

# 1535-1555 Enterprise Parkway

TWINSBURG, OHIO 44087

Industrial Complex / For Sale



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## BUILDING

72,385 SF

## LAND

5 acres

## PRICING

\$3,300,000.00

## PROPERTY SPECIFICATIONS

TOTAL SF	72,385 SF
OFFICE SF	6,400 SF
INDUSTRIAL SF	65,985 SF
LAND	5 acres
CONSTRUCTED	1990 / 1997 / 2006
CONSTRUCTION	Masonry / Block / Glass
CEILING HEIGHT	18' - 19' 6"
DRIVE-IN DOORS	Five (5)
DOCKS	Seven (7)
SPRINKLER	Partial 33%
LIGHTING	T-5 Fluorescent with motion sensor and day lighting controls
HEAT	Air-Rotation / Overhead Gas
AIR-CONDITIONING	Office
ROOF	Built-Up
POWER	1200A / 480V / 3P + Buss Bar

## HIGHLIGHTS

- Building is expandable
- New driveway/parking lot (2018)
- Exterior newly painted (2018)
- Air-lines
- Locker rooms
- Tax abatement available

## LIST OF UNITS

TOTAL SF	OFFICE SF	WAREHOUSE SF	DOCKS	DRIVE-IN DOORS
22,529 SF	3,200 SF	19,329 SF	Four (4)	Two (2)
22,528 SF	3,200 SF	19,328 SF	-0-	Two (2)
27,328 SF	-0-	27,328 SF	Three (3)	One (1)

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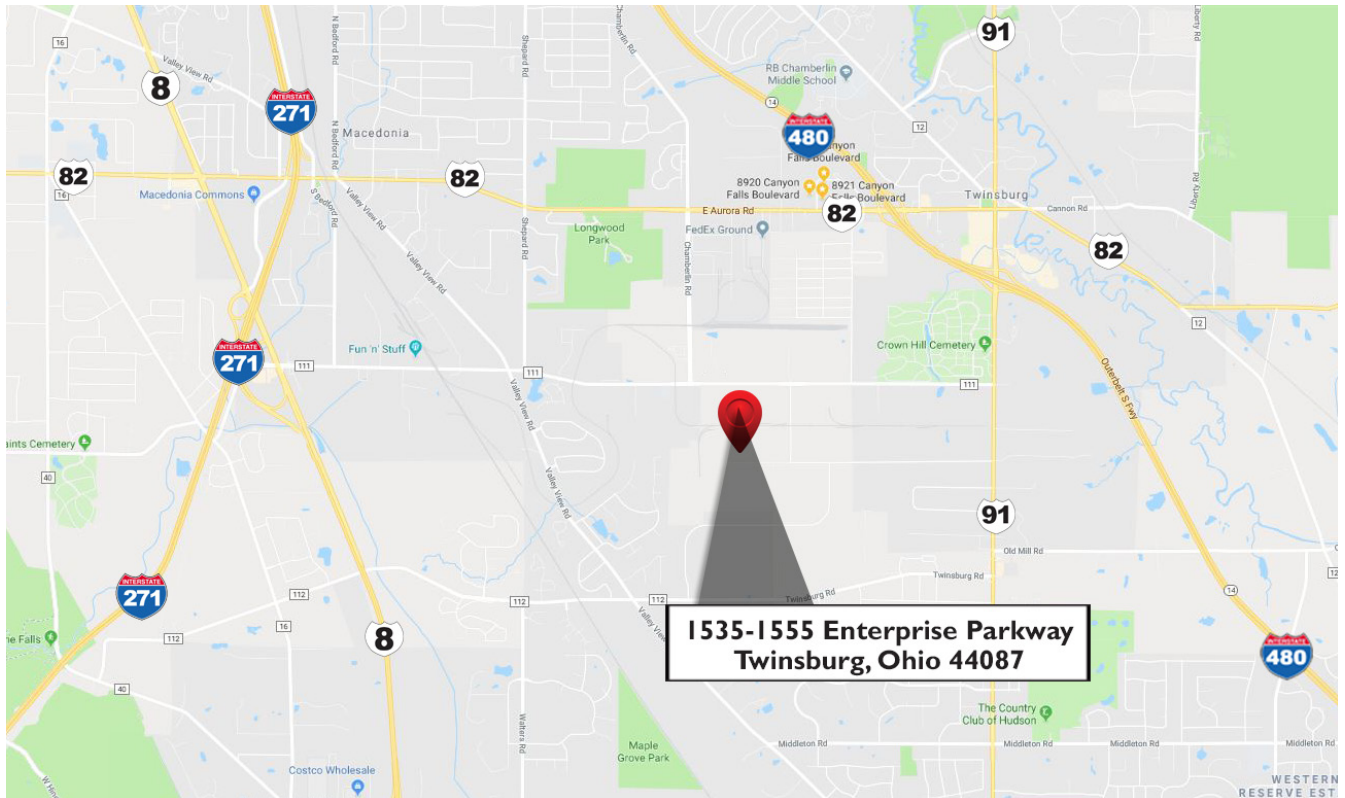
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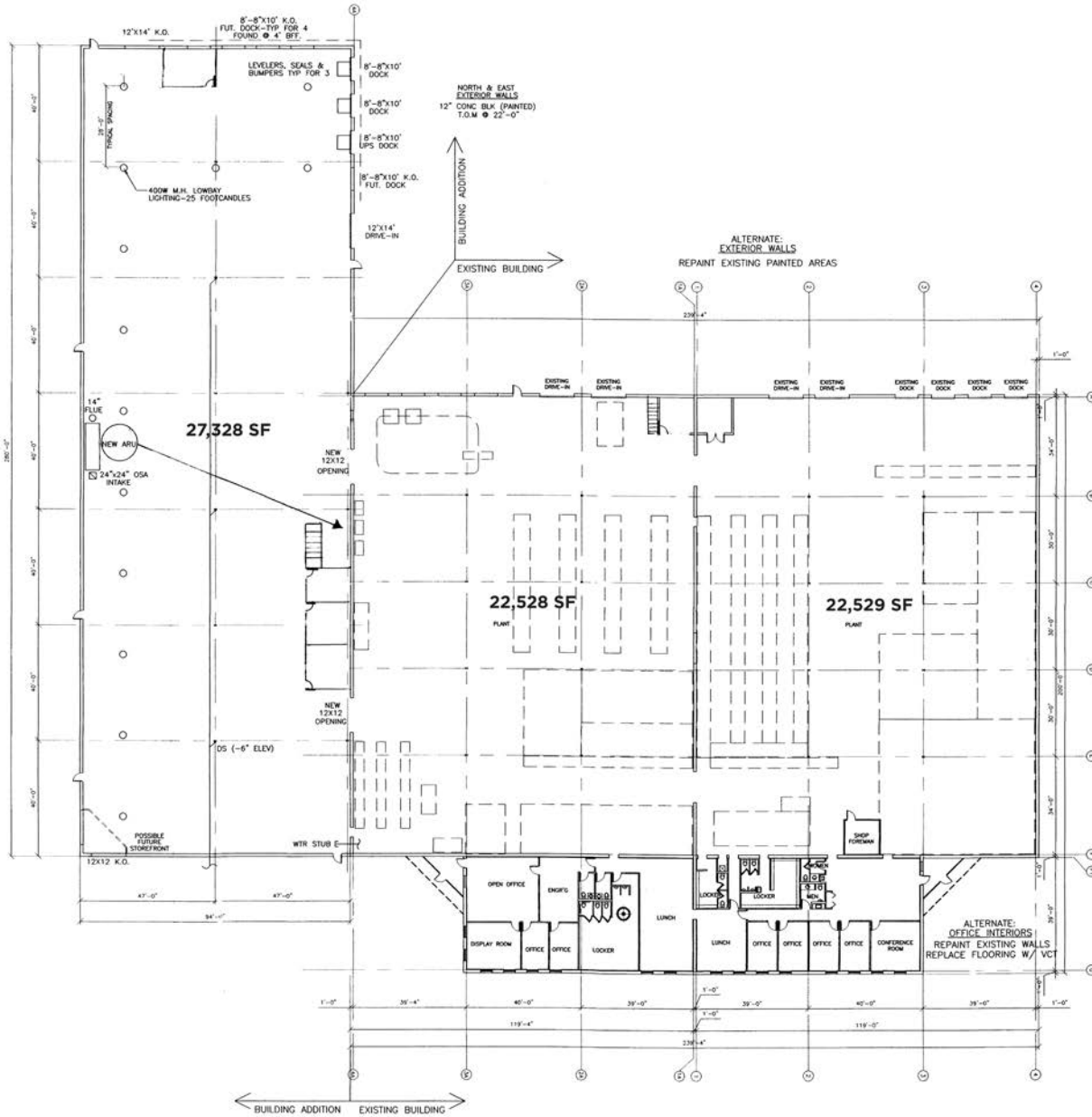
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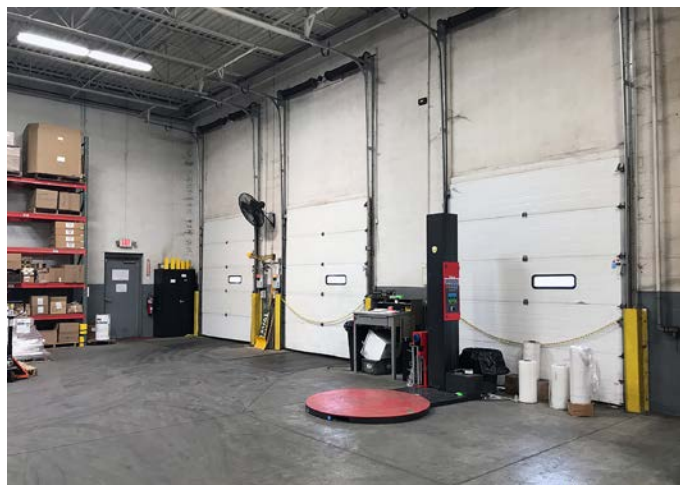
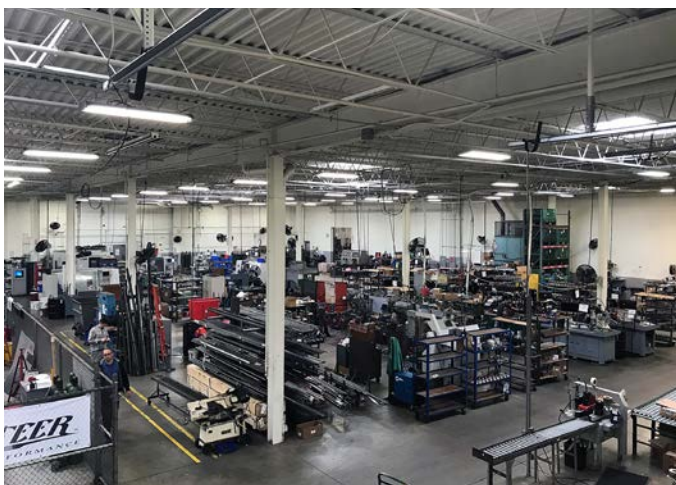
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