

AVAILABLE FOR LEASE

47,794 SF HIGH-IMAGE INDUSTRIAL SPACE

8796 Independence Parkway | Twinsburg, OH



47,794 SF
Remaining

LEASE RATES:
WAREHOUSE: \$8.00/SF NNN
OFFICE: \$15.50/SF NNN

ESTIMATED OPERATING EXPENSES:
\$1.53/SF

HIGHLIGHTS



Available Space
47,794 SF Total



Docks/Drive-in Doors
4 Docks/1 Drive-in Door



Clearance Height
32 Feet



Freeway Access
1.2 Miles from I-480



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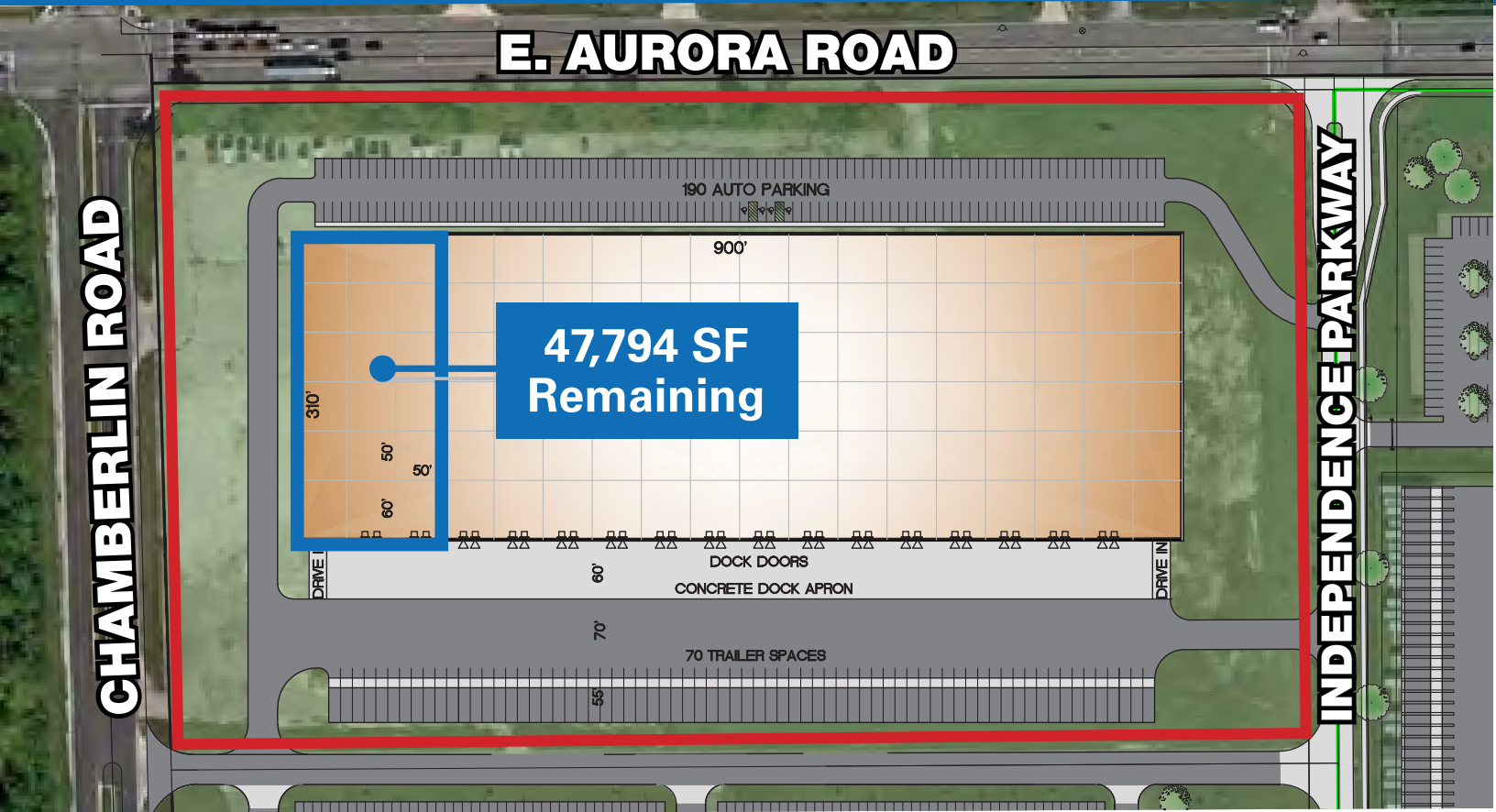


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NEWMARK

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Terry **COYNE**.com



Sprinkler System
ESFR (K17, 52 PSI)



Lighting
LED



Excellent Power Distribution
480 Volt, 600 Amp, 3-Phase



Heating and Cooling
Rooftop Units Make-up Air Units
And Unit Heaters



Column Spacing

- 50' x 50'
- 60' X 50' Bays on Dock Side of Building



Parking

- 30 Surface Automobile Spaces
- 10 Truck Trailer Parking Spaces



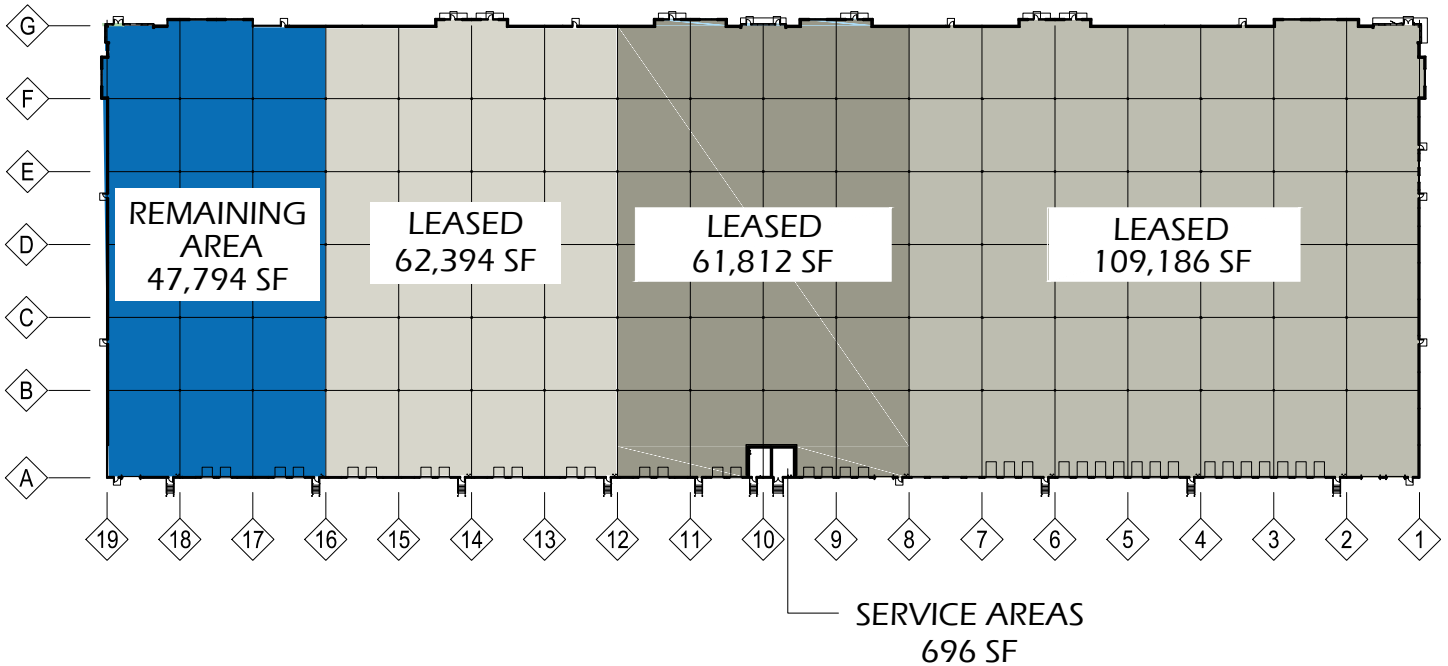
Neighbors Include
Amazon, FedEx, Dunkin' Donuts,
Bridgestone, O'Reilly Auto Parts,
Performance Food Group, Kraftpack
and More



















43 Minutes Drive
To Cleveland Hopkins International
Airport

(OPEX) OPERATING EXPENSES	
CAM:	2021: \$0.55/SF includes 3.00% Mgmt. fee
INSURANCE:	\$0.05/SF
RET:	2020: \$0.67/SF 2021: \$0.93/SF (estimate – fully assessed)
TOTAL:	2020: \$1.27/SF 2022: \$1.53/SF

FLOOR PLAN





KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 880,110 Population	 23% High School Diploma	 \$65,585 Median Household Income	 67.7% White Collar	 15.0% Services
 43.2 Median Age	 27% Some College	 \$42,308 Per Capita Income	 17.3% Blue Collar	 3.7% Unemployment Rate
 371,607 Households	 41% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$55,132 Median Disposable Income		 14% Spend 7+ hours commuting to and from work per week	 33,681 Total Businesses	 488,778 Total Employees



CornerStone Business Park is a multi-tenant, speculative, 167-acre industrial park located on the southeast side of Cleveland, Ohio.

Built on the former Chrysler Stamping Plant location, there are building and land opportunities for both growing companies that need more space, as well as established businesses with custom needs.

