL MAP

LIST PRICE  
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PRICE/SF  
**\$62.00**







EXTERIOR PROPERTY PHOTOS







INTERIOR PROPERTY PHOTOS



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