



Investment Sale

2300 E. Enterprise Parkway, Twinsburg, Ohio

Bob Raskow, SIOR | 330 697 6818 | braskow@naipvc.com
Scott Raskow | 330 608 5172 | sraskow@naipvc.com

NAI Pleasant
Valley

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Quick Glance

Building Size

50,000 SF

Building Type

Freestanding

Property Type

Industrial

Year Built

1987

Acreage

1.87 acres

Sale Type

Investment

Sale Price

\$3,650,000



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Property Summary

FOR SALE is a great investment opportunity in the City of Twinsburg. This 50,000 sq/ft industrial facility, has been well maintained, including a new roof installed in November of 2024. This facility serves as Keltec's North American headquarters. Keltec has several facilities in the vicinity, engraining them in the area for some time. Also available, is their 2377 E Enterprise property, which is currently set up for production.

Do not disturb tenant.

Contact Scott Raskow and Bob Raskow for additional information and touring opportunities.

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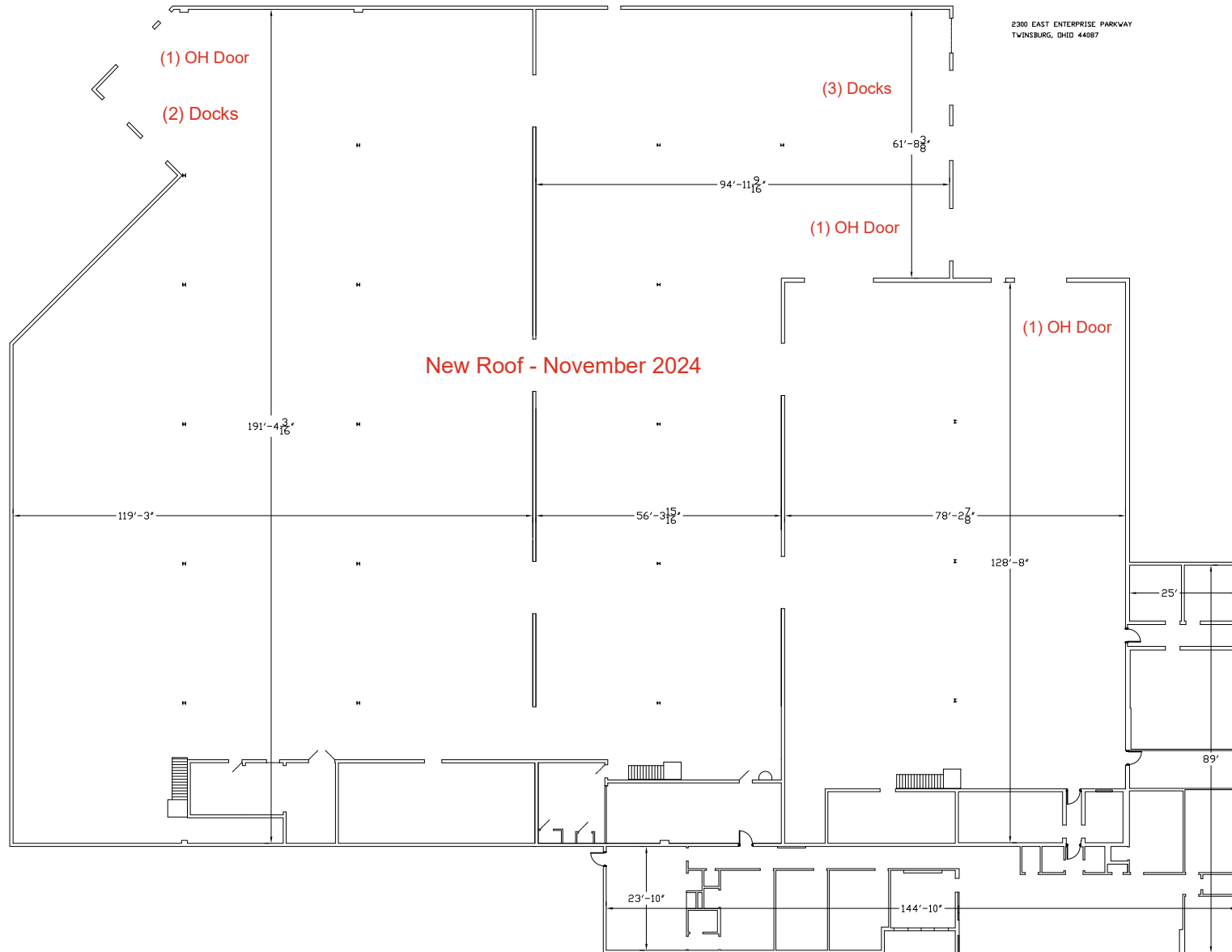
BUILDING SPECS

Zoning	I-2 Limited Industrial District
Acreage	1.87
Property/Sale Type	Industrial Investment
Parcel #	6404298, 6405191, 5407149
Building Type	Freestanding
Year Built	1987 with subsequent additions
Construction Type	Concrete Block and Brick Veneer
Building Size	50,000 SF
Warehouse	44,050 SF
Office	5,950 SF (4,350 main + 1,600 whse.)
Sprinkler	100% (wet system)
Heat (office)	Gas Forced Air
Heat (warehouse)	Reznor/Radiant Tube
Docks	(2) 8' x 14' (with levelers) (3) 8' x 10' (2 with levelers)
Drive-In Doors	(3) 12' x 14'
Min/Max Ceiling Height	18 feet
Lighting	LED in warehouse
Column Spacing	40' x 40'
Roof	Replaced November 2024
Power	600 amps/480/120/208 volts/3 phase
Sewer/Water	Municipal Services
Parking Spaces	50+
NOTES	Concrete floors are sealed Compressed airlines throughout Some mezzanine storage over main office Skylights in warehouse area

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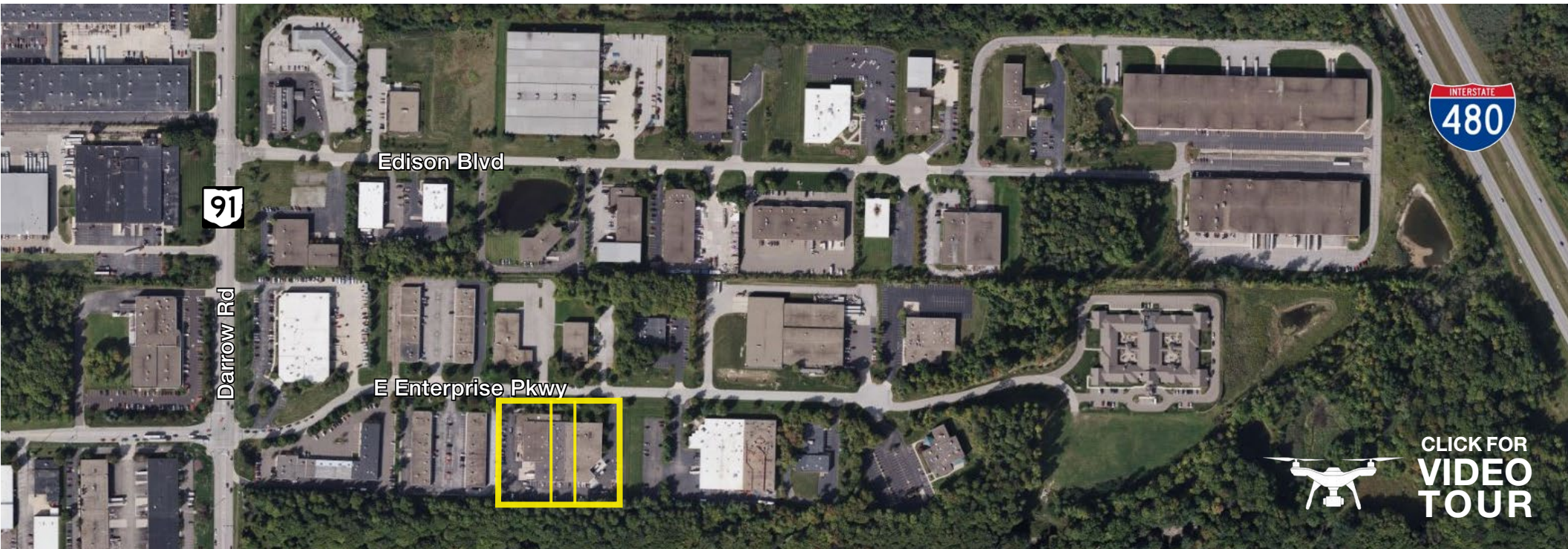
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2300 E. Enterprise Parkway - Twinsburg, Ohio 44087



Year Built /
Renovated

1987



Building
Size

50,000 SF



Occupancy

100%



Column
Spacing

40' x 40'



Restrooms

2 in office
4 in warehouse



Number of
Tenants

1
(KELTEC
Technolab)



Land Area

1.87 Acres



Annual Real
Estate Taxes

\$40,739.58
(2024)



Zoning

I-2
(Limited
Industrial
District)

2300 E. Enterprise Pkwy. Tenant Information

“KELTEC Technolab was founded in 1983 by Ed Kaiser, Sr., formerly an engineer of the Air Maze Corporation for over 20 years. With initial production of air-oil separators, KELTEC Technolab eventually added air-intake filters, oil filters, coalescing filters and synthetic compressor lubricants. Through a series of mergers (Technolab in 2002, Chicopee Engineering in 2016 and Air Supply Company in 2019), Keltec has grown to become the largest manufacturer of air-oil separators in North America.”



2300 E. Enterprise Pkwy.

Investment Highlights

- Industrial NNN Investment Opportunity
- 50,000 Sq/Ft on 1.87 acres
- Current lease runs through 12/31/30
- Offered at a 7.23% CAP
- New roof installed November 2024



Lease Summary: 2300 E. Enterprise Pkwy. Twinsburg, Ohio

Tenant	Keltec, Inc
Lease Expiration	12/31/2030
Lease Type	NNN
Current Rent/SF	\$5.28/SF
Renewal Options	3-5 year terms
Roof & Structure	Tenant
Utilities	Tenant
Insurance	Tenant
Real Estate Taxes	Tenant
Parking/Landscaping	Tenant
Repairs/Maintenance	Tenant
Purchase Price	\$3,650,000
Purchase Price PSF	\$73.00 PSF
CAP Rate	7.23%

Twinsburg/Aurora Submarket Overview

VACANCY RATE
= 2%



300,000 SF
INDUSTRIAL SPACE CURRENTLY
UNDER CONSTRUCTION

32.6 MILLION SF OF INVENTORY

24.3 MILLION SF - LOGISTICS INVENTORY
2.0 MILLION SF - FLEX INVENTORY
6.4 MILLION SF - SPECIALIZED INVENTORY

MARKET RENT AVERAGE

\$7.60/SF FOR LOGISTICS BUILDINGS
\$11.20/SF FOR FLEX PROPERTIES
\$6.90/SF FOR SPECIALIZED ASSETS

MANUFACTURING IS THE LARGEST EMPLOYER TYPE
IN THE TWINSBURG/AURORA SUBMARKET
AND IS RESPONSIBLE FOR APPROXIMATELY
20% OF AREA JOBS

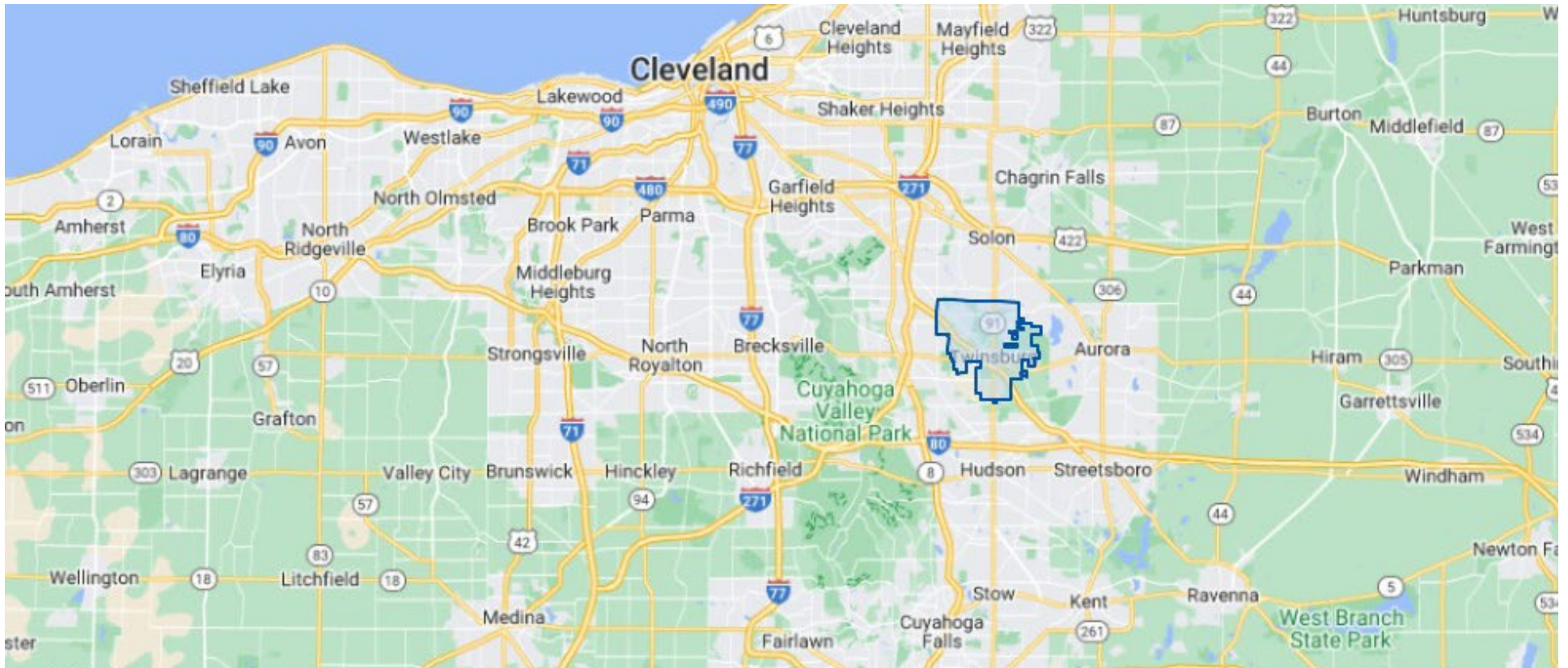
Information collected from CoStar market and submarket reports.

About Twinsburg

Twinsburg is a suburban city in Summit County, Ohio, United States, located midway between Akron and Cleveland. The population was 19,248 as of the 2020 census. It is part of the Akron metropolitan area.

The area is known for offering a modern living and working place in a rural atmosphere. Twinsburg has become the hub of Northeast Ohio, offering proximity to the bustling cities of Cleveland and Akron, while maintaining the serenity of its many acres of peaceful parkland.

Twinsburg holds a yearly festival for twins, and other multiple births, called Twins Days. The festival started in 1976 and has grown to be the world's largest annual gathering of twins, with around 3,000 sets attending annually. The festival attracts twins, multiples, and their families from much of the world, with many sets returning year after year.





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