

Now Leasing Prime Twinsburg Office/Flex/Warehouse

Chamberlin Pointe | 1869 E. Aurora Road, Twinsburg, Ohio 44087



Chamberlin Pointe

- **Unit 100:** 3,219 SF recently renovated and move-in ready corner office suite with significant glass line and abundant natural light
- **Unit 300:** 3,915 SF unit is currently configured with office improvements, but flexible for redevelopment to accommodate office/warehouse occupiers
- Meticulously maintained property with attractive landscaping and professional appearance
- High visibility location at the corner of E. Aurora Road (SR 82) and Chamberlin Road
- Desirable Twinsburg site with convenient access to I-480 and I-271
- Join area neighbors which include PepsiCo, FedEx, University Hospitals, Cleveland Clinic, Amazon, and U.S. Foods, and Rockwell Automation

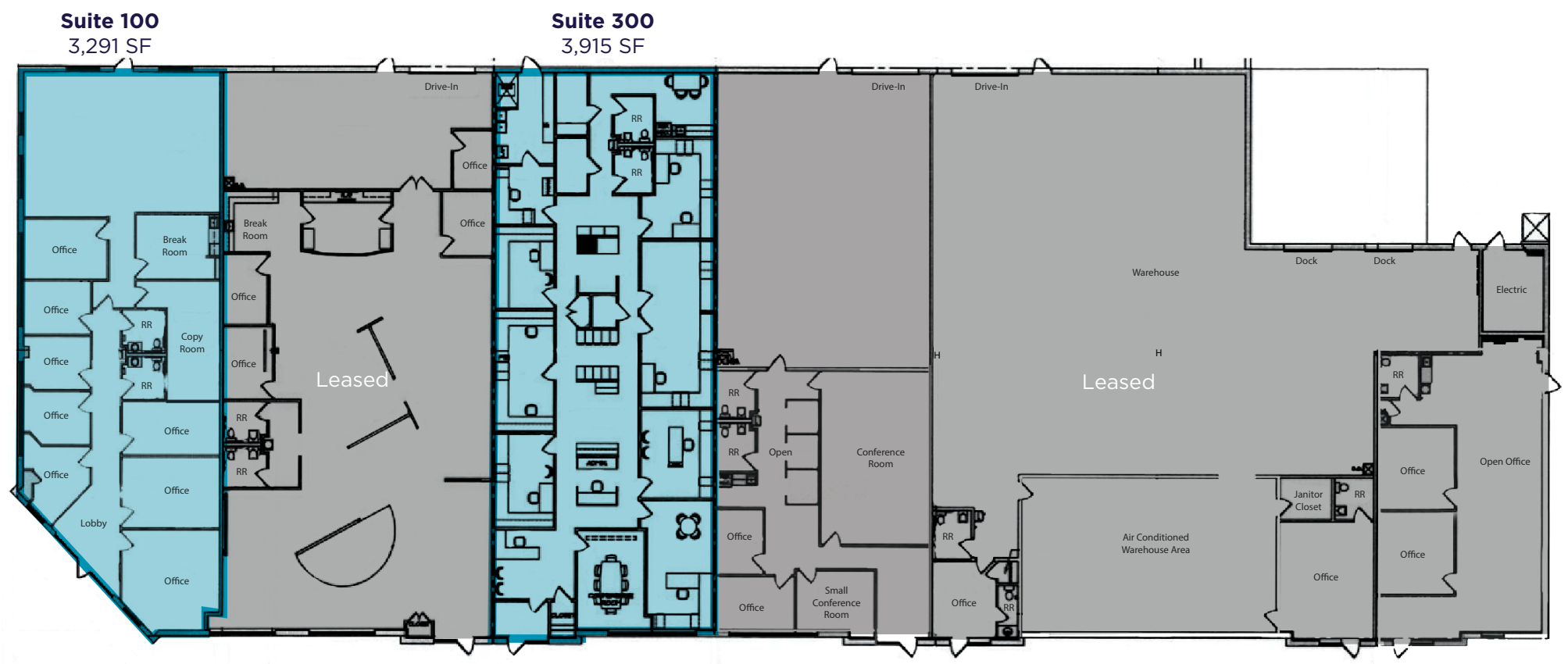
Lease Rate: \$12/SF Office & \$6/SF Warehouse NNN
Estimated NNN: \$2.10/SF/Year



Quick Stats

Building Size	24,895 SF	Drive-In Doors	Three (3) - 14'x12'
Year Built	2000	Docks	Two (2)
Zoning	I-M (Innovation & Manufacturing)	Floor	Concrete
Tenancy	Multi-Tenant	Lighting	LED
Land Area	2.62 AC	Sprinkler	100% Wet
Parking	Ample	Heat	Rooftop HVAC
Clear Height	18'	A/C	Office

Floor Plan



Unit	Total SF	Office SF	Warehouse SF	Max Contiguous	Drive-In Doors
100	3,291 SF	3,291 SF	-	3,291 SF	0
300	3,915 SF	3,915 SF	TBD	3,915 SF	Ability to Add



87,908

Population
(2024 | 5 Mile)

44.1

Median Age
(2024 | 5 Mile)

35,145

Households
(2024 | 5 Mile)

\$156,232

Household Income
(2024 | 5 Mile)

3,849

Total Businesses
(2024 | 5 Mile)

50,907

Total Employees
(2024 | 5 Mile)



**1869 E. AURORA ROAD
TWINSBURG, OHIO 44087**

ALEX VALLETTO

Associate

avalletto@crescorealestate.com

+1 216 525 1485

BILL SALTZMAN, CCIM, SIOR

Executive Vice President

bsaltzman@crescorealestate.com

+1 216 525 1499



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

crescorealestate.com

©2025 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.