# 39,645-67,965 SF High Image Industrial Space

For Lease | 1842 Enterprise Parkway, Twinsburg, Ohio 44087



CUSHMAN & WAKEFIELD | CRESCO Real Estate

PLYMOUTH REIT












## PROPERTY HIGHLIGHTS

- The warehouse features 24’ clear height, ESFR sprinklers, 40’ x 40’ column spacing, six (6) docks & one (1) drive-in in Unit 1, and four (4) docks in Unit 2
- Easy access to I-480 and I-80 (the Ohio Turnpike) which connects to most major interstates in Northeast Ohio
- Part of a growing industrial sector within Twinsburg, which is a pro-business community
- Twinsburg is centrally located between Cleveland and Akron which offers a strategic advantage
- Ample parking to fit your needs with the ability to add more

## Property Specifications

| | | | |
|---|---|---|---|
| **Total Building Size:** | 197,565 SF | **Sprinkler:** | ESFR |
| **Land Size:** | 11.96 AC | **Lighting:** | T-8 |
| **Year Built:** | 2000 | **Heat:** | Overhead Gas Unit |
| **Construction:** | Tilt-Up Concrete | **A/C:** | HVAC - Office |
| **Column Spacing:** | 40’x40’ | **Parking:** | 120 Spaces |

## LEASE RATE

$7.75/SF NNN (NNN = $2.00/SF)

## DEMOGRAPHICS (5 MILE)

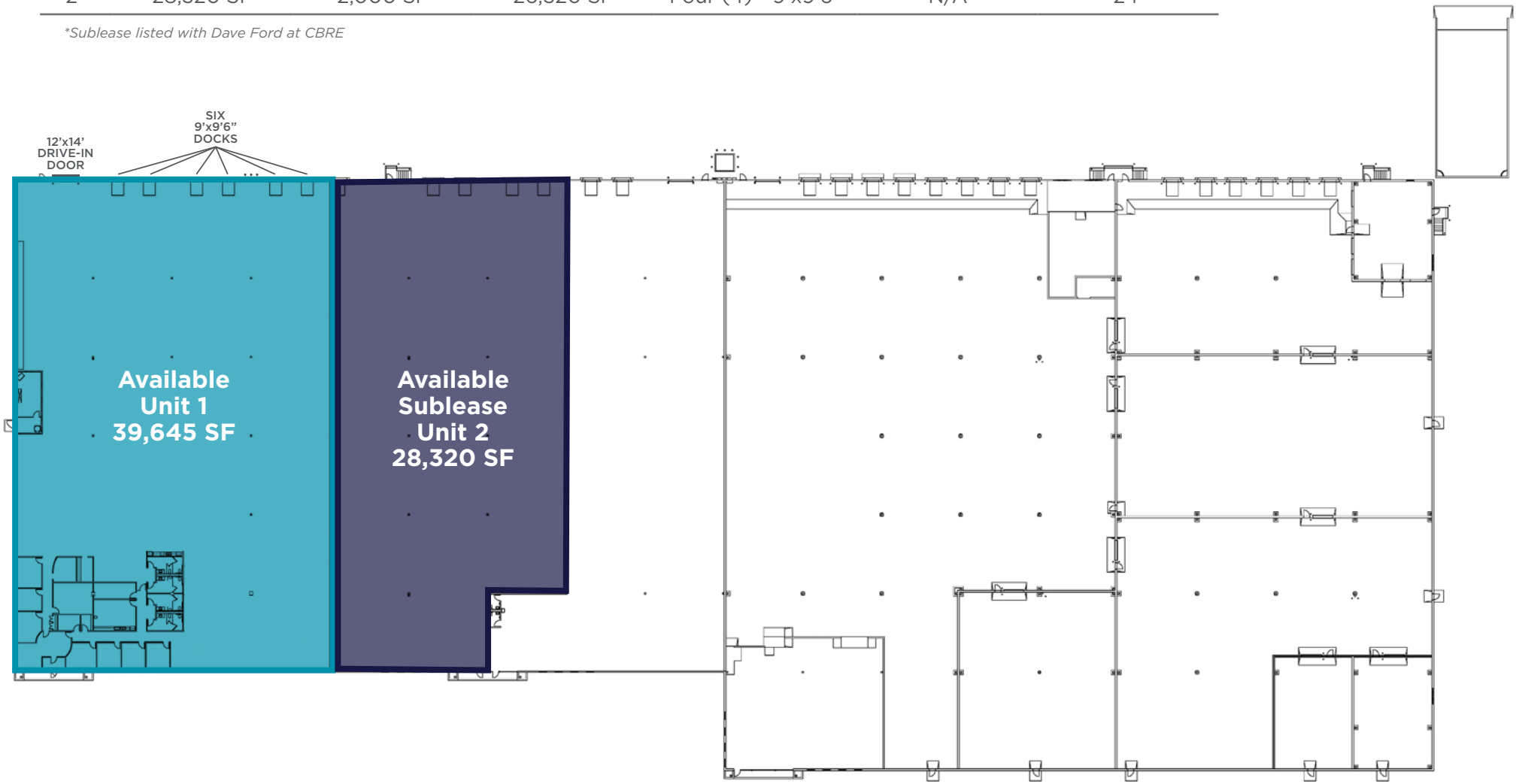
| Population | Businesses | Median Age | Average HH Income |
|---|---|---|---|
| 17,486 | 630 | 44.7 | $82,012 |

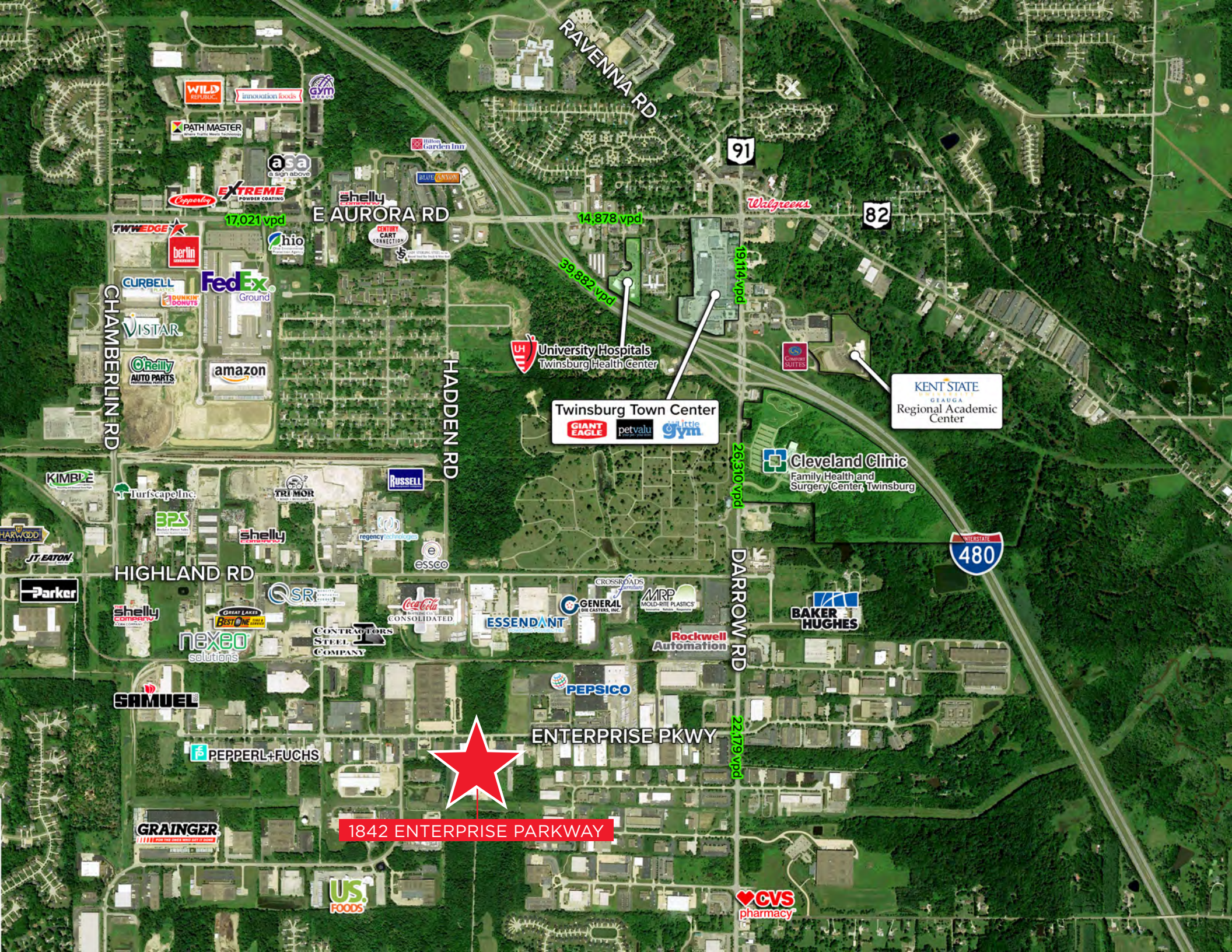
# Site Plan

## CURRENT AVAILABILITY

| Unit | Total SF | Office SF | Industrial SF | Docks | Drive-In Doors | Clear Height |
|---|---|---|---|---|---|---|
| 1 | 39,645 SF | 3,645 SF | 36,000 SF | Six (6) - 9'x9'6" | One (1) - 12'x14' | 24' |
| 2* | 28,320 SF | 2,000 SF | 26,320 SF | Four (4) - 9'x9'6" | N/A | 24' |

**Sublease listed with Dave Ford at CBRE*




RAVENNA RD
E AURORA RD
17,021 vpd
14,878 vpd
39,882 vpd
19,114 vpd
26,310 vpd
22,179 vpd
91
82
480
CHAMBERLIN RD
HADDEN RD
DARROW RD
HIGHLAND RD
ENTERPRISE PKWY
Walgreens
University Hospitals
Twinsburg Health Center
Twinsburg Town Center
GIANT EAGLE
petvalu
little gym
KENT STATE
GEAUGA
Regional Academic Center
Cleveland Clinic
Family Health and
Surgery Center, Twinsburg
1842 ENTERPRISE PARKWAY



# 1842 ENTERPRISE PARKWAY
# TWINSBURG, OHIO 44087


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