

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

PROFESSIONAL  
REALTY

# 2021- 2035 Midway Drive

Twinsburg, OH 44087

Exclusively Represented By:

**Richard Abou-Jaoude**

Sales Associate

216 789 1636

[richard@lionheartholdingco.com](mailto:richard@lionheartholdingco.com)

INDUSTRIAL SPACE FOR SALE / LEASE

# 2021- 2035 Midway Drive

Twinsburg, OH 44087

FOR SALE / LEASE

Property Description



## Property Description

Introducing 2021-2035 Midway Dr, Twinsburg, a prime commercial property tailored for industrial and distribution investment. Boasting a 40,950 SF, four-unit building, this well-maintained space offers a perfect investment opportunity. Originally built in 1978 and thoughtfully renovated in 2016, it stands proudly in the Commercial-Commercial Warehouses zone, strategically placed in the Cleveland MSA area. Currently at 50% occupancy, this property provides a buyer a huge value-add proposition to receive market rents allowing to potentially achieve a double-digit cap rate. Rent roll and pro forma financials available upon request.

## Location Description

Strategically situated in the thriving Cleveland MSA, the area surrounding Midway Industrial offers an attractive landscape for industrial and distribution ventures. Proximity to major transportation arteries like I-480 and I-271 ensures seamless logistical access, optimizing supply chain efficiencies. The location also benefits from a strong industrial market with a diverse tenant base, reflecting the area's resilience and potential for investment growth. Nearby amenities such as restaurants, hotels, and retail centers provide convenience for employees and visitors alike. With a rich industrial heritage and a forward-looking business environment, the Cleveland MSA presents an appealing backdrop for commercial success.

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**Berkshire Hathaway HomeServices  
Professional Realty**

6814 Detroit Ave.

Cleveland, OH 44102

216.970.0164

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Lease Spaces

## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	9,700 - 10,200 SF	Lease Rate:	\$7 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
2035 Miday Dr	Available	9,700 SF	NNN	\$7.00 SF/yr	Two versatile suites are available in an industrial/flex building at 10,200 square feet and 9,700 square feet in the highly desirable Twinsburg market. This well-maintained property offers a flexible layout ideal for a variety of uses including light manufacturing, warehousing, distribution, or office/showroom space.
2021 Midway Dr	Available	10,200 SF	NNN	\$7.00 SF/yr	Two versatile suites are available in an industrial/flex building at 10,200 square feet and 9,700 square feet in the highly desirable Twinsburg market. This well-maintained property offers a flexible layout ideal for a variety of uses including light manufacturing, warehousing, distribution, or office/showroom space.

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2021 Midway Dr Suite A



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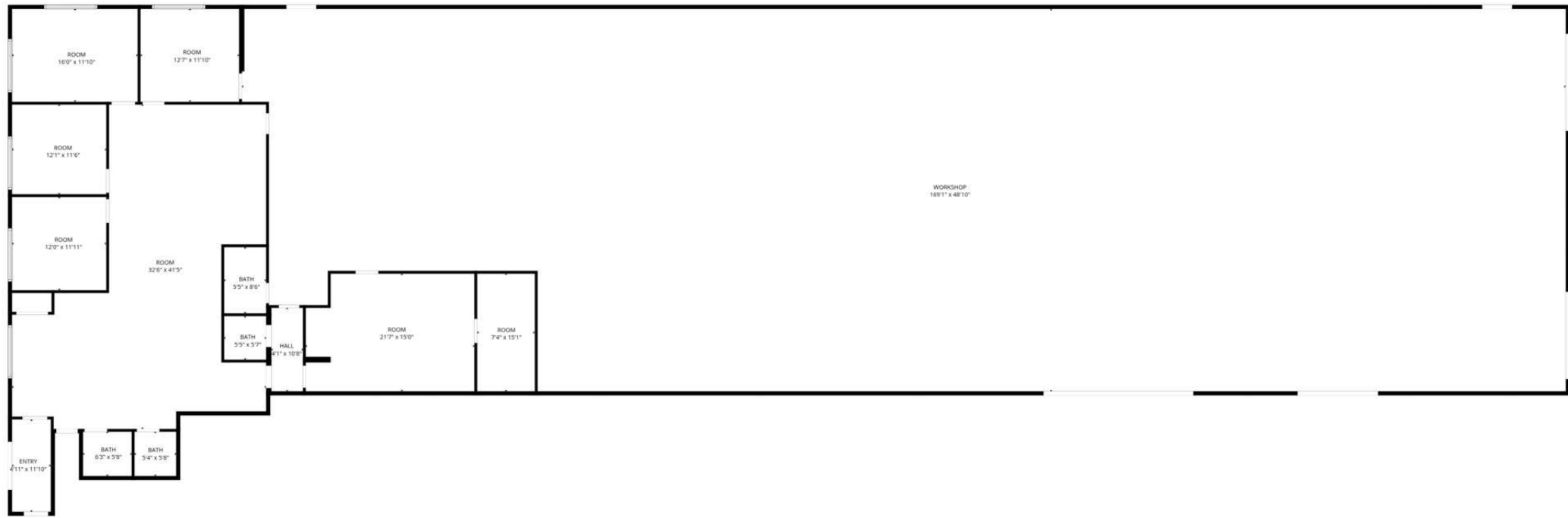
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2021 Midway Dr Suite A Floor Plan



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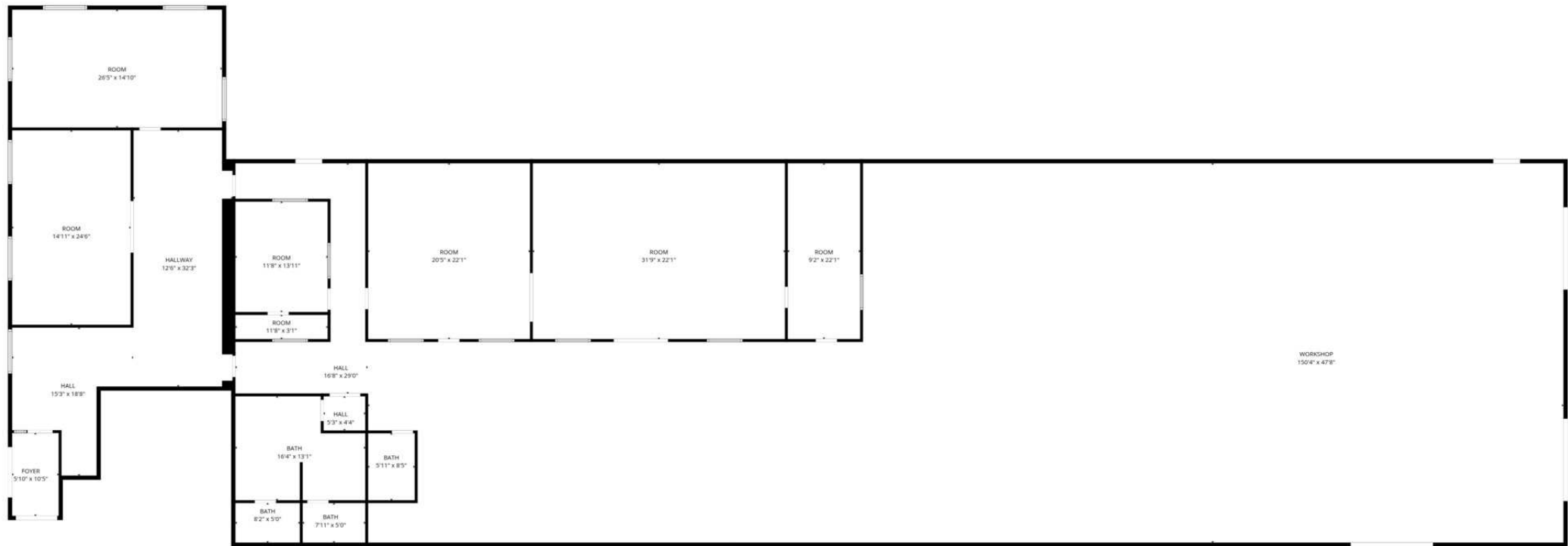
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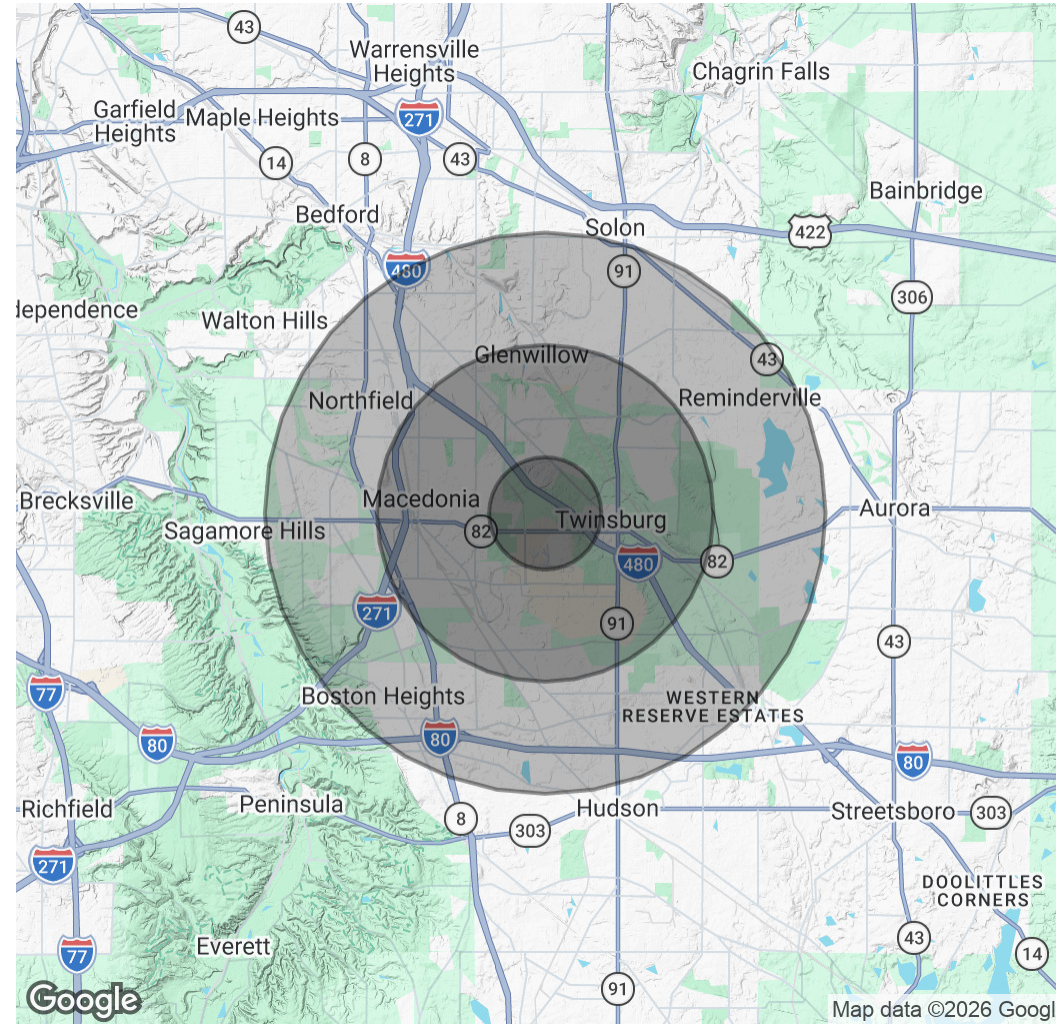
Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	4,536	36,512	89,128
Average Age	42	43	44
Average Age (Male)	40	41	42
Average Age (Female)	44	44	45

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,867	14,179	35,192
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$109,760	\$135,856	\$139,640
Average House Value	\$282,157	\$339,244	\$357,392

Demographics data derived from AlphaMap



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