

# AVAILABLE FOR LEASE

## 2.78 Acre Truck Trailer Parking Site

8600 Independence Parkway | Twinsburg, OH



**LEASE RATES: \$6,500/MONTH FOR THE WHOLE SITE OR \$200/TRAILER PARKING SPACE**

### Highlights



**Parcel Size**  
2.78 Acres



**Adjacent**  
To Amazon, Lowes and FedEx



**Parking**

- 79 Trailer Spaces
- Trailer Slips/Drive Aisles:  
12' x 55' Slips/75' Drive Aisles



**Freeway Access**  
1.2 Miles from I-480  
(Near Two 4-Way Interchanges)

**CONTACT**



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**NEWMARK**

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*Terry* **COYNE**.com





#### Fencing

8' High Black Vinyl Chain Link with Manual Swing Gates at Access



#### Lighting

LED



#### Airport Proximity

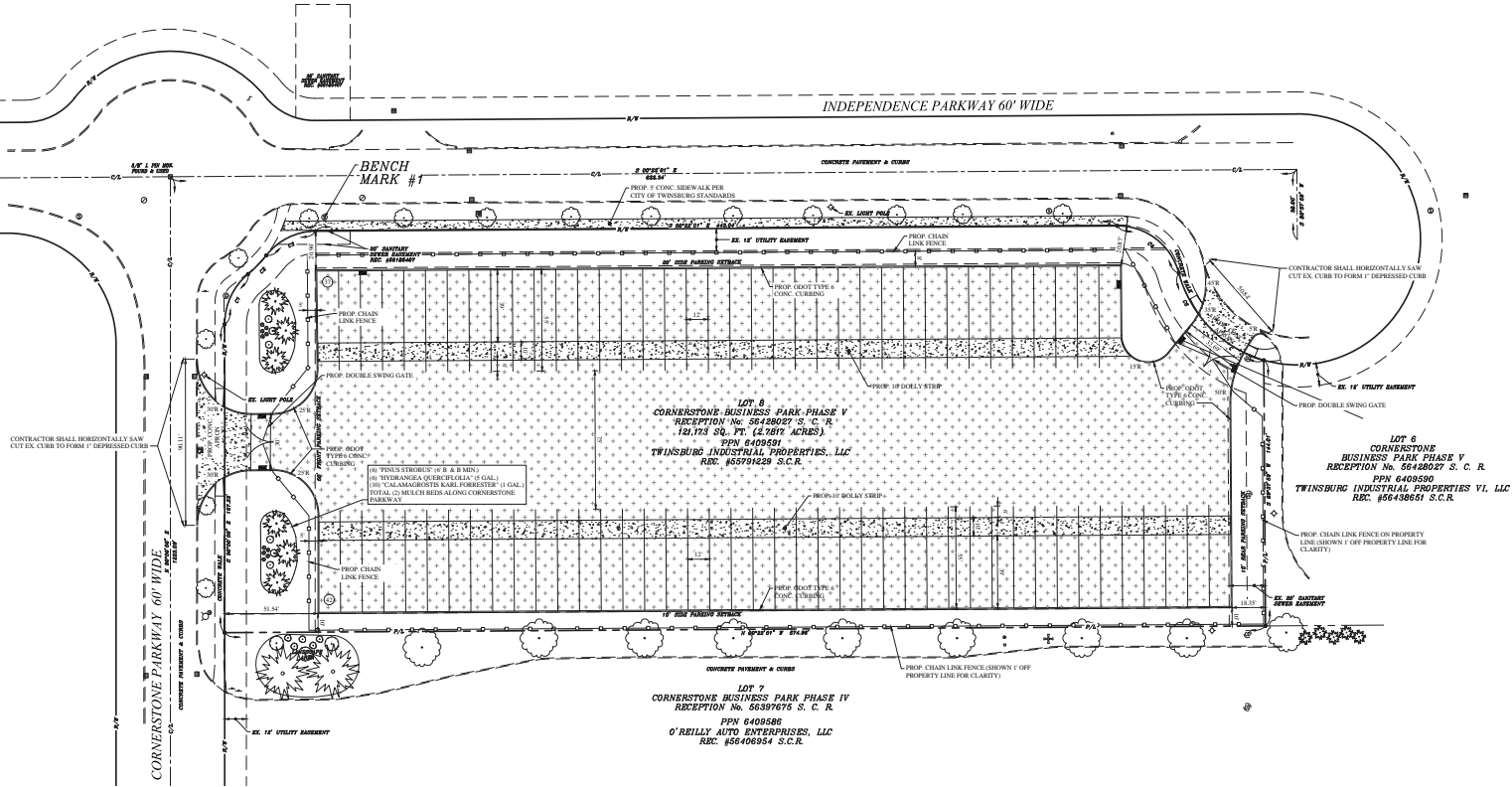
43 Minutes Drive to Cleveland Hopkins International Airport



#### Neighbors Include

Amazon, FedEx, Dunkin' Donuts, Bridgestone, Lowes, O'Reilly Auto Parts and more





CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00'	31.08'	30.06'	S 64°32'53" E
C2	68.00'	14.37'	14.34'	S 45°11'01" E
C3	35.00'	31.08'	30.06'	S 25°48'00" E
C4	35.00'	46.89'	42.62'	S 37°02'00" W
C5	68.00'	69.57'	66.57'	S 45°07'38" W

SITE DATA

USE DISTRICT

= I-3 (HEAVY INDUSTRIAL)

SITE AREA

= 2.78 AC.

PARKING SETBACKS:

FRONT YARD = 50' (CORNERSTONE PKWY.)

= 20' (INDEPENDENCE PKWY.)

SIDE YARD = 10'

REAR YARD = 10'

NUMBER OF TRAILER PARKING SPACES:

79

ALL PERIMETER LANDSCAPING IS EXISTING PER PREVIOUS ADJACENT PROJECTS.

FLOOD ZONE

















FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 3905C017E  
COMMUNITY PANEL NUMBER 3900980317E  
EFFECTIVE DATE DECEMBER 3, 2010

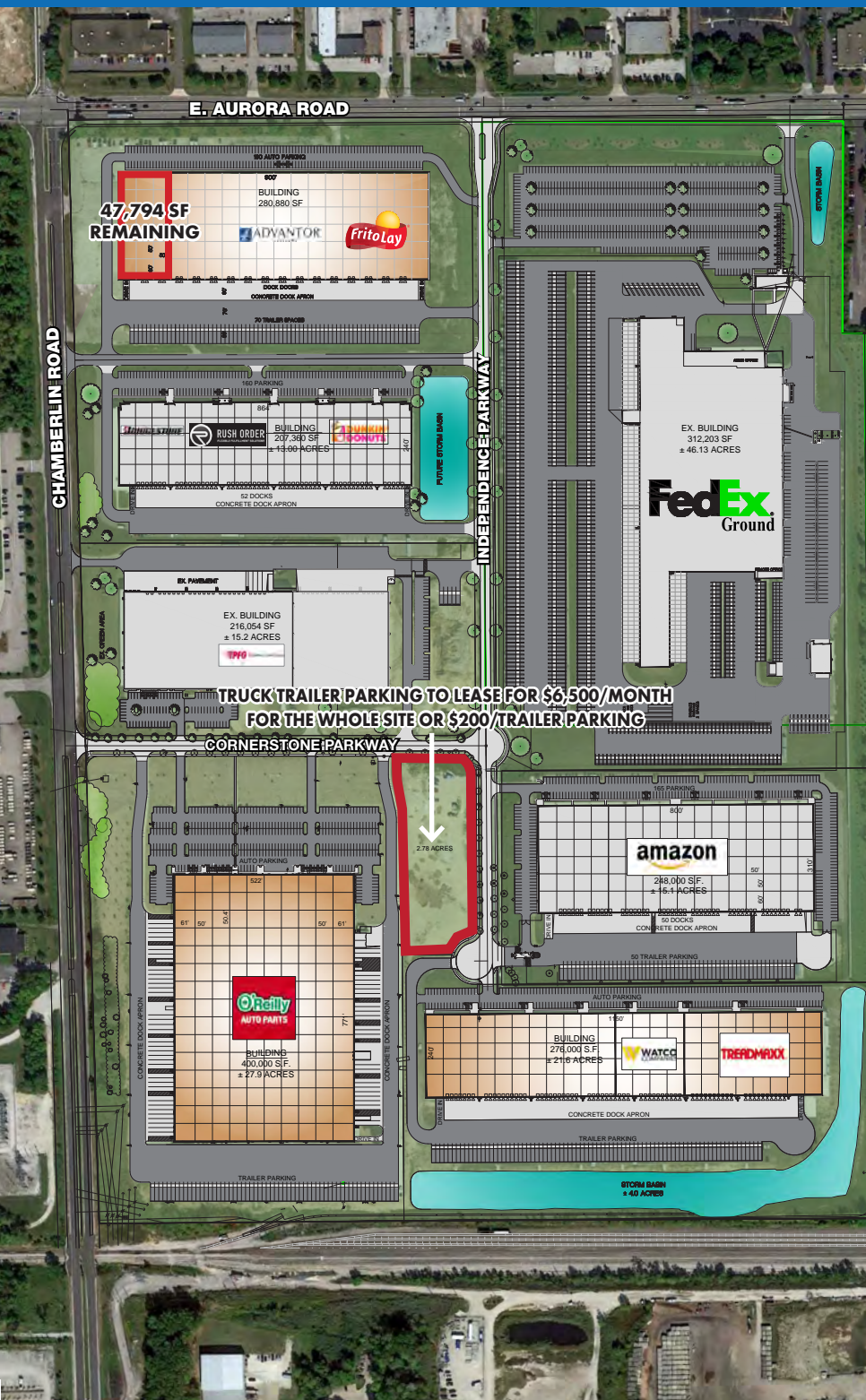
LEGEND

HEAVY DUTY ASPHALT

CONCRETE PAVING

ITALICS TEXT REPRESENTS EXISTING CONDITION  
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

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



## CornerStone BUSINESS PARK

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.





