

FOR SALE OR LEASE

# 2288-2290 E. AURORA ROAD

Twinsburg, Ohio 44087



A well-located 44,000 square foot flex/industrial building in Twinsburg, Ohio. Located just minutes from Interstates 480 and 271, the property provides strong regional access throughout Greater Cleveland and Akron.

# PROPERTY SPECIFICATIONS

Total Building SF	44,000 SF
Industrial SF	37,516 SF
Office SF	6,484 SF
Total Land Area	2.8 Acres
Year Built	1976
Zoning	I-M (Innovation & Manufacturing)
Parking Spaces	70
Clear Height	15'
Column Spacing	33' x 40'
# of Docks	Six (6)
# of DIDs	Five (5)
Construction Type	Masonry
Lighting	Fluorescent
A/C	HVAC (office only)
Heat	Radiant Tube/Overhead Gas Unit
Sprinkler	Wet



## PROPERTY DESCRIPTION

2288-2290 E. Aurora Road is a well-located 44,000 square foot flex/industrial building in Twinsburg, Ohio. Located just minutes from Interstates 480 and 271, the property provides strong regional access throughout Greater Cleveland and Akron.

The building offers masonry construction, multiple suite configurations, and a location within a proven, established industrial corridor. One of the available units is equipped with a 2,268 square foot cooler and 240 square foot freezer, and the property is supported by six truck docks, five drive-in doors, and trench drains in each unit.

### BUILDING SF

44,000 SF

### LAND AREA

2.8 ACRES

### SALE PRICE

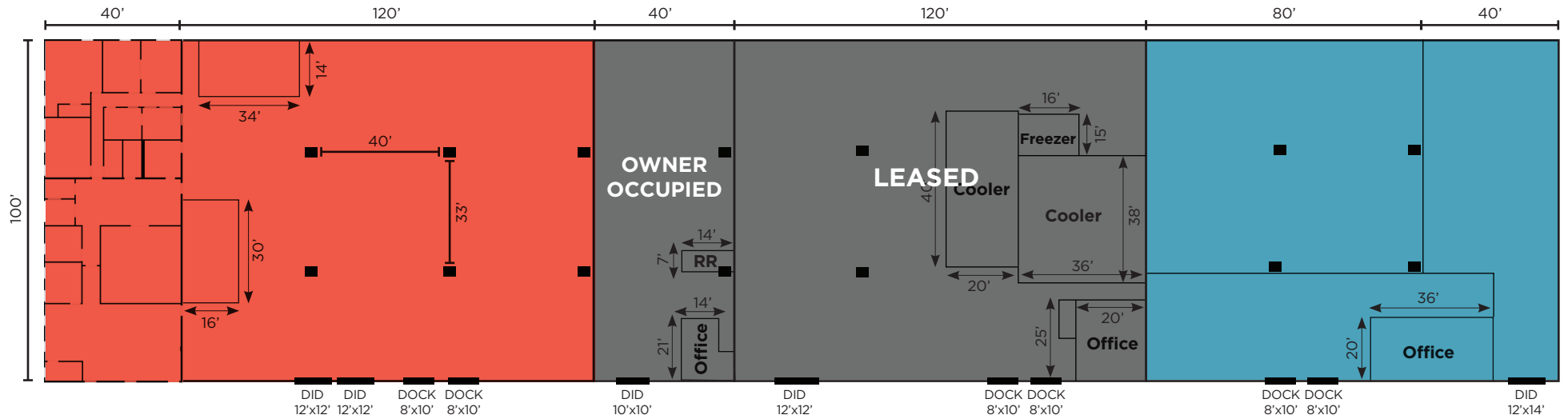
\$3,000,000  
(\$68.18/SF)

### LEASE RATE

WAREHOUSE  
\$6.00/SF NNN

OFFICE  
\$11.00/SF NNN

# PROPERTY FLOOR PLAN



## CURRENT AVAILABILITY

UNIT	TOTAL SF	OFFICE SF	WAREHOUSE SF	DOCK DOORS	DRIVE-IN DOORS
2288	16,000 SF	4,956 SF	11,044 SF	Two (2): 8'x10'	Two (2): 12'x12'
2290 C	12,000 SF	720 SF	11,280 SF	Two (2): 8'x10'	One (1): 12'x14'

# PROPERTY PHOTOS



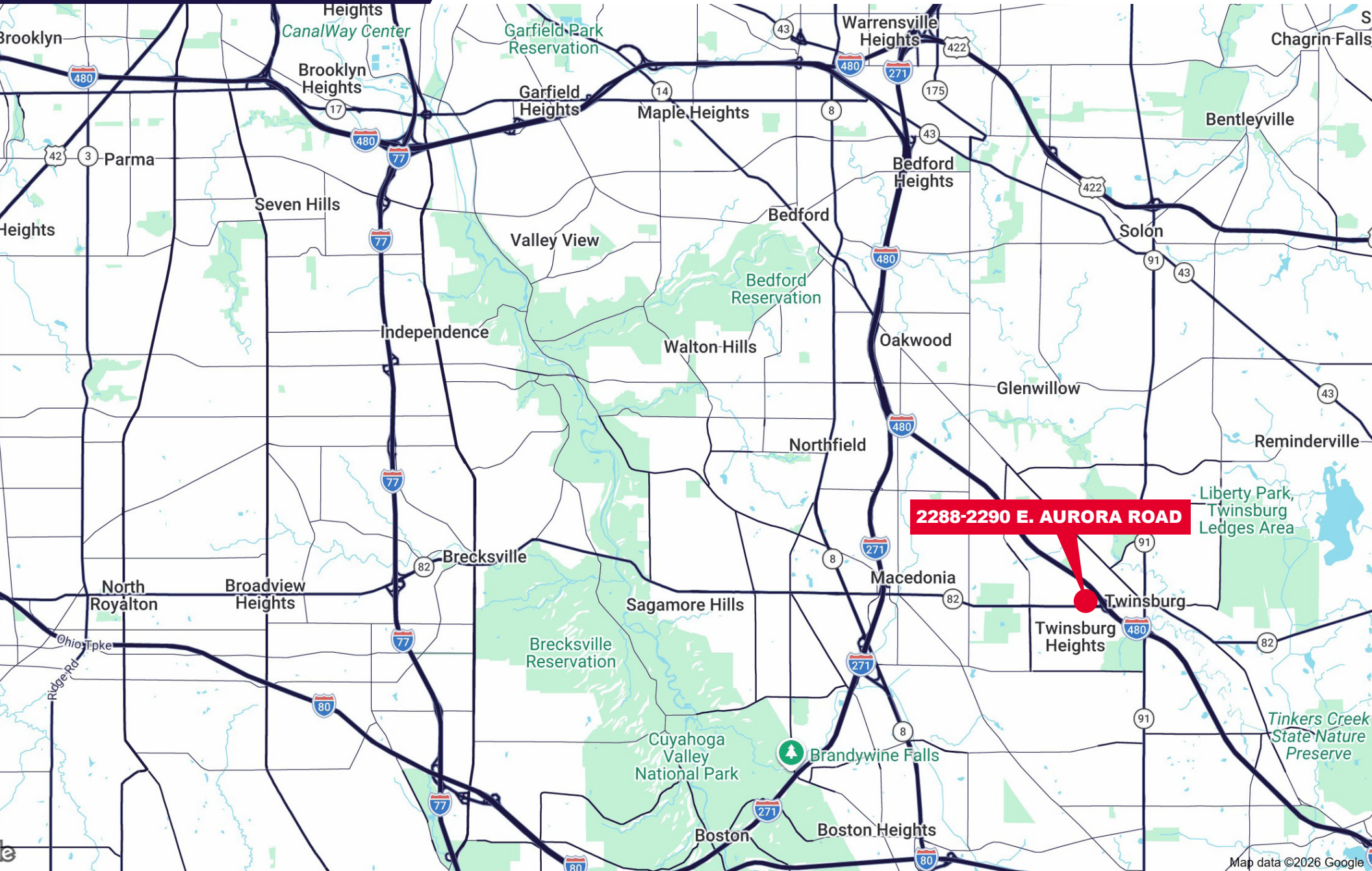
# PROPERTY PHOTOS



# AREA AMENITIES MAP



# LOCATION MAP





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