

AVAILABLE FOR LEASE

50,000 – 299,000 SF Spec Warehouse Building Space

Old Mill Road | Twinsburg, Ohio

Conceptual Rendering



LEASE RATES

WAREHOUSE: \$8.00/SF NNN

OFFICE: \$15.50/SF NNN

ESTIMATED OPERATING EXPENSES

\$2.07/SF

HIGHLIGHTS



AVAILABLE SPACE

50,000-299,000 SF



DOCKS/DRIVE-INS

68 DOCKS/3 DRIVE-INS



32 FT

CLEARANCE HEIGHT



NEARBY HIGHWAY ACCESS

VIA I-480, CONNECTING TO
I-271 AND I-80



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NEWMARK

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Terry **COYNE**.com



OFFICE
BUILT-TO-SUIT



LIGHTING
LED



CONCRETE FLOORS
7 INCH



TOTAL SITE SIZE
27 ACRES



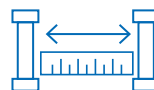
AUTOMOBILE PARKING
230 SURFACE SPACES



SPRINKLER SYSTEM
ESFR

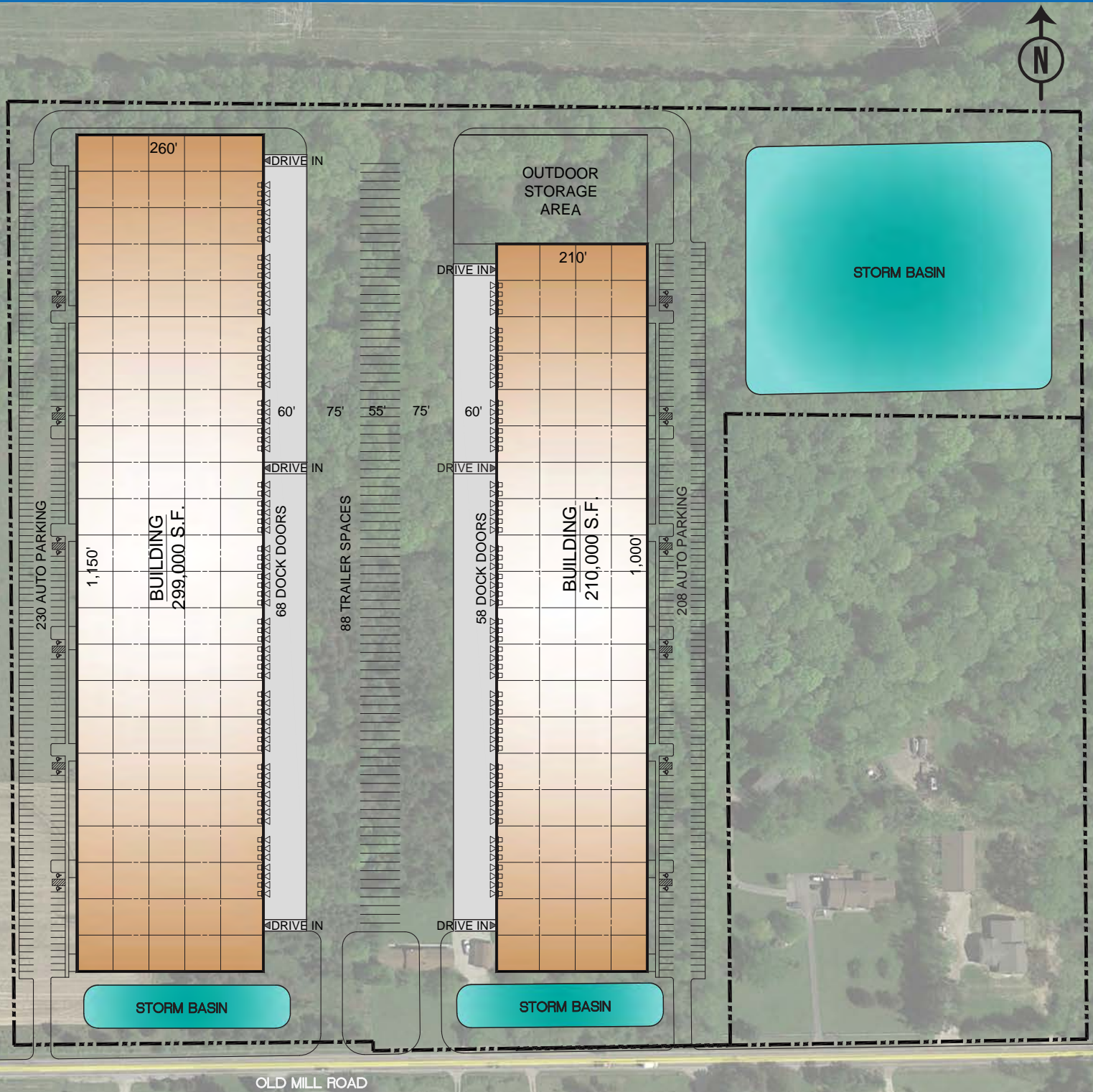


















TRUCK PARKING
71 TRAILER SPACES



COLUMN SPACING
50 X 45 FT

SPEED BAYS
60 FT



KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 754,824 Population	 23% High School Diploma	 \$61,710 Median Household Income	 72% White Collar	 10% Services
 43.2 Median Age	 28% Some College	 \$37,672 Per Capita Income	 17% Blue Collar	 5.1% Unemployment Rate
 306,885 Households	 40% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$51,842 Median Disposable Income		 16% Spend 7+ hours commuting to and from work per week	 28,680 Total Businesses	 457,956 Total Employees

GREAT LOCATION CLOSE TO I-480, RETAIL AND BUSINESSES



