



2241 Pinnacle Parkway
Twinsburg, OH 44087

Property Features

- Total Building: 16,800 +/- SF
- Clear Height: 18'
- Fully Sprinklered Throughout
- Fully Occupied Investment
- Strong Tenant Base
- Recent Cap Ex Improvements
- Great Access to I-480/I-271 and I-80, between Cleveland and Akron



Joe Hauman, CCIM
+1 440 591 3723
joe.hauman@naipvc.com

Noah Broadbent, CCIM
+1 440 708 8578
noah.broadbent@naipvc.com



\$1,600,000
Offering Price



16,800 SF
Building Size



\$117,675.47
NOI



7.35%
Cap Rate



100%
Occupancy



\$95.24
Price/SF



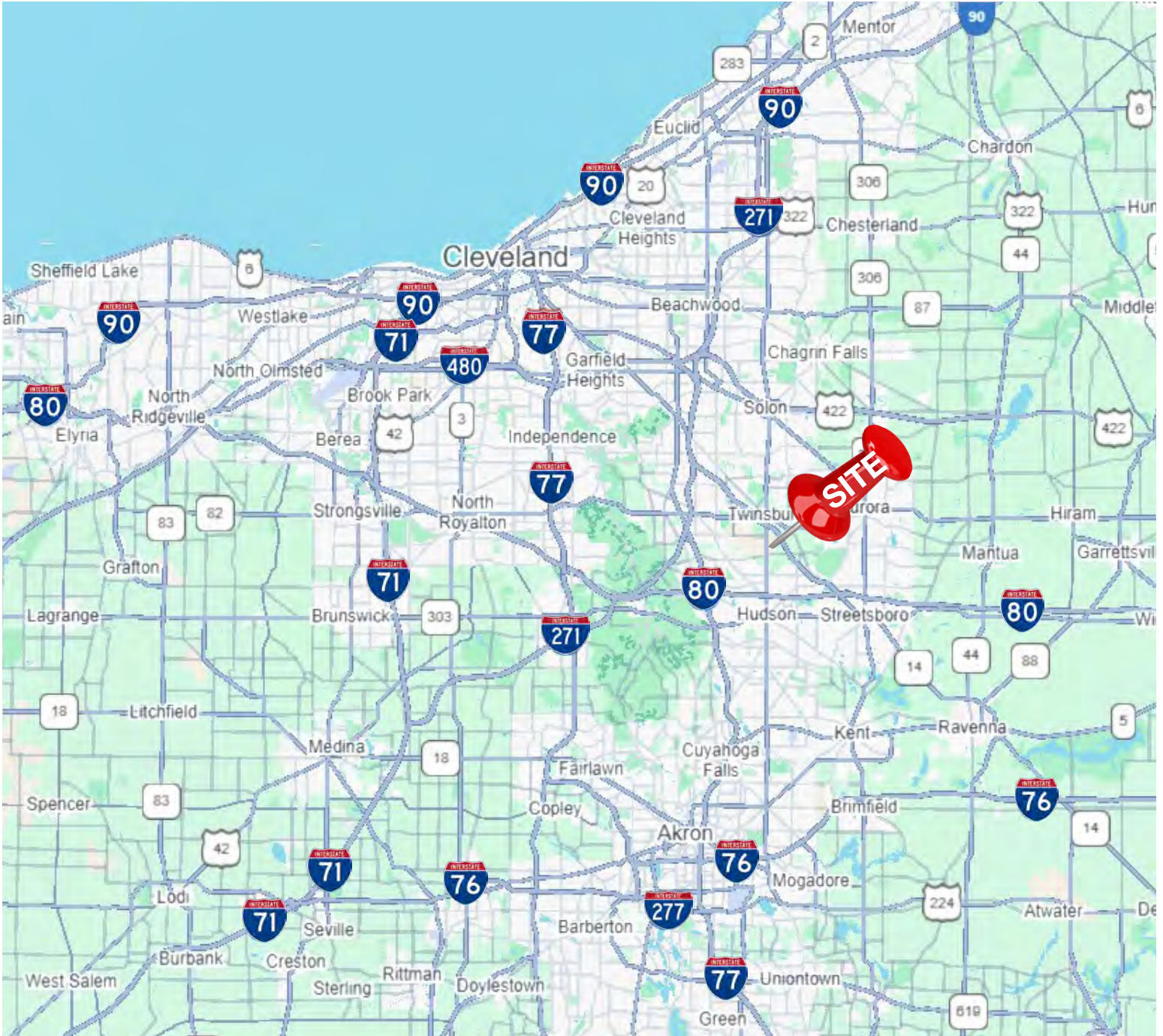
1.5 Acres
Lot Size

Joe Hauman, CCIM
+1 440 591 3723
joe.hauman@naipvc.com

Noah Broadbent, CCIM
+1 440 708 8578
noah.broadbent@naipvc.com

FOR SALE

Location



Joe Hauman, CCIM
+1 440 591 3723
joe.hauman@naipvc.com

Noah Broadbent, CCIM
+1 440 708 8578
noah.broadbent@naipvc.com

BUILDING INFORMATION SHEET

LOCATION:	2241 Pinnacle Pkwy., Twinsburg, OH
BUILDING SIZE:	16,800 SF
CONSTRUCTION:	Precast concrete
YEAR BUILT:	1997
LAND AREA:	1.5 Acres
ZONING:	I-2 Limited Industrial
CEILING HEIGHT:	18' Clear
TRUCK DOCKS:	(3) - 8'x10'
DRIVE-IN DOORS:	(2) - 8'x10'
SECURITY SYSTEM:	Yes
SPRINKLERED:	Yes
PARKING:	33 in Front, additional in Rear
HEAT:	Rooftop Units and Gas Reznors in the Warehouse
LIGHTING:	Fluorescent/LED
PURCHASE PRICE:	\$1,600,000
TAXES:	\$1.33/SF per year
CAP RATE:	7.35%
COMMENTS:	Recent Capital Improvements, including Parking lot striping, Façade and others
CONTACT:	Joe Hauman, CCIM 440-591-3723 joe.hauman@naipvc.com Noah Broadbent, CCIM 440-708-8578 noah.broadbent@naipvc.com



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.