

## WAREHOUSE / OFFICE SPACE



1953 Case Pkwy., South  
Twinsburg, OH 44087

### Property Features

- Building Size: 24,000 SF
- Warehouse: 22,080 SF
- Office: 1,920 SF
- Land: 2.87 Acres
- Docks: 2 with Levelers
- Drive-Ins: 1 (12'x14')
- Clear Height: Up to 24' Clear
- Sprinklered: Yes
- Power: 480/277, 1600 Amp
- Year Built: 1994, 2001



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# FOR LEASE

Interior Photos



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## Floor Plan



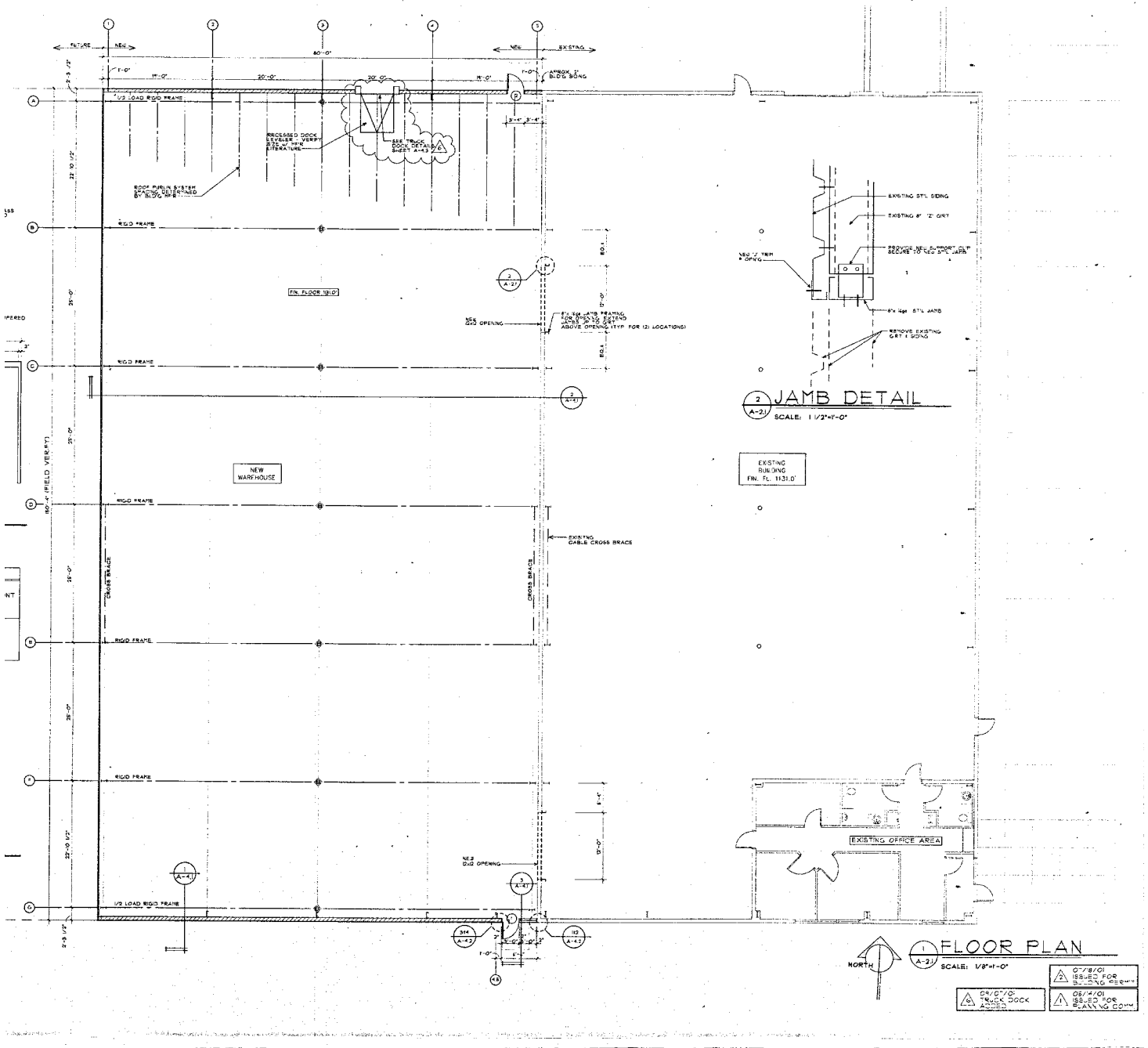
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## Floor Plan



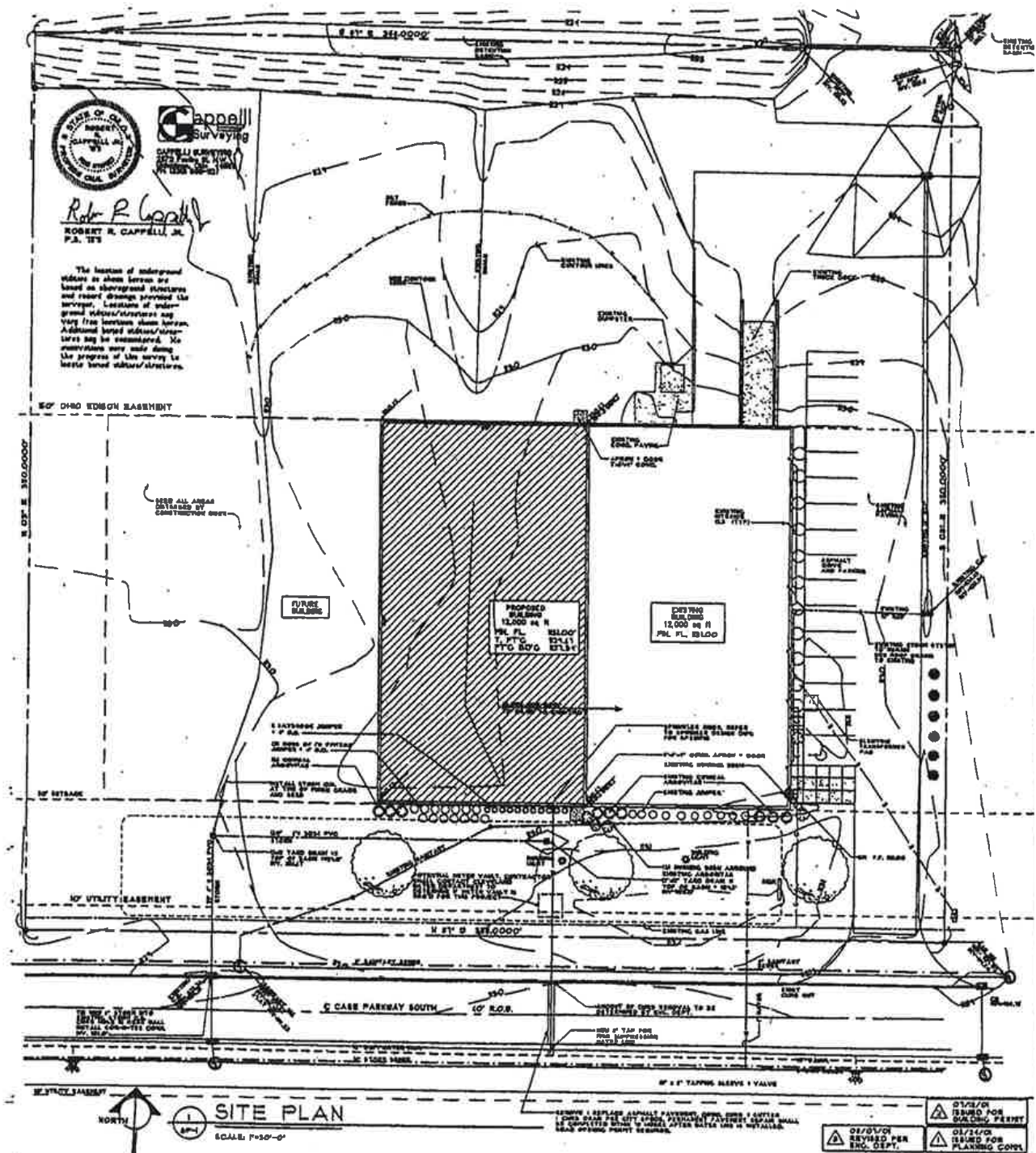
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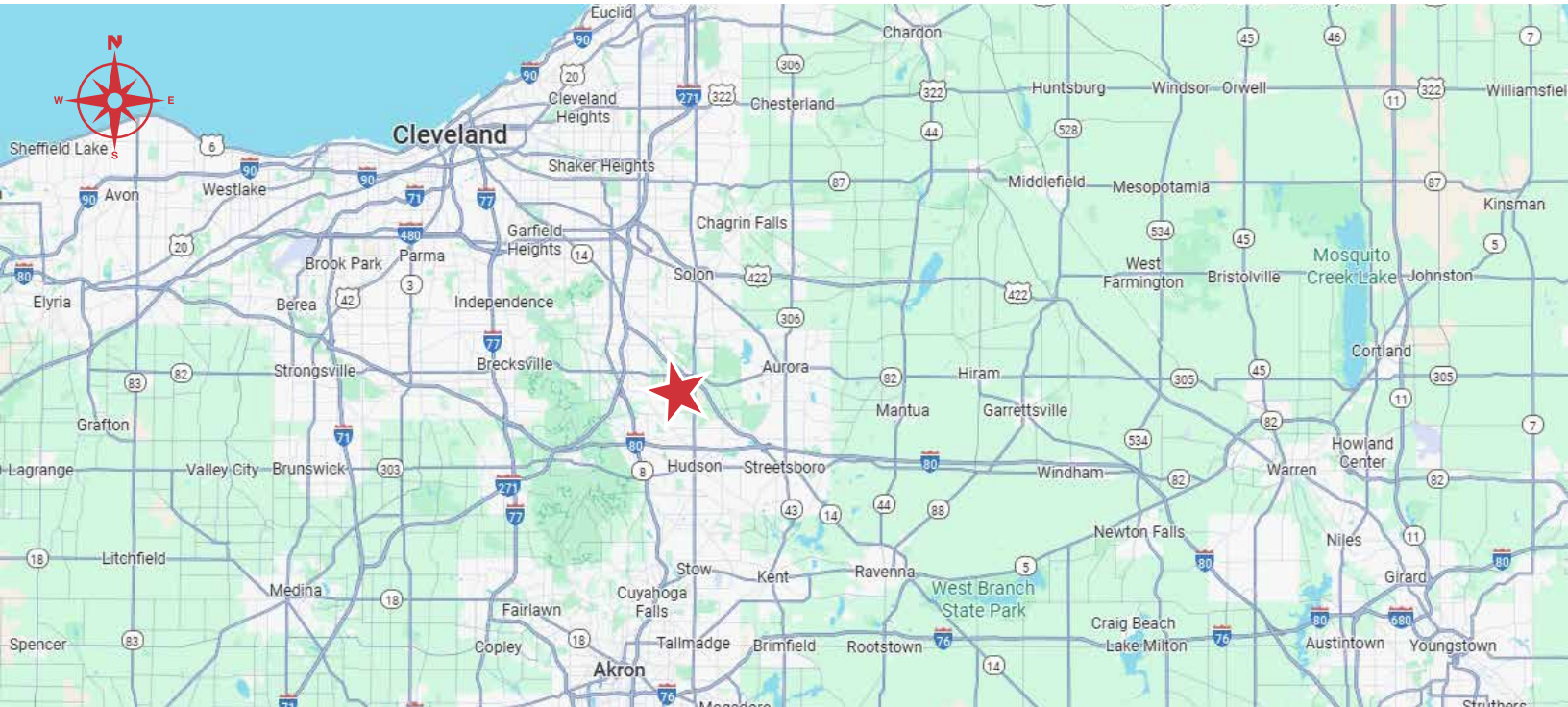
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Property Location



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## BUILDING INFORMATION SHEET

**LOCATION:** 1953 Case Pkwy., South, Twinsburg, OH

**SPACE AVAILABLE:** 24,000 SF

**WAREHOUSE AREA:** 22,080 SF

**OFFICE AREA** 1,920 SF

**CONSTRUCTION** Metal Trusses/Steel Decking/Masonry Block

**YEAR BUILT:** 1994, 2001

**DOCKS:** 2 with levelers

**DRIVE-INS:** 1 (12'x14') (8'x10')

**CEILING HEIGHT:** Up to 24' clear

**SPRINKLERED:** Main: .60 GPM/SF over 2,000 SF  
Addition: 25.2K@15psi (12 ESFR Sprinklers)

**LIGHTING:** LED

**ZONING:** I-3 (Heavy Industrial)

**HEAT** Overhead Gas

**SECURITY SYSTEM:** Yes

**POWER:** 480/277, 1600 Amp

**LEASE RATE:** \$7.25/SF NNN

**COMMENTS:** Strategically located in the heart of the Twinsburg Industrial Park with great access to I-480, I-271 and the Ohio Turnpike.

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