

AVAILABLE FOR LEASE

217,000 SF MODERN DISTRIBUTION FACILITY

1901 Enterprise Parkway | Twinsburg, Ohio



Conceptual Rendering

Lease Rates

Warehouse: \$8.00/SF NNN
Office: \$15.50/SF NNN

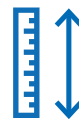
Estimated

Operating Expenses
\$2.07/SF

HIGHLIGHTS



Available Space
217,000 SF



Clearance Height
32 Feet



Docks/Drive-in Doors
(28) 9' x 10' Docks
(7) 12' x 14' Drive-in Doors



Excellent Location
In the Heart of Twinsburg's
Business District With
Access to I-480, I-271 and
I-80 (Ohio Turnpike)



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Lighting

High Bay LED



Floors

7 Inch Concrete



Site Size

17.56 Acres



ESFR

Sprinkler System



Car Parking

131 Spaces



Truck Trailer Parking

42 Spaces



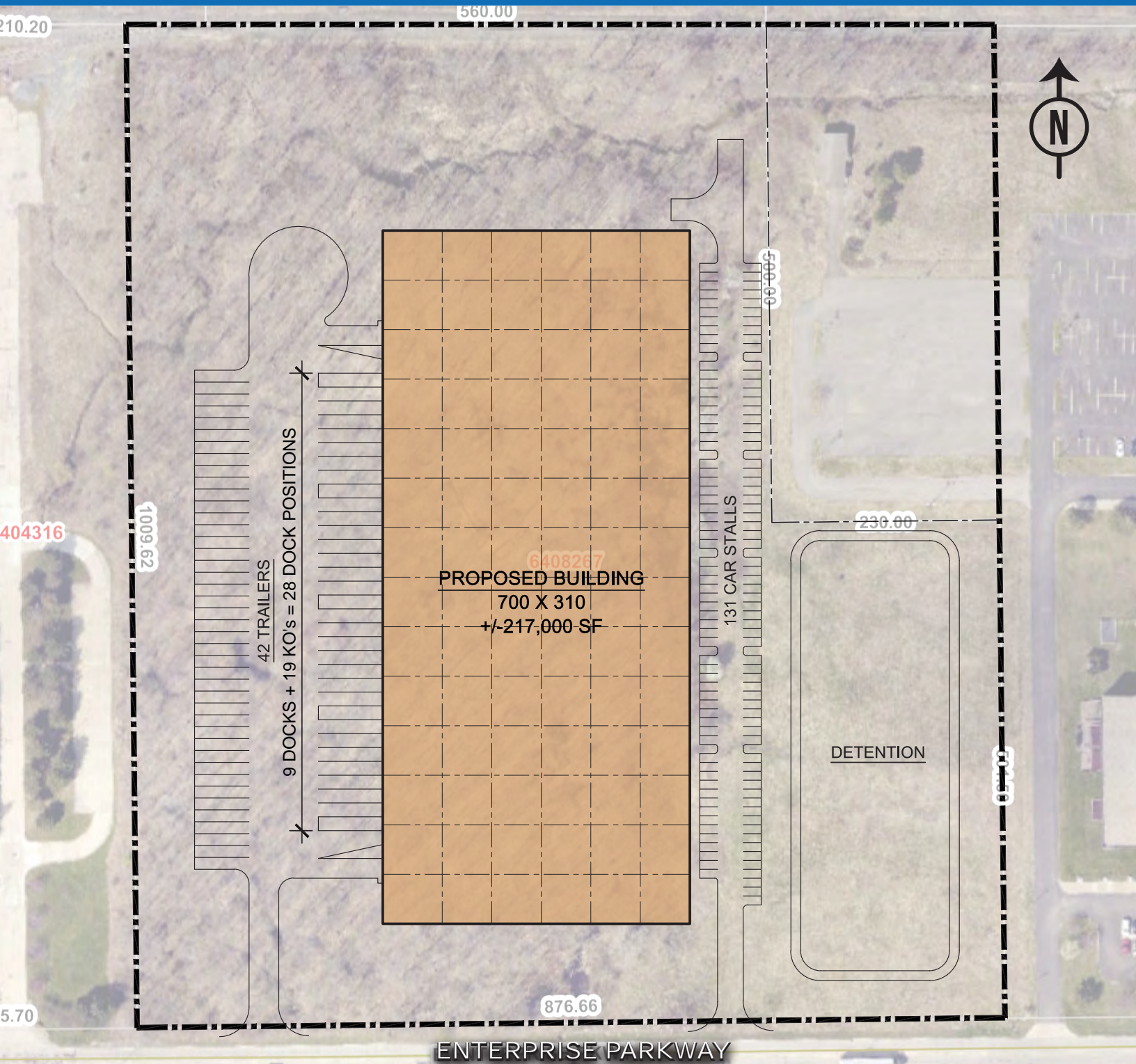
Rail Spur

















Potential to Building



Completion Date

2025



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

GREAT LOCATION CLOSE TO I-480, RETAIL AND BUSINESSES



**1901 ENTERPRISE PARKWAY
TWINSBURG, OHIO**

Neighbors include:
 Cleveland Clinic Family Health and Surgery Center,
 University Hospitals
 Twinsburg Health Center,
 Pepsi Cola, Coca Cola Bottling Company, Snapple/
 Dr. Pepper/Green Mountain/Keurig Group, Kent State Regional Academic Center and many others

