FOR LEAS

ENTERPRISE PARKWAY

TWINSBURG, OHIO

MULTI-TENANT WAREHOUSE BUILDING



PROPERTY HIGHLIGHTS

- 54,583 SF total SF available for lease
 - 49,083 SF warehouse space
 - 500 SF modular office
 - 5,000 SF office space (front of building)
 - 6 docks, 1 interior (8' x 8'); 3 drive-ins (one 14' x 10'; two 8 'x 8')
 - 22' clearance height
- Air rotation unit
- 50' x 40' column spacing
- Sprinklers: Extra Hazard, Class 3, .37 GPM/SF over 2,000 SF
- Strategically located just off I-480 in the heart of the Twinsburg industrial corridor
- Easy access to I-271 and I-80 (Ohio Turnpike)

LEASE RATE: \$5.25/SF NNN

Lerry COYNE

For further information, please contact our licensed real estate salespersons:

Terry Coyne, SIOR, CCIM

Vice Chairman

Office 216.453.3001 Email tcoyne@ngkf.com

Kristy Hull, SIOR, CCIM

Managing Director

Office 216.453.3055 Email khull@ngkf.com



VIRTUAL

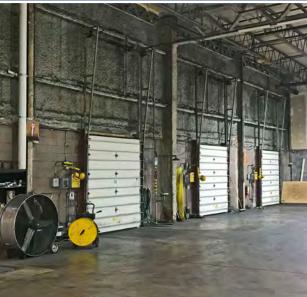
TOUR

Newmark Knight Frank

FOR LEASE MULTI-TENANT INDUSTRIAL BUILDING

1755 ENTERPRISE PARKWAY TWINSBURG, OHIO











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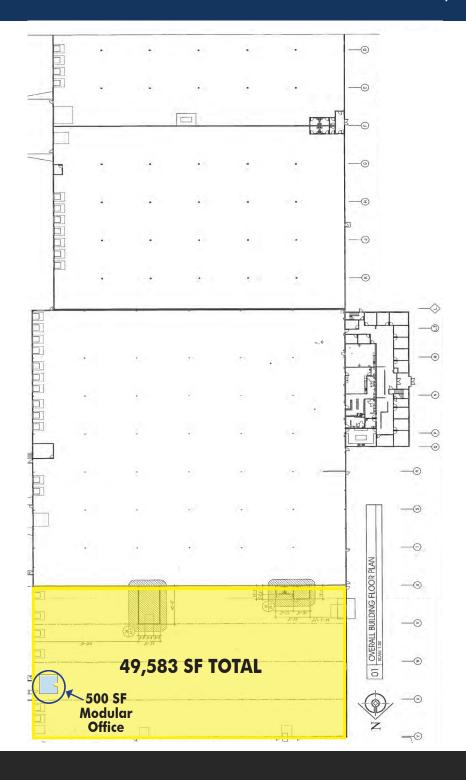
Office 216.453.3055 Email khull@ngkf.com



MULTI-TENANT INDUSTRIAL BUILDING

ENTERPRISE PARKWAY TWINSBURG, OHIO

FLOOR PLAN: 49,083 WAREHOUSE **500 SF MODULAR OFFICE 49,583 SF TOTAL**





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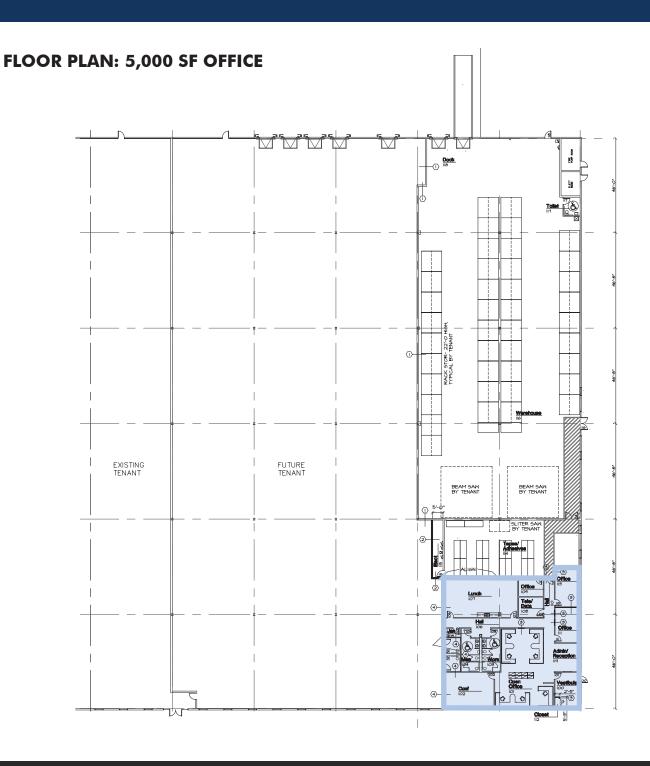
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FOR LEASE

MULTI-TENANT INDUSTRIAL BUILDING

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TWINSBURG, OHIO





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FOR LEAS **ENTERPRISE PARKWAY MULTI-TENANT INDUSTRIAL BUILDING TWINSBURG, OHIO** E. Aurora Rd. Cannon Rd. **NORTH** Chamberlin Rd Ravenna Rd. **1755** Aurora Rd **ENTERPRISE PARKWAY TWINSBURG, OHIO** Darrow Highland Rd. **TWINSBURG** Boyle **Edison Blvd.** Enterprise Pkwy. |Pkw Case Pkwy. N. Case Pkwy. Summit Commerce Pkwy Bavaria Rd. Old Mill Rd. Twinsburg Rd. Cleveland Pepper Pike Avon Lake Lakewood Shaker Heights Bay Village Rocky River NORTH Beachwood Sheffield 90 Warrensville Heights Westlake North Randal Avon Brooklyn Parma (237) 20 Garfield Heights **ENTERPRISE PARKWAY** North Olmsted 480 **TWINSBURG, OHIO** Fairview Park Solon Maple Heights Valley View Brook Park Seven Hills 422 Independence (237) Bed Bainbridge Berea Middleburg Heights (10) **CUYAHOGA** Northfie Brecksville **Twinsburg** Macedonia (21) 80 LORAIN 271 480 Aurora (43) Strongsville North Royalton **PORTAGE** 80 94) Hudson



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