

B-1B

B-2

B-3

B-4

B-1A

FOR SALE FLEX WAREHOUSE

2307 East Aurora Road

TWINSBURG, OH 44087

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
NUMBER OF UNITS:	5 units totaling approx. 22,993 SF
ZONING:	I-M Innovation and Manufacturing District
CLEAR HEIGHT:	12'3 to 17'2"
DRIVE INS: (3)	(12'x14')
DOCKS: (3)	(8'x10')
PARCEL NUMBERS:	6407446, 6407447, 6406016, 6406017, 6406018

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PROPERTY DESCRIPTION

The Subject Property, built in 1993, consists of five condominium units totaling approximately 23,993 SF. The property includes two office end units totaling approximately 9,733 and three industrial flex units each approximately 4,400 SF.

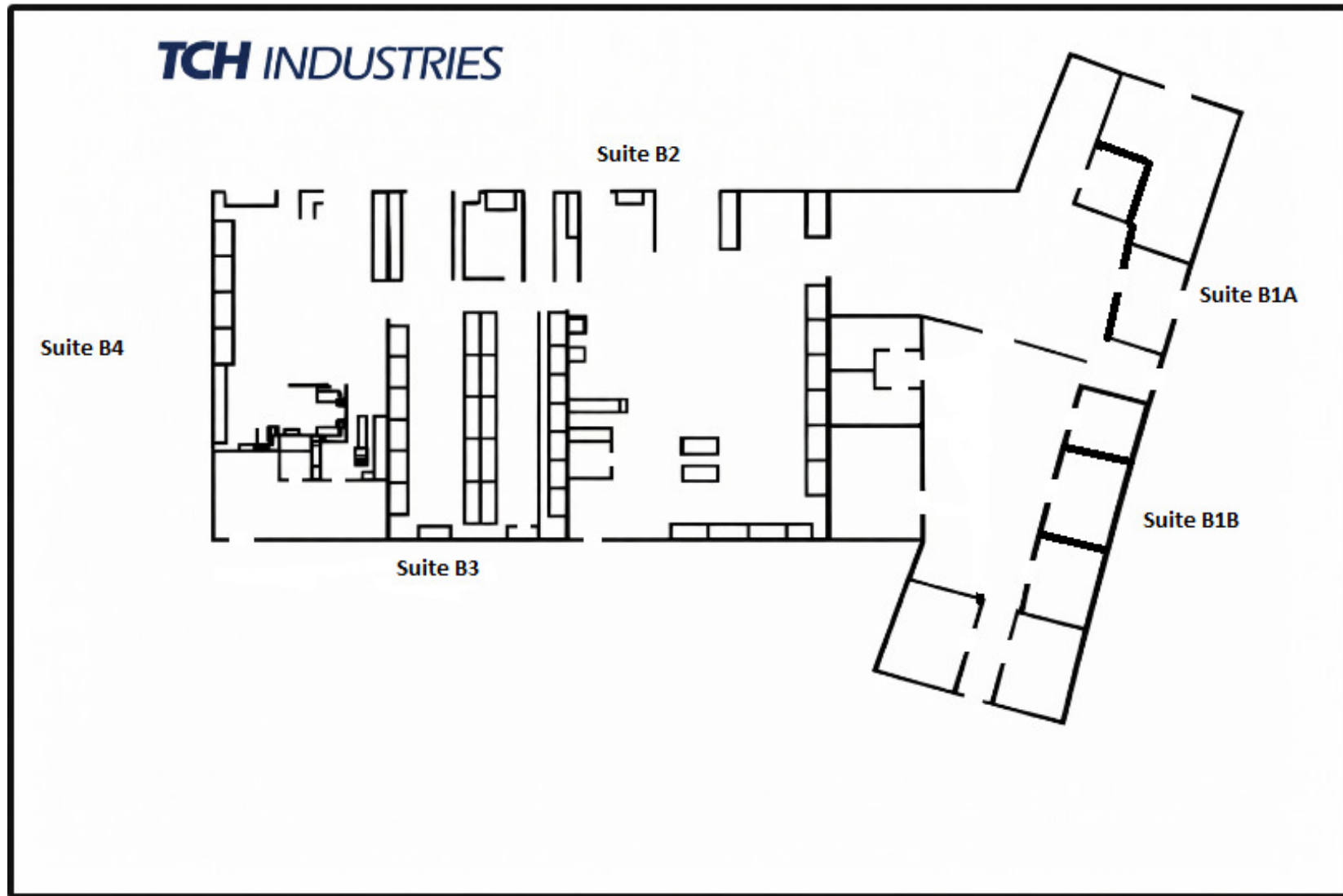
Flex Unit B-1A includes 4,940 SF including 2,217 SF of warehouse space, 1,100 SF of office, 858 SF of retail frontage, and a 630 SF breakroom.

Office Unit B-1B includes 4,793 SF including full bullpen, 5 offices, and a conference room.

Industrial Units B-3, B-4, and B-5 are 4,400 SF flex unit features a 3 phase power 200 amp service, 17'2" clear height, a 14'x 12 drive in door, and a 10'x 8'dock door. Some of the flex units are equipped with restrooms and some have office. Each unit has its own separate entrance.

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FLOORPLAN



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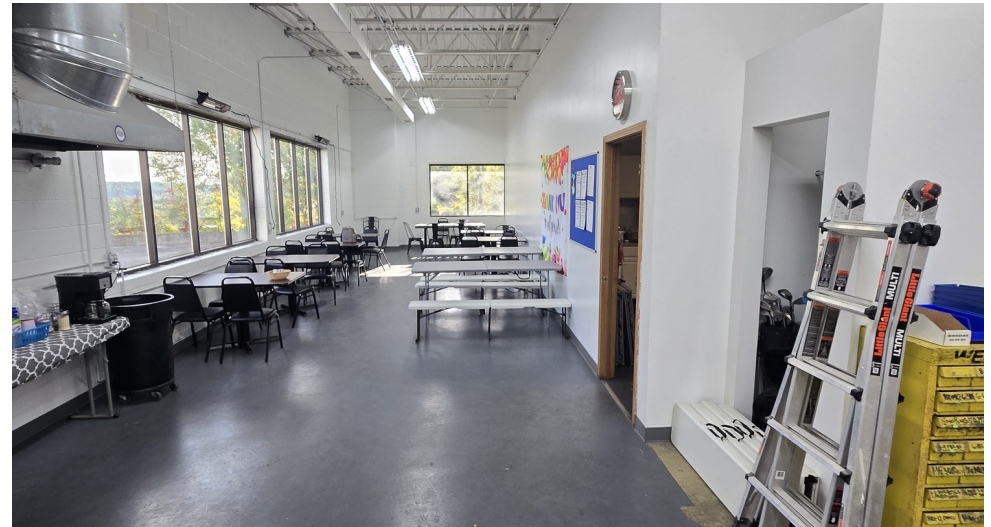
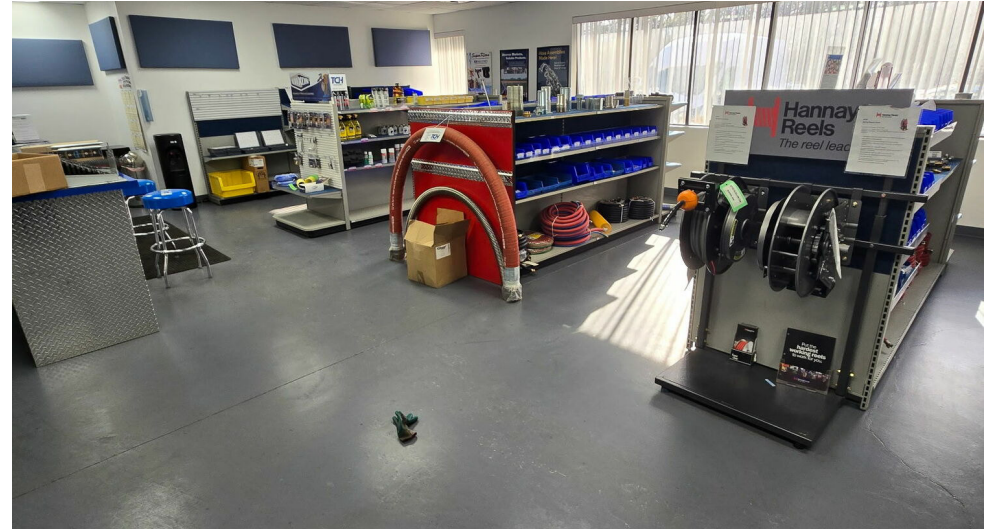
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SUITE B-1A



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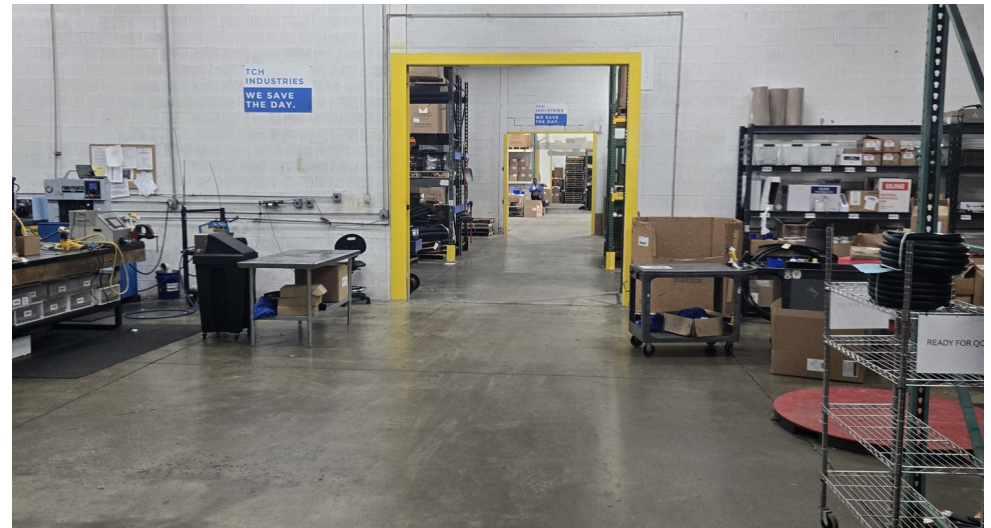
SUITE B1-B



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SUITE B-2,3,4



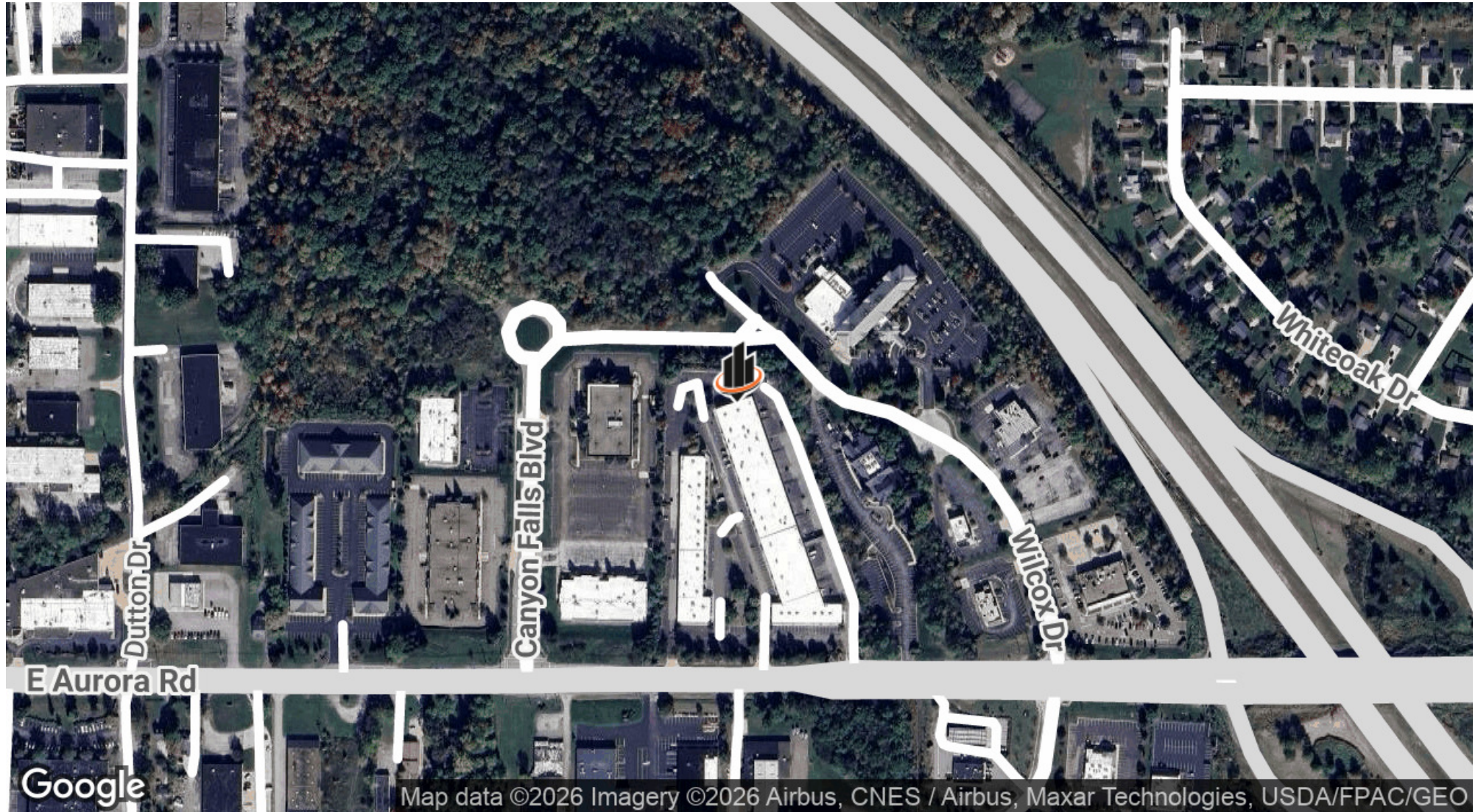
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LOCATION MAP



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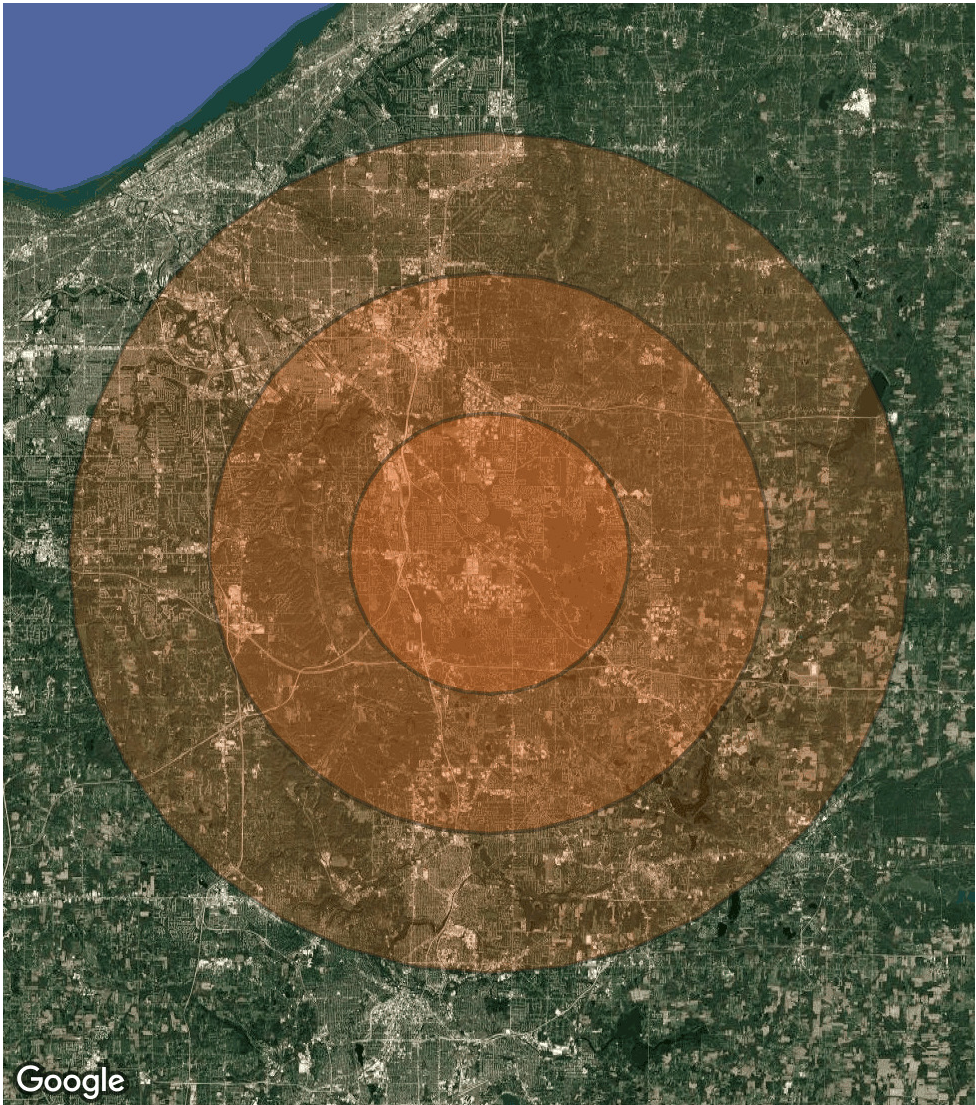
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DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	87,179	292,555	839,299
AVERAGE AGE	43	43	43
AVERAGE AGE (MALE)	42	42	41
AVERAGE AGE (FEMALE)	45	45	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	34,001	119,809	356,439
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$143,698	\$131,631	\$109,275
AVERAGE HOUSE VALUE	\$368,788	\$335,718	\$276,064

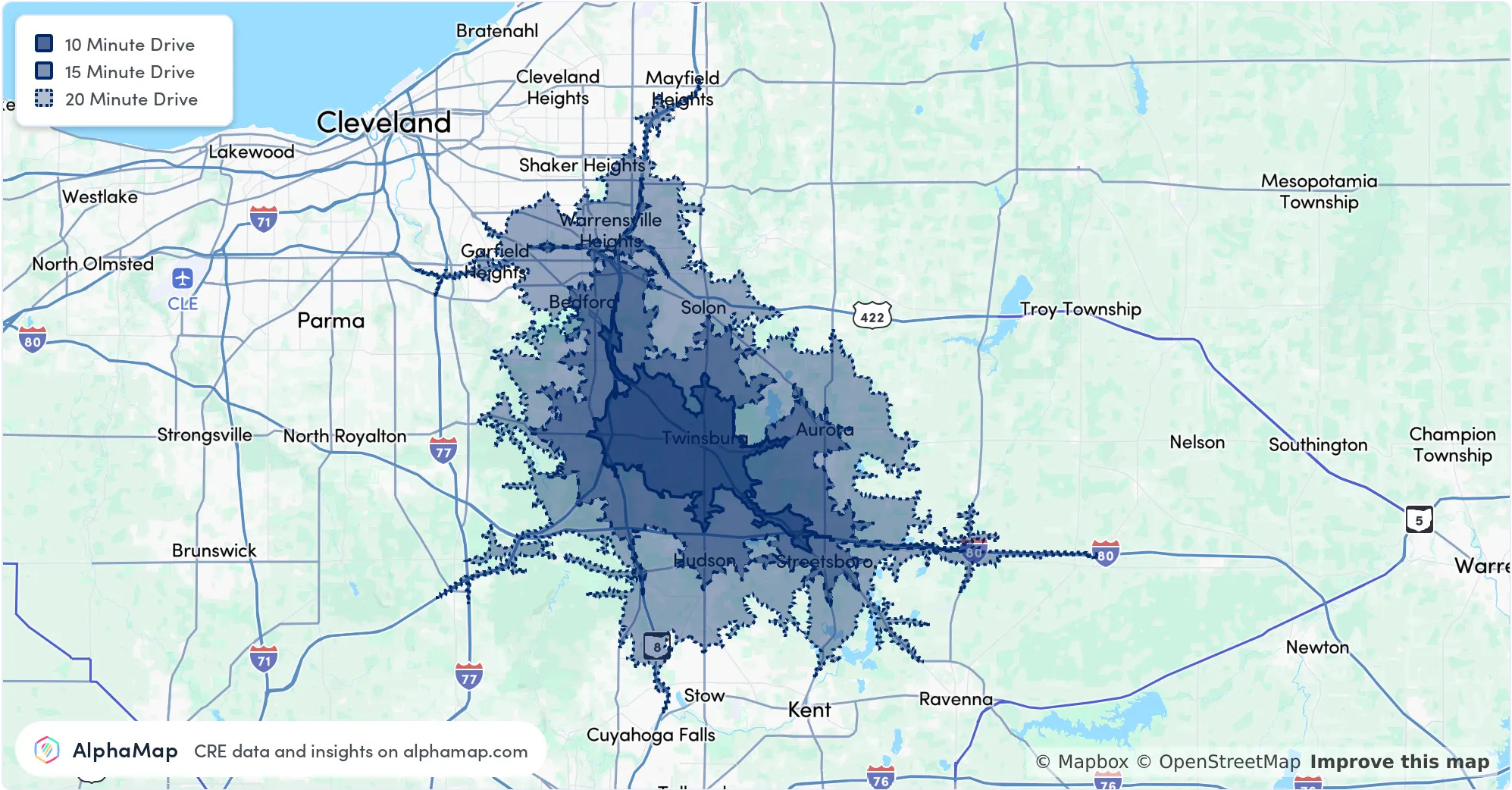
Demographics data derived from AlphaMap



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AREA ANALYTICS



Map and demographics data derived from AlphaMap

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