

# Prime Office Building Opportunity

FOR SALE | 2351 EDISON BOULEVARD, TWINSBURG, OHIO 44087



[View Property Video](#)

# 2351 Edison Boulevard

Prime Office Building Opportunity in Twinsburg Business District:

Take advantage of this opportunity to own a 13,297 SF condo in a 17,280 SF office building in the heart of Twinsburg's highly sought-after business and industrial district. The other office condo is owned by the Middlefield Banking Company. This two-story property offers an excellent location, just a 3 minute drive from I-480 and a 9 minute drive from I-271, providing unbeatable highway access for commuting and business operations.

With 40 surface parking spaces, this building is perfect for a law office or other professional services looking for ample parking and a convenient location. The bones of the building are in great shape, offering a solid foundation for customization. Whether you're looking to design a modern workspace or create an inviting professional environment, this space is ready for your vision.

With its clean layout, functional design, and excellent location, this building has all the potential to become the professional hub your business deserves.

**Asking Price: \$1,100,000 (\$82.73/SF)**



## Quick Stats

Building Size	17,280 SF
Available SF	13,297 SF
Year Built	1990
Parcel #'s	64-05229, 64-05230, 64-05231, 64-05232, 64-05233, 64-05234
Land Size	1.3 AC
Parking	40 Surface Spaces
Occupancy	25%

**82,534**

Population  
(2024 | 5 Mile)

**43.6**

Median Age  
(2024 | 5 Mile)

**32,483**

Households  
(2024 | 5 Mile)

**\$162,541**

Household Income  
(2024 | 5 Mile)

**3,576**

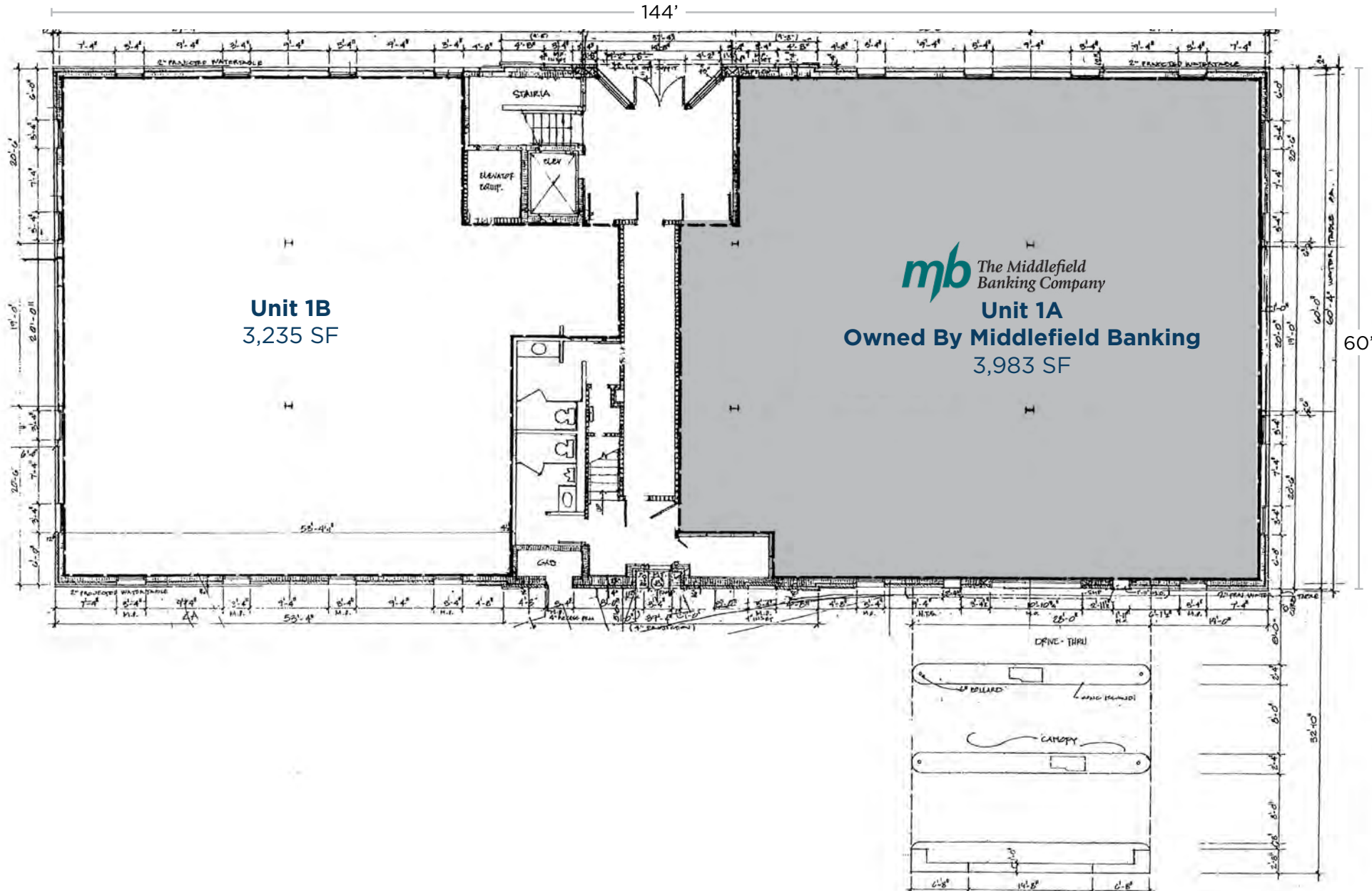
Total Businesses  
(2024 | 5 Mile)

**44,626**

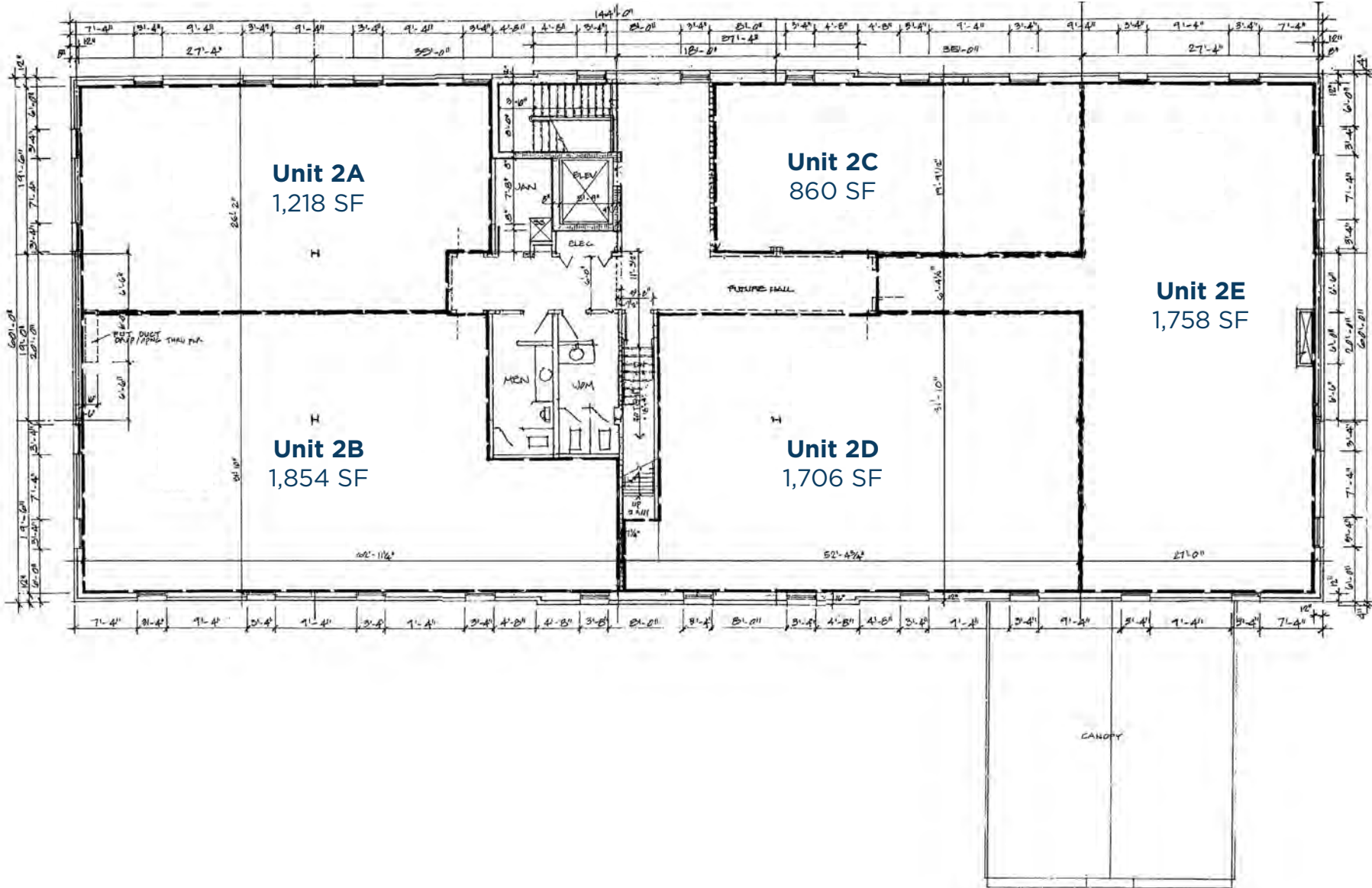
Total Employees  
(2024 | 5 Mile)



# First Floor



# Second Floor





# Twinsburg, Ohio

---

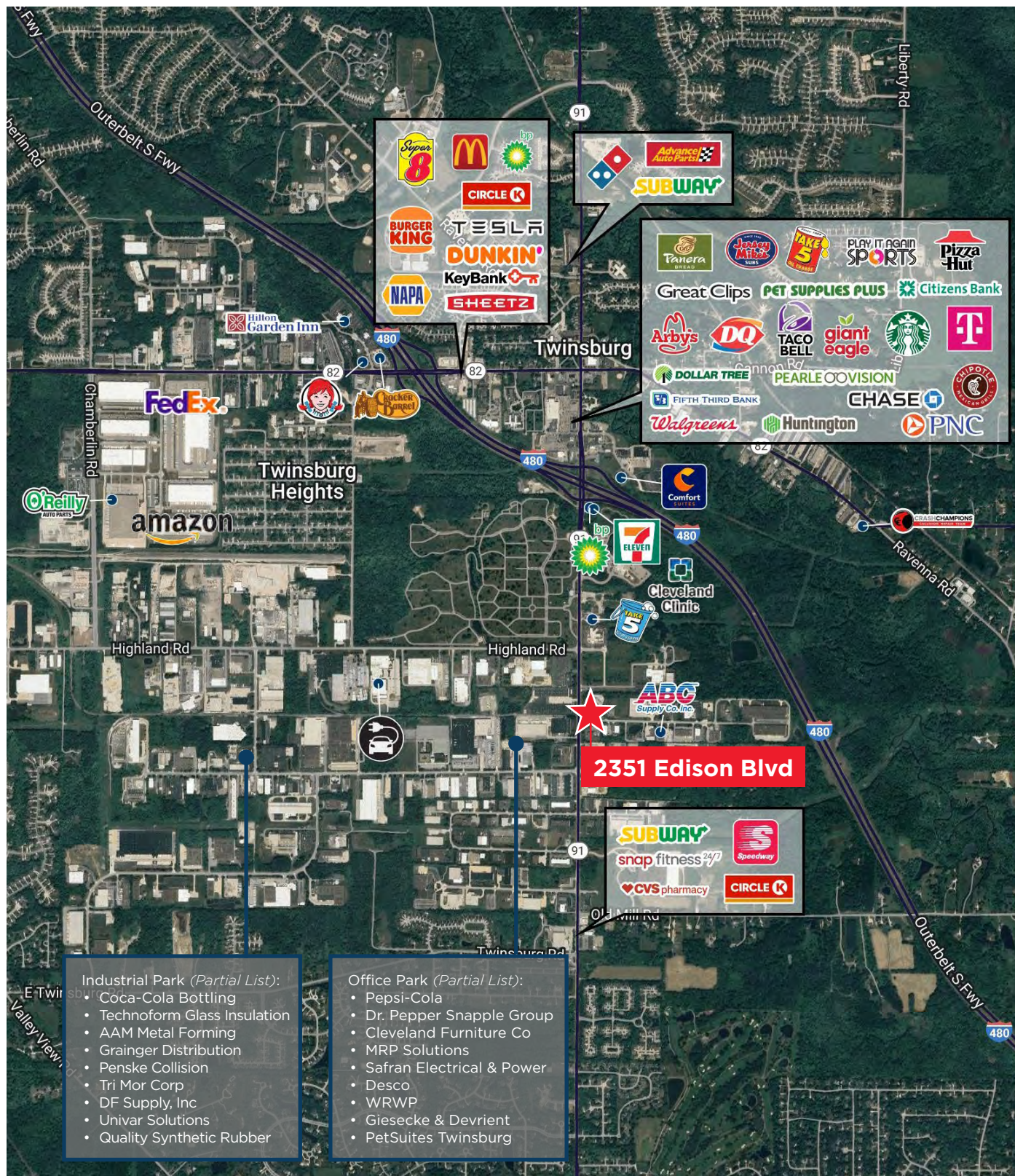
Twinsburg, Ohio, is an attractive location for investors due to its strategic position between Cleveland and Akron, providing easy access to major highways like I-480 and I-271, which supports a growing business community. The city has seen steady development with a mix of commercial, industrial, and residential projects, making it an appealing area for real estate and business investments. Twinsburg offers a skilled workforce, supported by excellent schools and community resources, which contribute to a stable and thriving economy. The city's commitment to maintaining green spaces, such as Liberty Park, along with its high quality of life, makes it an appealing destination for families and businesses alike. With ongoing infrastructure improvements and a business-friendly environment, Twinsburg presents solid opportunities for growth and long-term investment.



## Top Employers

---

- **Rockwell Automation** - A global leader in industrial automation and information technology, with a significant presence in Twinsburg, providing advanced manufacturing solutions.
- **Parker Hannifin** - A major player in motion and control technologies, Parker Hannifin has a large facility in the city, contributing to the region's industrial sector.
- **Pepperl+Fuchs** - This company specializes in automation technology and operates a significant manufacturing and distribution center in Twinsburg.
- **Cleveland Clinic** - As part of the Cleveland Clinic healthcare system, its local facilities in Twinsburg offer medical services and employment opportunities.
- **General Electric (GE)** - GE Lighting has operations in the region, adding to the city's mix of high-tech manufacturing.



**2351 Edison Blvd**

- Industrial Park (Partial List):**
- Coca-Cola Bottling
  - Technoform Glass Insulation
  - AAM Metal Forming
  - Grainger Distribution
  - Penske Collision
  - Tri Mor Corp
  - DF Supply, Inc
  - Univar Solutions
  - Quality Synthetic Rubber

- Office Park (Partial List):**
- Pepsi-Cola
  - Dr. Pepper Snapple Group
  - Cleveland Furniture Co
  - MRP Solutions
  - Safran Electrical & Power
  - Desco
  - WRWP
  - Giesecke & Devrient
  - PetSuites Twinsburg

**2351 EDISON BOULEVARD  
TWINSBURG, OHIO 44087**

**AUSTIN LOVE**  
Associate  
alove@crescorealestate.com  
+1 216 525 1395

**ELIOT KIJEWski, SIOR**  
Principal  
ekijewski@crescorealestate.com  
+1 216 525 1487

**GEORGE J. POFOK, CCIM, SIOR**  
Principal  
gpofok@crescorealestate.com  
+1 216 525 1469

**Cushman & Wakefield | CRESCO**  
6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131

**crescorealestate.com**

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.