

FOR SALE AND LEASE

2398 EAST ENTERPRISE PKWY

TWINSBURG, OH 44087



12,945 SF OFFICE/WAREHOUSE

NEWMARK



Terry Coyne
Vice Chairman
t 216-218-0259
terry.coyne@nrmk.com



Claire Coyne McCoy
Director
t 216-453-3015
claire.coyne@nrmk.com

PROPERTY INFORMATION

Sale Price: \$983,820 (\$76/SF)

Lease Rate: \$8.50/PSF

Estimated OPEX: \$2.19/SF

Includes building and grounds maintenance, utilities, tax, insurance.



Total Space: 12,945 SF



Warehouse: 4,924 SF



Office: 8,021 SF



One dock



Two drive-in doors, with the ability to drive through the building



20' Clear height



1.79 Acres with the ability for expansion



Ample parking



240V/600A/3-Phase Power



Building Automation System (BAS)



Individual Zone Control (variable air volume units), including a ceiling panel hot water radiation system along with a separate RTU



Warehouse locker rooms, with dual showers in each



800 SF Office/Kitchenette/Lunchroom area

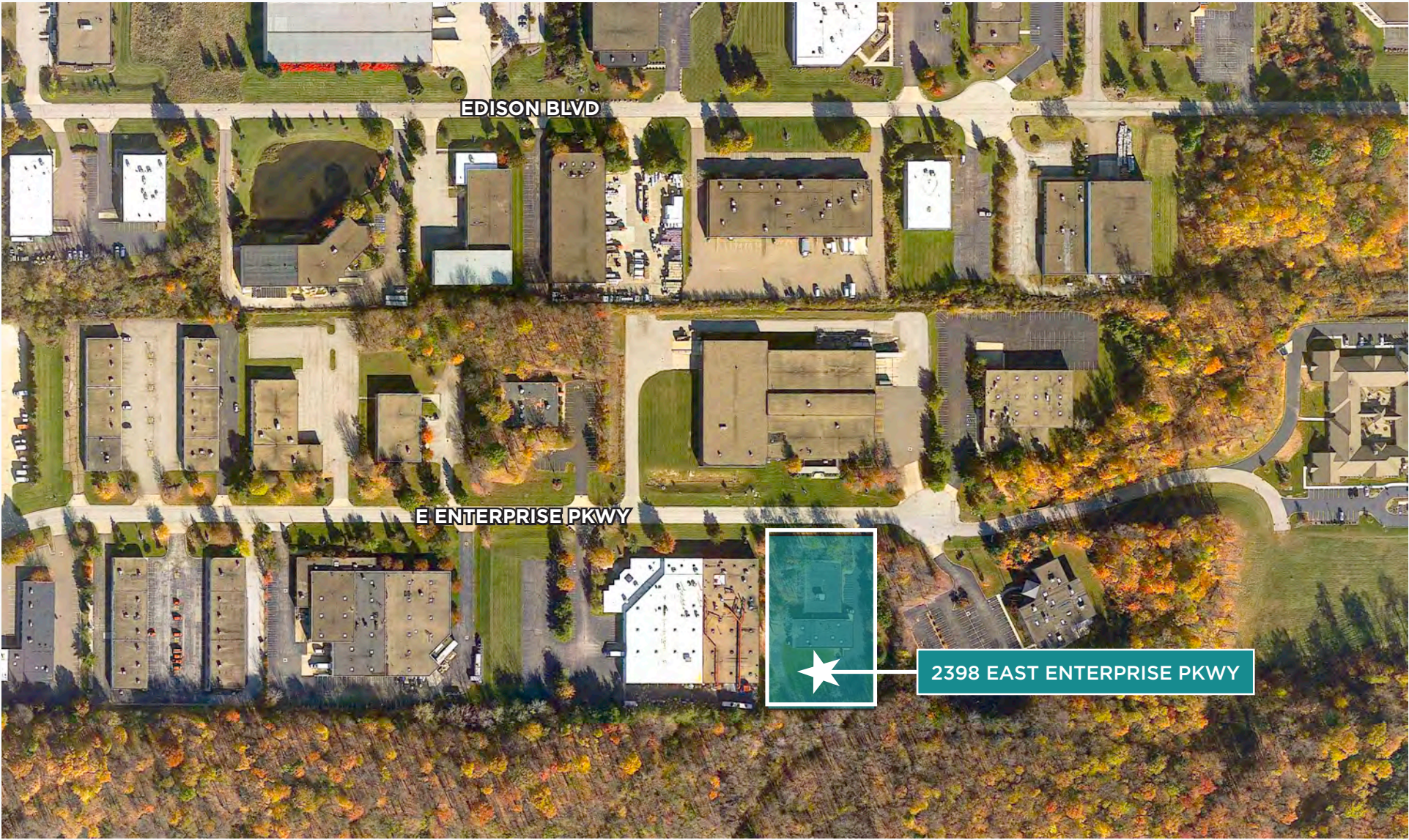


Floor thickness: 4" concrete slab on grade reinforced with 6 x 6,10/10 welded wire fabric (wwf), slab on grade 4000 PSI concrete strength

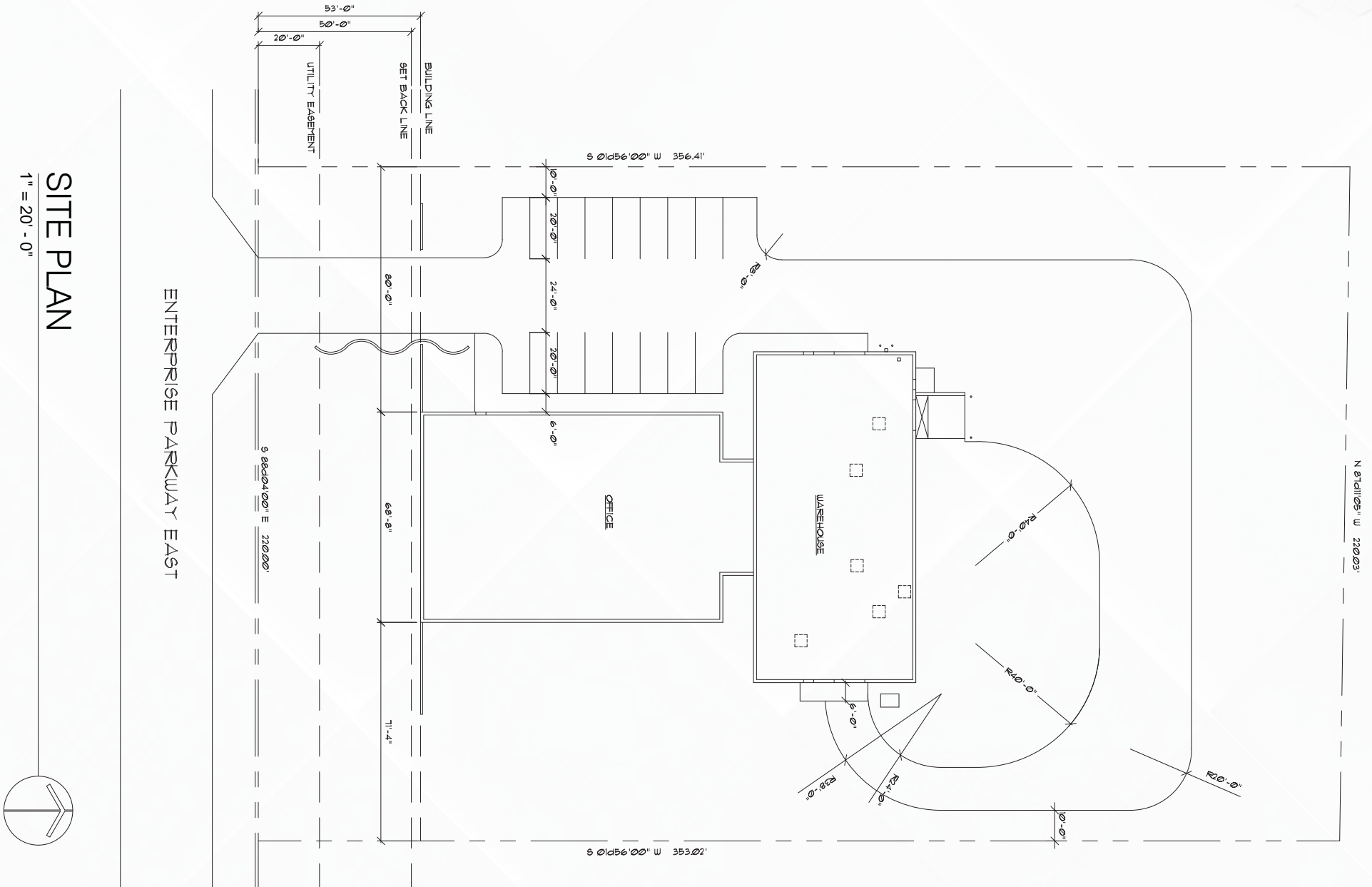
INTERIOR OF THE BUILDING



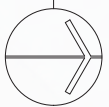
AERIAL VIEW OF THE BUILDING



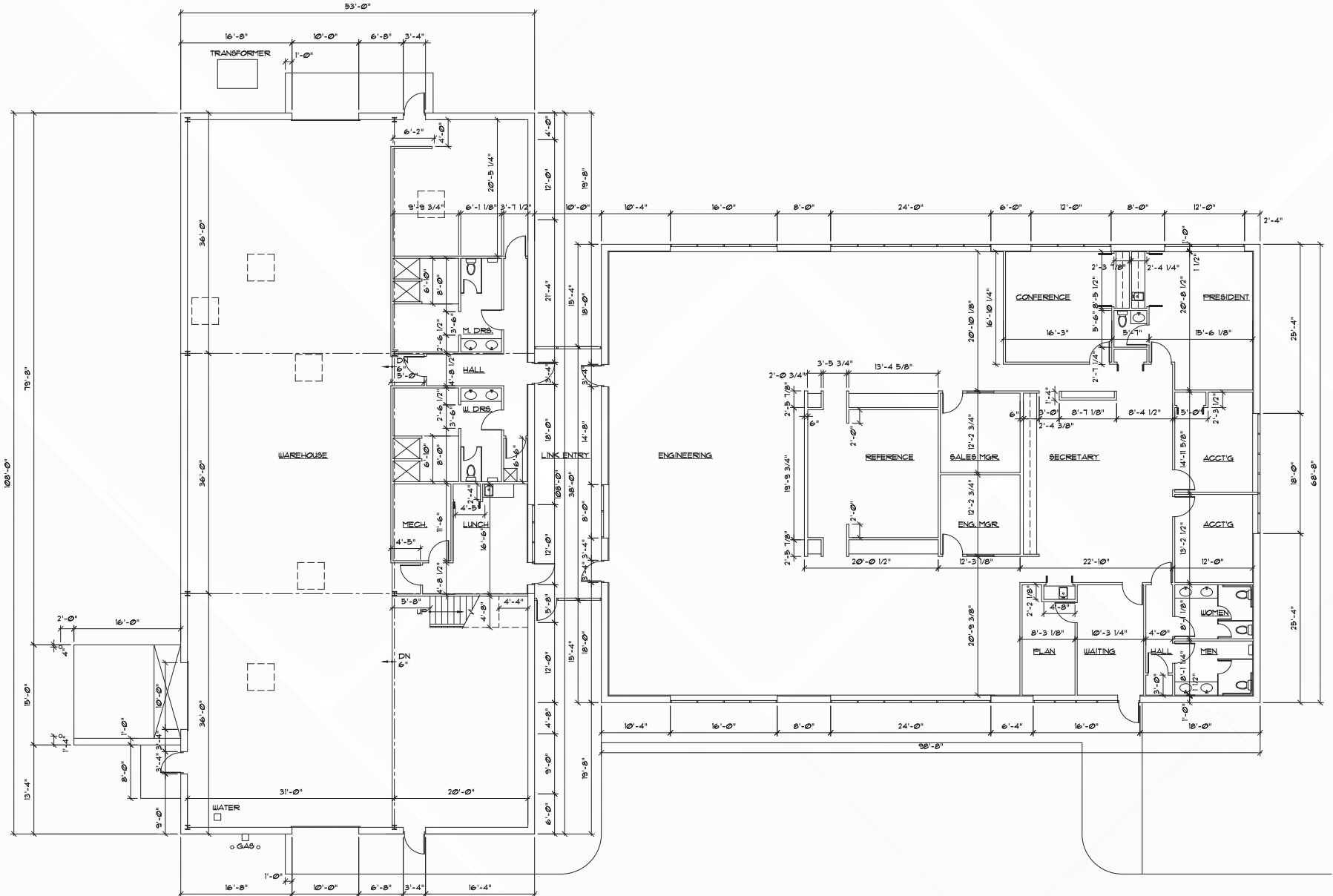
SITE PLAN OF THE BUILDING



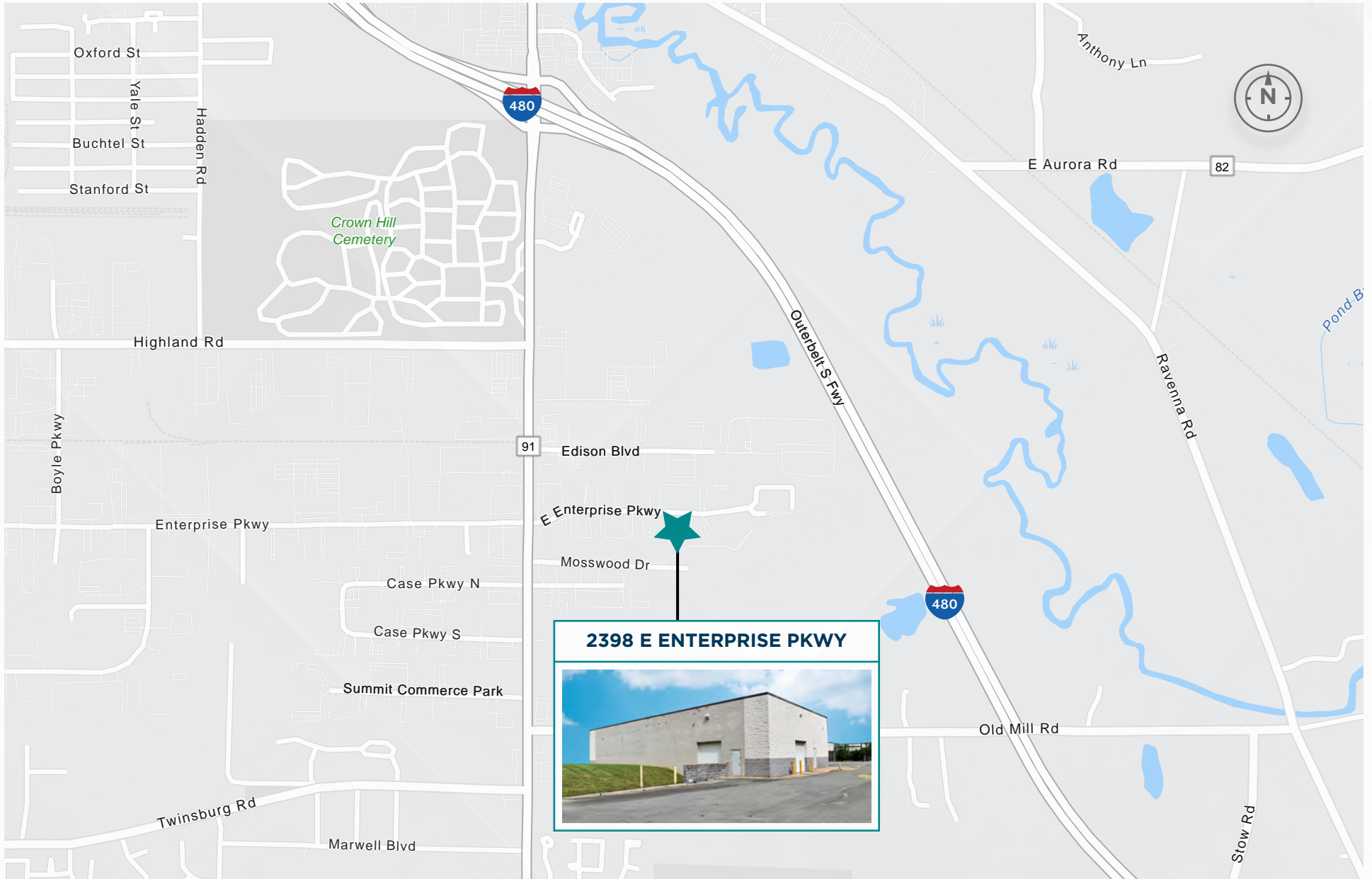
SITE PLAN
1" = 20' - 0"



FLOOR PLAN OF THE BUILDING



LOCATION MAP OF THE BUILDING



INDUSTRY MAP OF THE BUILDING



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