

INVESTMENT OPPORTUNITY
FOR SALE

● [CLICK HERE FOR EXTERIOR DRONE FOOTAGE](#) →

● [CLICK HERE FOR INTERIOR DRONE FOOTAGE](#) →

62,200 SF INDUSTRIAL BUILDING

1933 HIGHLAND ROAD | TWINSBURG, OHIO



\$80/SF

SALE PRICE

62,200 SF

BUILDING

4.62 AC

SITE

10 + 1

DOCKS / DRIVE-IN

NEWMARK

A PREMIER OWNER/USER OPPORTUNITY in the CLEVELAND–AKRON CORRIDOR

1933 Highland Road is a very efficient 62,200-square-foot industrial building with 6,000 square-feet of office space on 4.62 acres in Twinsburg, Ohio. Offered for sale at \$80 per square foot with immediate occupancy available.

- **New roof with a 20-year warranty good until 2037.**
- **Superior electrical service: 1200 Amps / 480 Volts / 3-Phase.**
- **Exterior and warehouse repainted summer 2026.**
- **Built to load: 10 docks with 8 new white dock doors being installed, plus a drive-in door.**
- **Room inside and out:**
18' clear height, on 50' x 50' column spacing.
110 auto spaces, a ratio of 1.80:1,000, and generous yard and truck and trailer parking.
- **High visibility spacious corner site on Highland Road and Hadden Road with prominent signage opportunity.**



1933 HIGHLAND ROAD, TWINSBURG, OHIO

BUILDING SIZE

62,200 SF (6,000 SF office)

LAND AREA

4.62 acres

YEAR BUILT

1984

CLEARANCE HEIGHT

18'

COLUMN SPACING

50' x 50'

PARKING

110 automobile spaces (1.80/1,000 SF)

SPRINKLERS

Wet

POWER

1200 Amps / 480 Volts / 3-Phase

PARCEL NUMBER

62-00676

LIGHTING

T-5 on motion sensors

HEATING

Office: rooftop units
Warehouse: gas units

HIGHWAY ACCESS

I-271, I-480, I-80 (Ohio Turnpike)

AIRPORTS

44–48 min to Cleveland Hopkins Intl.
46–49 min to Akron-Canton Regional

AVAILABLE

Immediately

ROOF

New roof with 20-year warranty

Warranty good until 2037 — no near-term roof capital expenditure.

LOADING

10 dock doors + 1 drive-in door

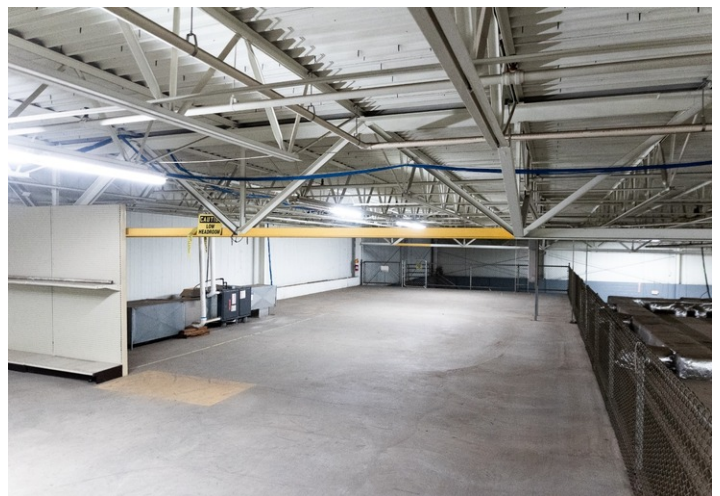
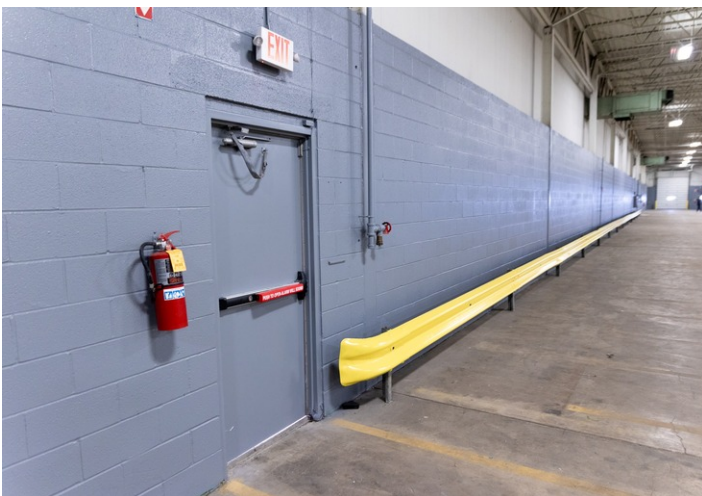
Served by 18' clear height and 50' x 50' column spacing across 62,200 SF.

SALE PRICE

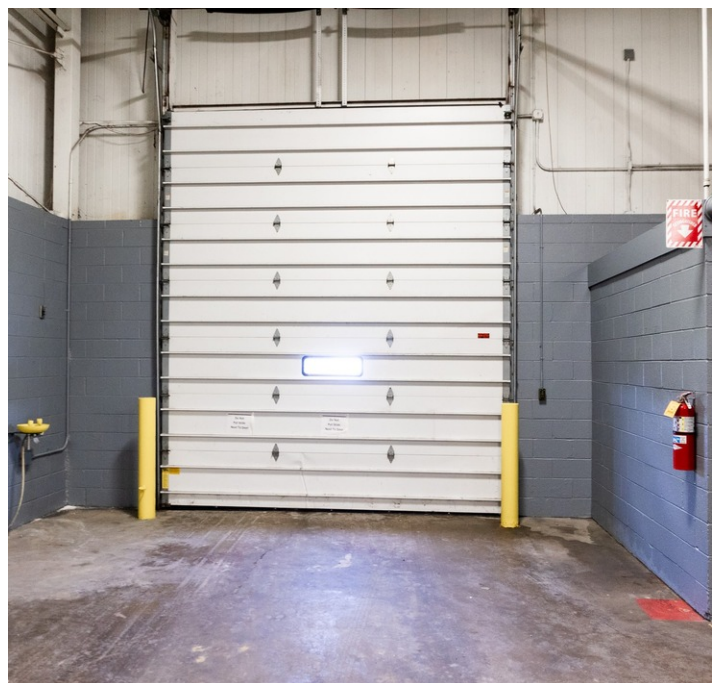
\$80/SF

For Sale · Investment Opportunity

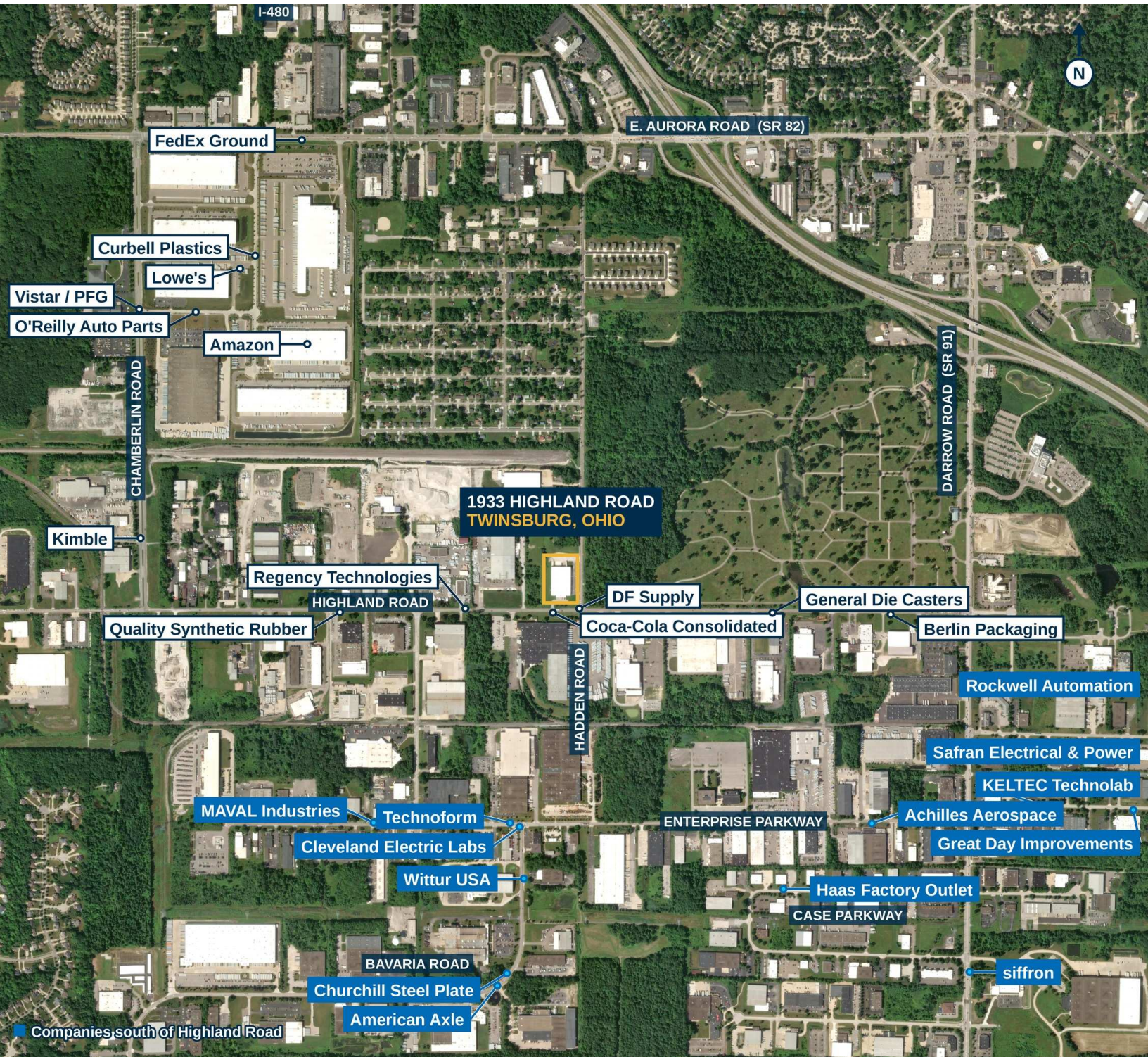
CLEAR-SPAN WAREHOUSE SPACE



10 DOCKS PLUS A DRIVE-IN DOOR



MAJOR COMPANIES IN THE TWINSBURG INDUSTRIAL HUB

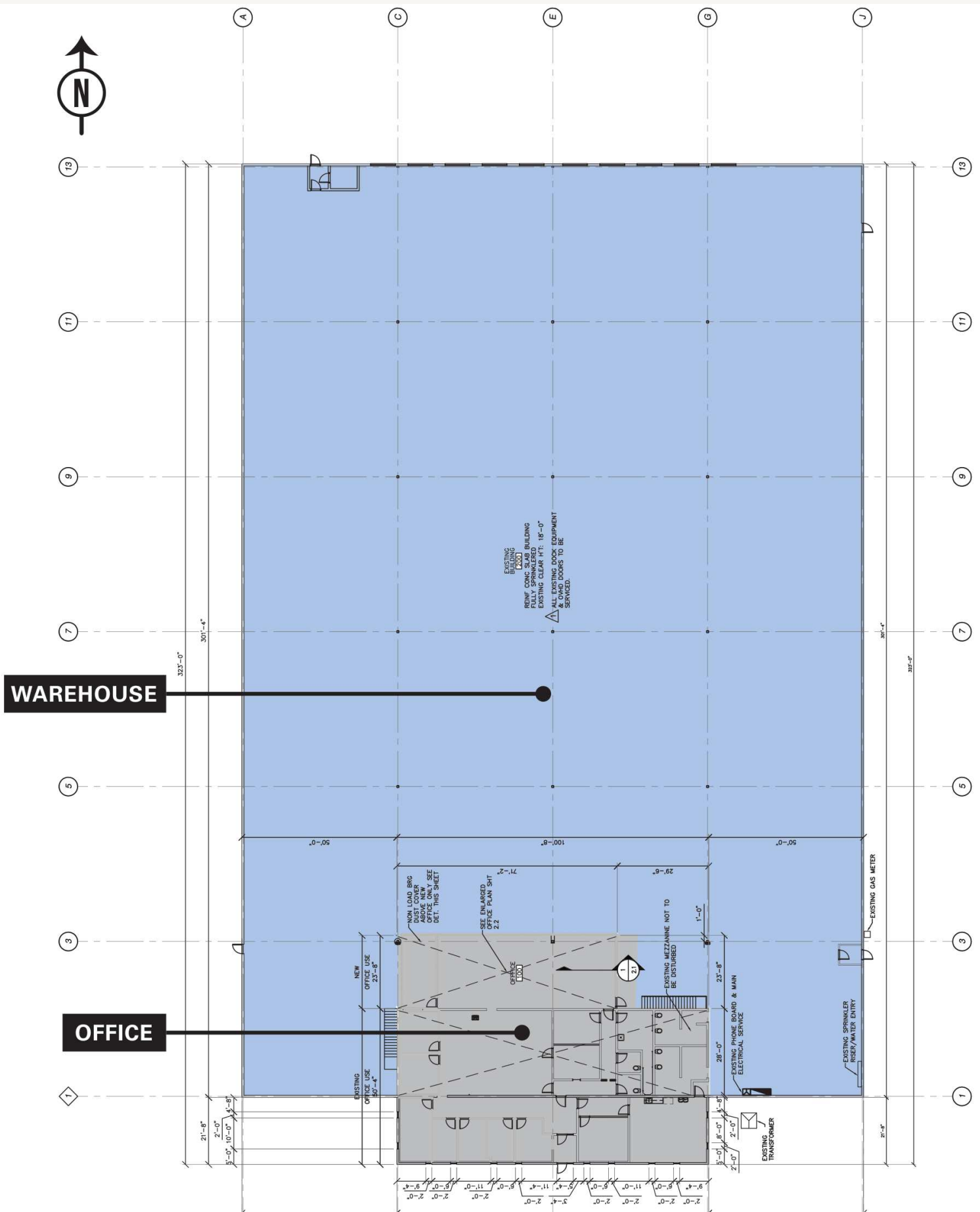


OFFICE EXTERIOR AND INTERIOR

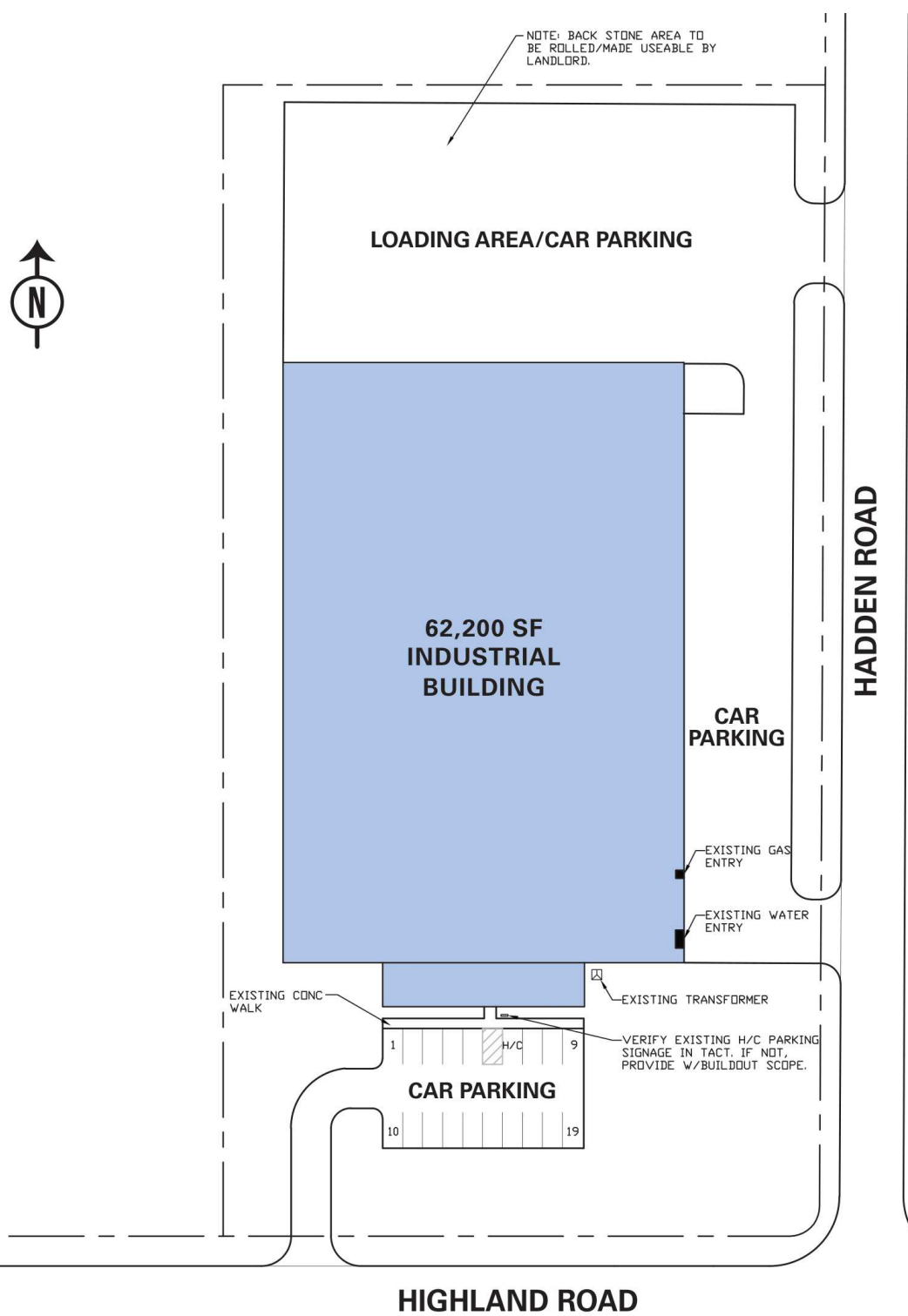
6,000 SF of Offices, Conference Rooms,
Break Rooms and Open Plan Space.



Floor Plan – Warehouse and Office

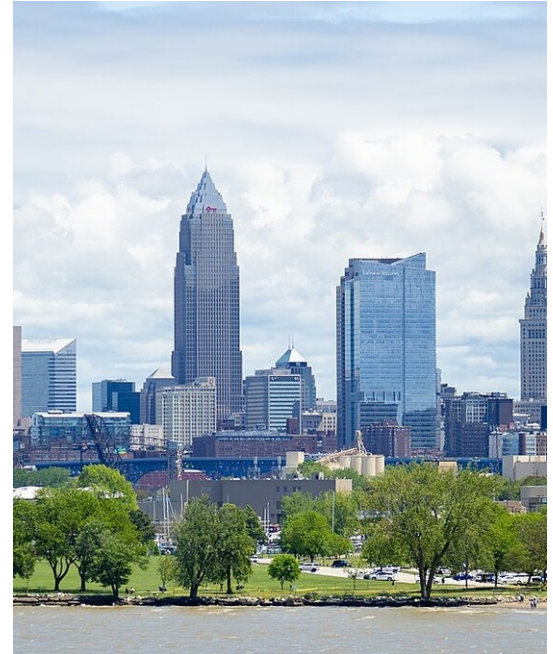


Site Plan



LOCATION

Exceptional Access to Transportation, Labor, Suppliers and Customers, and Incentives.



- **Transportation:** Easy access to Interstates 271, 480 and 80 (Ohio Turnpike) and Cleveland and Akron airports.
- **Labor:** Skilled labor can commute from both the Cleveland and Akron metros, providing a very deep labor pool.
- **Suppliers:** The strong industrial / logistics ecosystem in Twinsburg and the surrounding area.
- **Customers:** Well over 50% of the population of the US and Canada is within 500 miles.
- **Incentives:** Twinsburg is business friendly and offers meaningful incentives for companies bringing new jobs and investment. (For further information contact Twinsburg Economic Development.)
- **Twinsburg Occupancy Program:** An annual grant that encourages the reuse of existing industrial and commercial buildings. Owners or lessees of previously vacant property who bring jobs to the community may qualify for a grant of as much as 50% of the city income taxes paid by employees at the site, paid at the end of the first quarter after the year in which the taxes were paid. Eligibility requires an existing payroll of at least \$500,000 and at least 20 full-time or equivalent employees, plus a commitment to create at least 10 new jobs and \$250,000 of new payroll over a three-year period.

www.mytwinsburg.com/213/Economic-Development

THE TRADE AREA AROUND 1933 HIGHLAND ROAD

Twinsburg sits midway between Cleveland and Akron, with I-480, I-271 and I-80 minutes away and both airports inside 50 minutes. Within 10 miles, 271,701 residents and 152,336 employees support an established manufacturing and logistics base.

271,701 POPULATION	111,181 HOUSEHOLDS	43.3 MEDIAN AGE
\$94,505 MEDIAN HH INCOME	\$54,219 PER CAPITA INCOME	\$132,498 AVG. HH INCOME
7,693 BUSINESS ESTABLISHMENTS	152,336 TOTAL EMPLOYEES	4.7% UNEMPLOYMENT

WORKFORCE

White collar 70.1%
Blue collar 16.8%
Services 13.2%

EDUCATIONAL ATTAINMENT

Bachelor's / Graduate / Professional degree 46.4%
Some college / associate degree 25.0%
High school diploma 23.8%

Source: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates, census tracts centered within 10 miles. Business establishment and employee counts: U.S. Census Bureau, ZIP Code Business Patterns 2023, 13 ZIP codes centered within 10 miles.

FOR MORE INFORMATION

Terry Coyne
Executive Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker

Connor McCoy
Director
330.861.8255
Connor.McCoy@nmrk.com
Licensed Real Estate Salesperson