

# AVAILABLE FOR LEASE

## 50,000 – 299,000 SF Spec Warehouse Building Space

Old Mill Road | Twinsburg, Ohio

Conceptual Rendering



**LEASE RATES**  
WAREHOUSE: \$8.00/SF NNN  
OFFICE: \$15.50/SF NNN

**ESTIMATED  
OPERATING EXPENSES**  
\$2.07/SF

### HIGHLIGHTS



**AVAILABLE SPACE**  
50,000-299,000 SF



**DOCKS/DRIVE-INS**  
68 DOCKS/3 DRIVE-INS



**32 FT**  
CLEARANCE HEIGHT



**NEARBY HIGHWAY ACCESS**  
VIA I-480, CONNECTING TO  
I-271 AND I-80



**Terry Coyne**  
Vice Chairman  
216.218.0259  
Terry.Coyne@nmrk.com  
Licensed Real Estate Broker



**Claire Coyne McCoy**  
Director  
216.453.3015  
Claire.Coyne@nmrk.com  
Licensed Real Estate Salesperson

**NEWMARK**

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*Terry* **COYNE**.com



**OFFICE**  
BUILT-TO-SUIT



**LIGHTING**  
LED



**CONCRETE FLOORS**  
7 INCH



**TOTAL SITE SIZE**  
27 ACRES



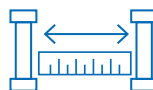
**AUTOMOBILE PARKING**  
230 SURFACE SPACES



**SPRINKLER SYSTEM**  
ESFR

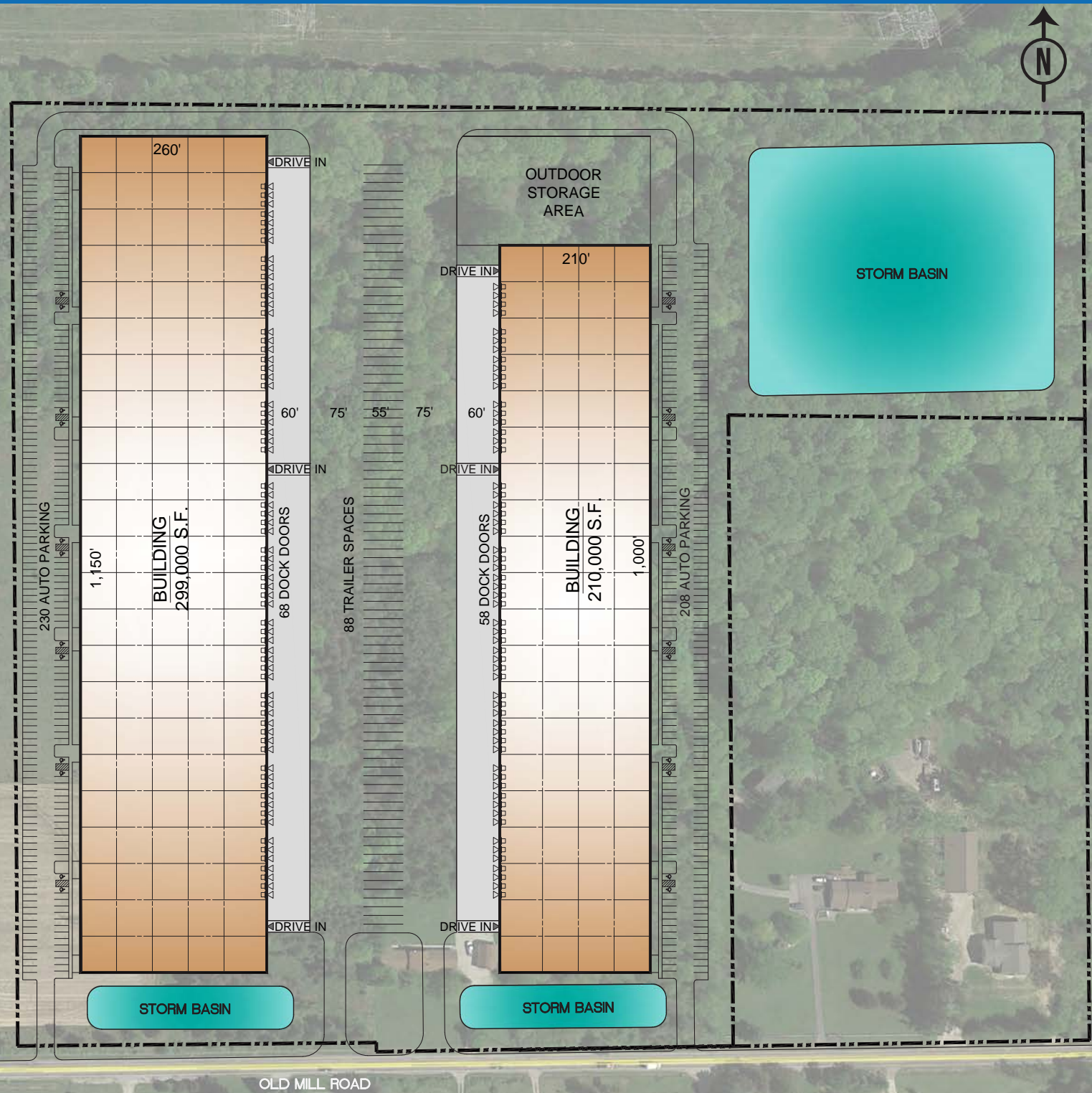


















**TRUCK PARKING**  
71 TRAILER SPACES



**COLUMN SPACING**  
50 X 45 FT

**SPEED BAYS**  
60 FT



KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>754,824</b> Population	 <b>23%</b> High School Diploma	 <b>\$61,710</b> Median Household Income	 <b>72%</b> White Collar	 <b>10%</b> Services
 <b>43.2</b> Median Age	 <b>28%</b> Some College	 <b>\$37,672</b> Per Capita Income	 <b>17%</b> Blue Collar	 <b>5.1%</b> Unemployment Rate
 <b>306,885</b> Households	 <b>40%</b> Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
		 <b>16%</b> Spend 7+ hours commuting to and from work per week	 <b>28,680</b> Total Businesses	 <b>457,956</b> Total Employees
 <b>\$51,842</b> Median Disposable Income				



GREAT LOCATION CLOSE TO I-480, RETAIL AND BUSINESSES





