

**CUSHMAN &  
WAKEFIELD**



INDEPENDENTLY OWNED AND OPERATED

**FOR LEASE**

**2450 Edison Blvd.  
Twinsburg, Ohio 44087**



### **OFFERING HIGHLIGHTS**

- 5,395 SF available for lease.
- High image masonry construction.
- Affluent business park setting.
- Easy access to major interstates, skilled work force and restaurants/shopping.

#### **FOR MORE INFORMATION, PLEASE CONTACT:**

**FRED W. CHRISTIE, SIOR**

Principal

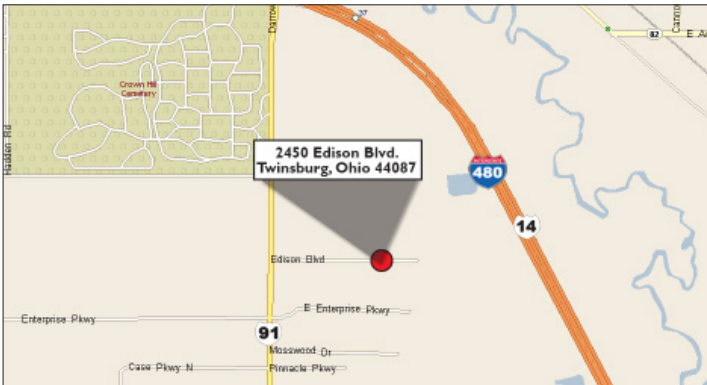
216.525.1468

[fchristie@crescorealestate.com](mailto:fchristie@crescorealestate.com)

3 Summit Park Drive • Suite 200 • Cleveland, Ohio 44131  
216-520-1200 • Fax: 216-520-1828 [crescorealestate.com](http://crescorealestate.com)

Information herein is not guaranteed. It is obtained from reliable sources and is subject to errors, omissions, changes and withdrawal without notice.

# 2450 EDISON BLVD. TWINSBURG, OHIO 44087



## PROPERTY SPECIFICATIONS

TOTAL SF	5,395 SF
OFFICE SF	2,000 SF
YEAR BUILT	1995
CONSTRUCTION	Masonry
SPRINKLER	100% Wet
HEAT	Rooftop HVAC
CEILINGS	20'
DOCKS	To Suit
DRIVE-INS	To Suit
PARKING	Ample

## LEASE

Asking rate -

Office: \$10.00/SF, NNN

Whse: \$5.00/SF, NNN

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**NEW OFFICE AREA FOR LEASE - 5,395 SF**



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1/19/2017

Profile 1 of 1

## Summary (32213)



### USER / INVESTOR COMPLEX

**2450 Edison Blvd.**  
**Twinsburg, OH 44087**

<b>County:</b>	Summit
<b>Market:</b>	SE-Z2
<b>Sub Market:</b>	Summit County North/Portage County
<b>Land Size (Acres)</b>	2.8 Acres
<b>Available SF:</b>	5,395 SF
<b>Building SF:</b>	31,967 SF
<b>Industrial SF:</b>	3,395 SF
<b>RSF:</b>	31,967 SF
<b>Office SF:</b>	2,000 SF

### General Listing/Transaction Information

<b>Office Asking Rate:</b>	\$10.00
<b>Warehouse Rate:</b>	\$5.00
<b>Transaction Type:</b>	Lease

### Parking

<b># Spaces:</b>	101
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### Loading & Doors

<b>Loading &amp; Doors Comments:</b>	To Suit
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### Contacts

<b>Listing Broker(s)</b>	Fred Christie, SIOR CRESCO Real Estate 216.525.1468 fchristie@crescorealestate.com
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### Building

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	MU
<b>Flex:</b>	Yes
<b>Floors:</b>	1
<b>Multi-Tenant:</b>	Multi-Tenant
<b>Year Built:</b>	1995
<b>ConstructionType:</b>	Masonry
<b>Roof Type:</b>	EPDM
<b>Deck Type:</b>	Metal
<b>Floor Type:</b>	Concrete
<b>Sprinkler:</b>	100% Wet
<b>Heat:</b>	Rooftop HVAC
<b>Ceiling Ht:</b>	20' (Min) 20' (Max)

### Utilities

<b>Power:</b>	110/220 v 200 a 3 p
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### Site

<b>Land SF:</b>	121,968 SF
<b>Parcel Number:</b>	64-06567
<b>Zoning:</b>	Industrial

### Crane

### Comments