

INVESTMENT OPPORTUNITY
FOR SALE
62,200 SF INDUSTRIAL BUILDING
1933 HIGHLAND ROAD | TWINSBURG, OHIO



SALE PRICE: \$80/SF

HIGHLIGHTS



Building Size

Warehouse: 55,604 SF
Office: 6,596 SF
Total: 62,200 SF



Docks/Drive-in Doors

1 Drive-in Door
10 Docks



Highway Access

Easy Highway Access Via I-271,
I-480 & I-80 (Ohio Turnpike)



Availability

Immediate

CONTACT



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NEWMARK

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Terry **COYNE**.com



Land Area

- 4.62 Acres
- Parcel # 62-00676



Roof

- TPO Roof Installed September 2017
- GAF Everguard Diamond Pledge Warranty Good Until 2037



Heating

- Office: Rooftop Units
- Warehouse: Gas Units



Parking

110 Automobile Spaces
(1.80/1,000 SF)



Clearance Height

18'



Sprinklers

Wet Sprinklers



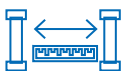
Power

1600 Amp/240 Volt/3-Phase



Lighting

T-5 on Motion Sensors



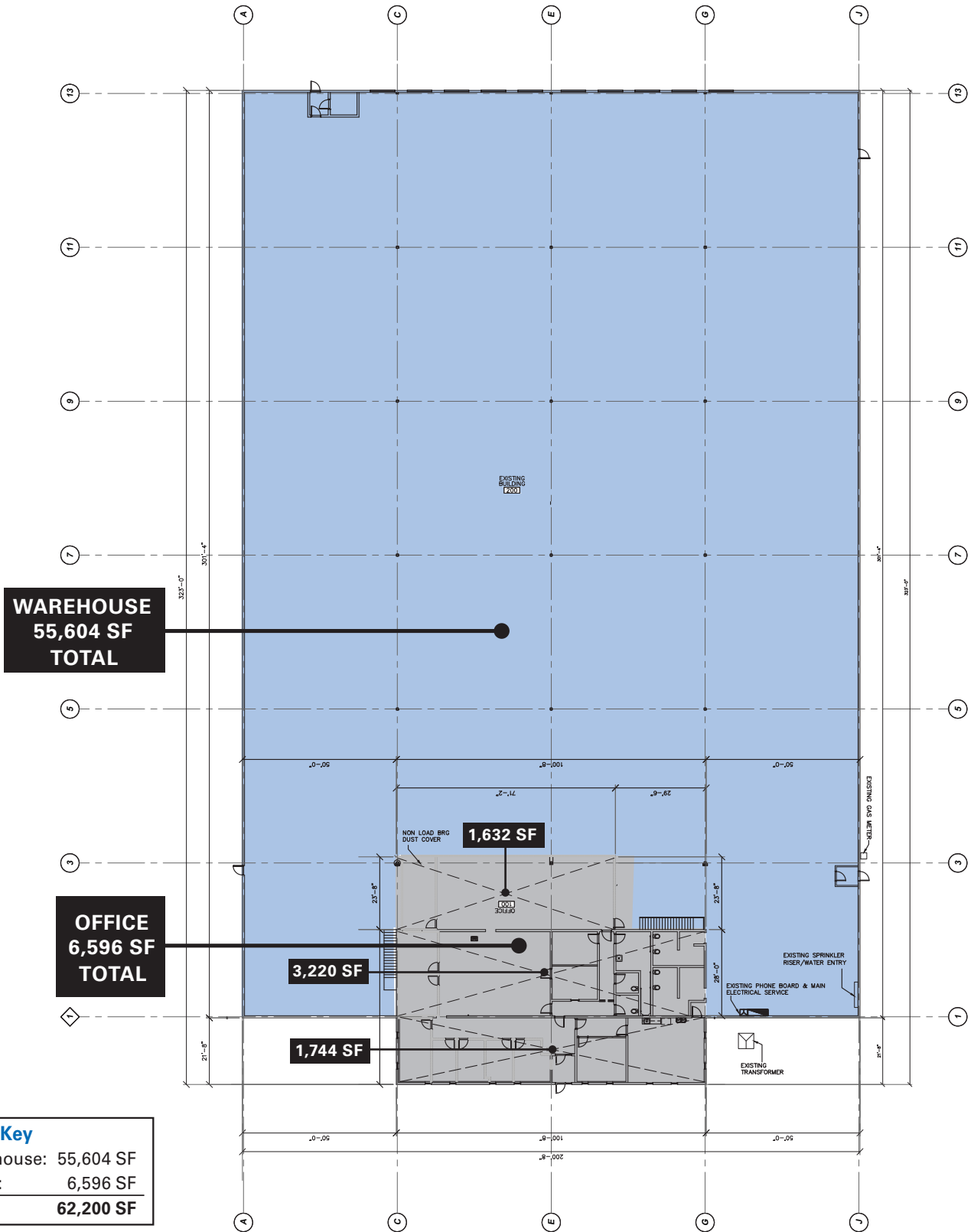
Column Spacing

50' X 50'

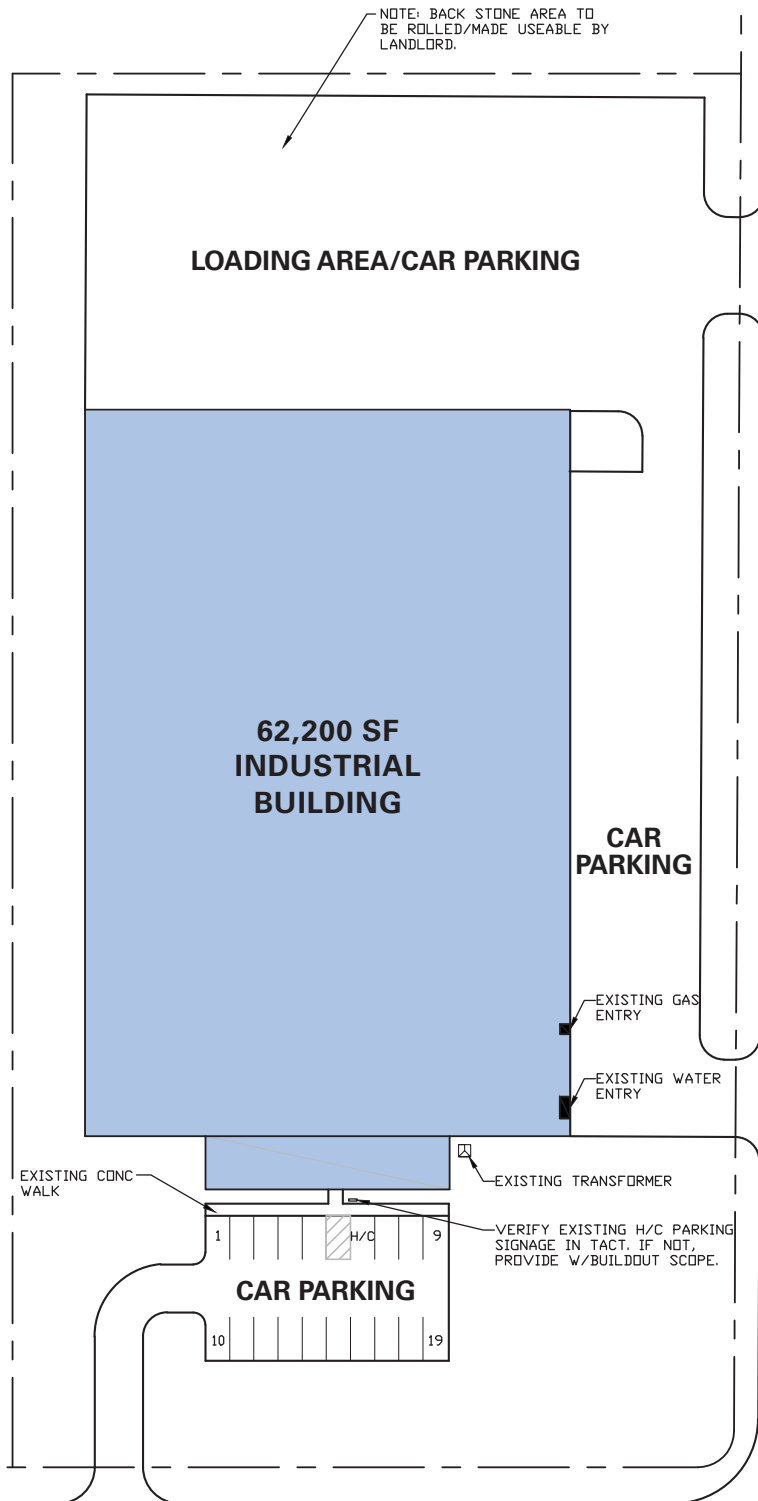


Year Built/Construction Type

1984/Reinforced Concrete Slab



Building Key	
■ Warehouse:	55,604 SF
■ Office:	6,596 SF
Total:	62,200 SF























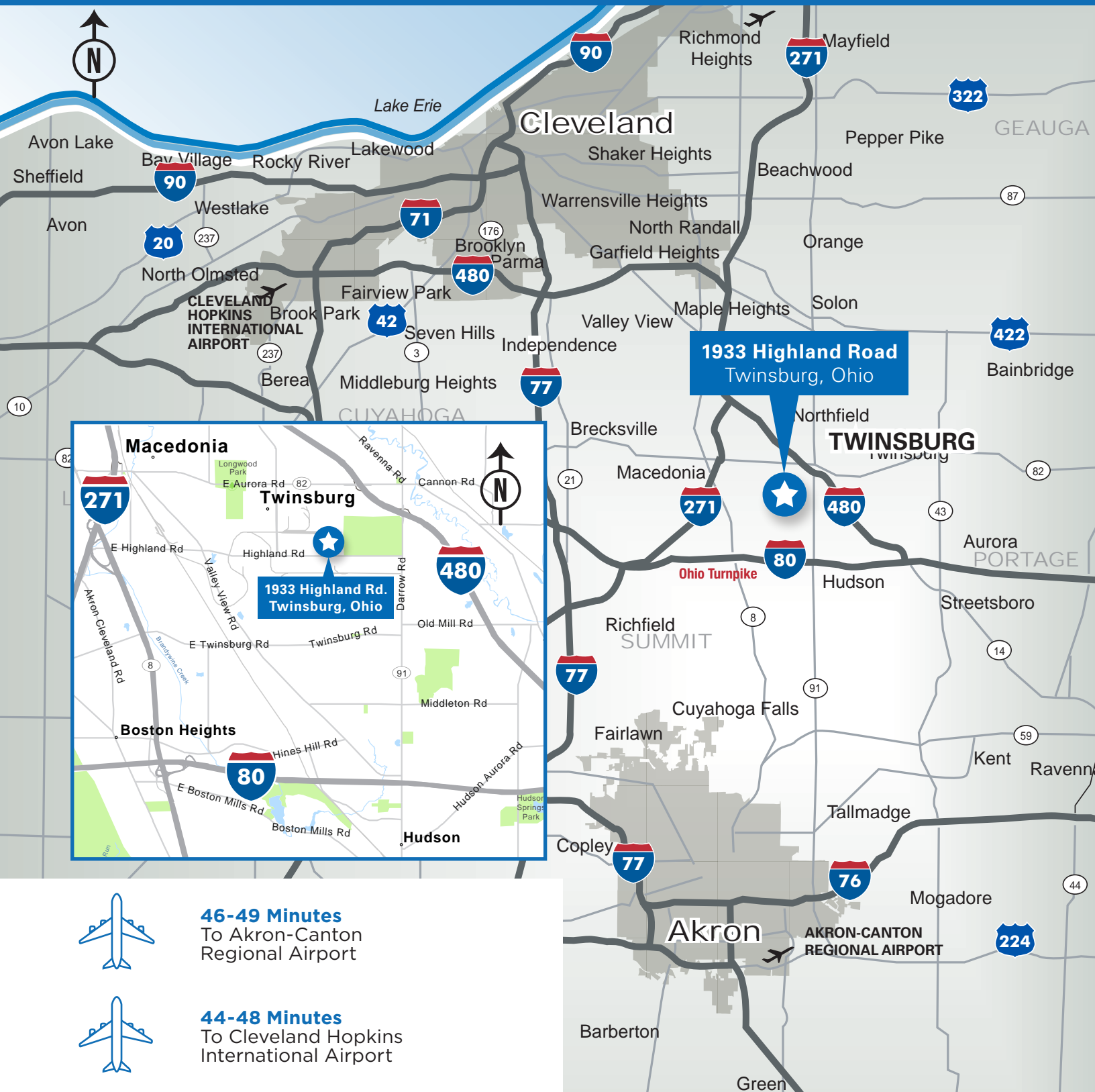




EMPLOYMENT OVERVIEW

1933 HIGHLAND ROAD
 TWINSBURG, OHIO 44087
 (10-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 287,366 Population	 21.7% High School Diploma	 \$96,717 Median Household Income	 71.2% White Collar	 12.6% Services
 44.8 Median Age	 24.1% Some College	 \$58,439 Per Capita Income	 16.2% Blue Collar	 3.6% Unemployment Rate
 120,090 Households	 47.8% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$79,781 Median Disposable Income		 15.4% Spend 7+ hours commuting to and from work per week	 12,748 Total Businesses	 175,435 Total Employees



1933 Highland Road
Twinsburg, Ohio

1933 Highland Rd.
Twinsburg, Ohio



46-49 Minutes
To Akron-Canton
Regional Airport



44-48 Minutes
To Cleveland Hopkins
International Airport