



## OVERVIEW

Offered for sale or for lease:

11,000 square foot industrial property on 1.16 acres in excellent condition.

Conveniently located off of Highland Road in Twinsburg Township.

Freestanding in 'Tower Park' Industrial Park.

PPN: 6205092

## HIGHLIGHTS

- Built: 2001
- Warehouse: 9,000 SF / Office: 2,000 SF
- Fenced Exterior Storage
- Drive In Doors: 4
- Ceiling Height: 25'
- Radiant Gas Heat
- Two 200 amp svcs / 1 phase and 3 phase
- Real Estate Taxes: \$17,600. Annual



**Sale Price:**

\$660,000



**Available SF:**

11,000 SF



**Lease Rate:**

\$5.50 SF/YR  
(Net)



**Building Size:**

11,000 SF



**Lot Size:**

1.16 Acres



**Zoning:**

Industrial

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**David Kaplan, SIOR**

O: 330.940.9360

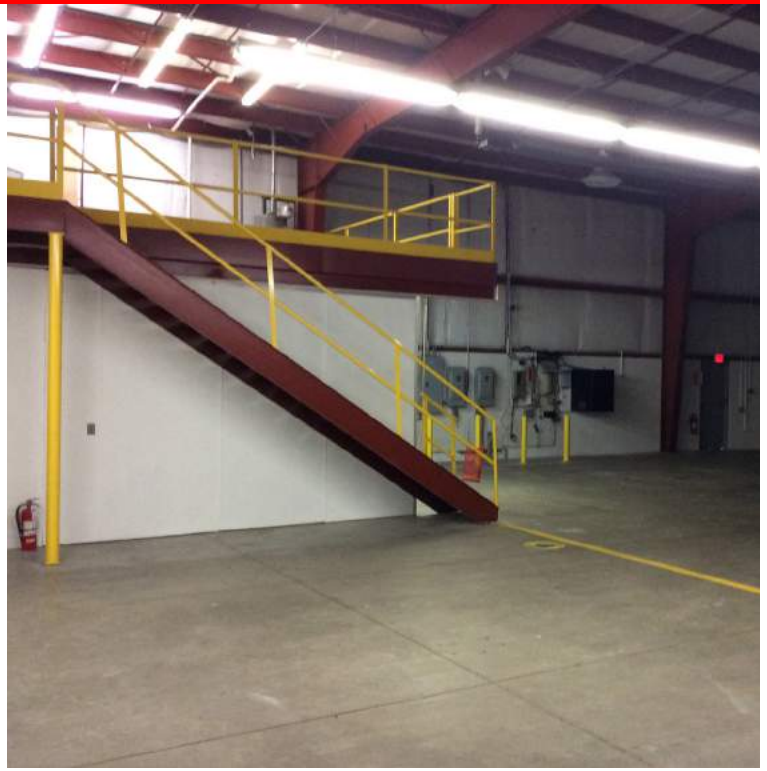
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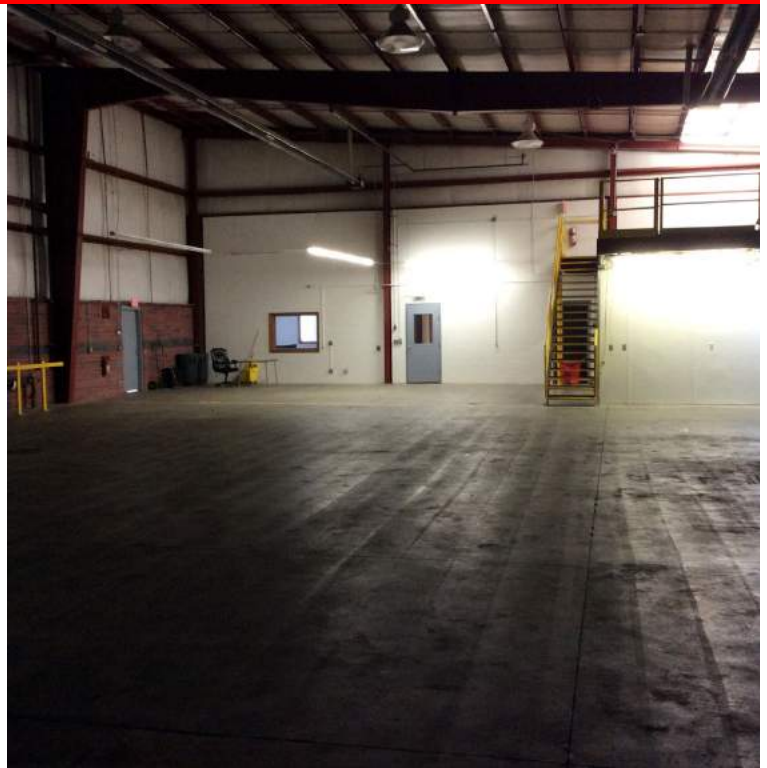
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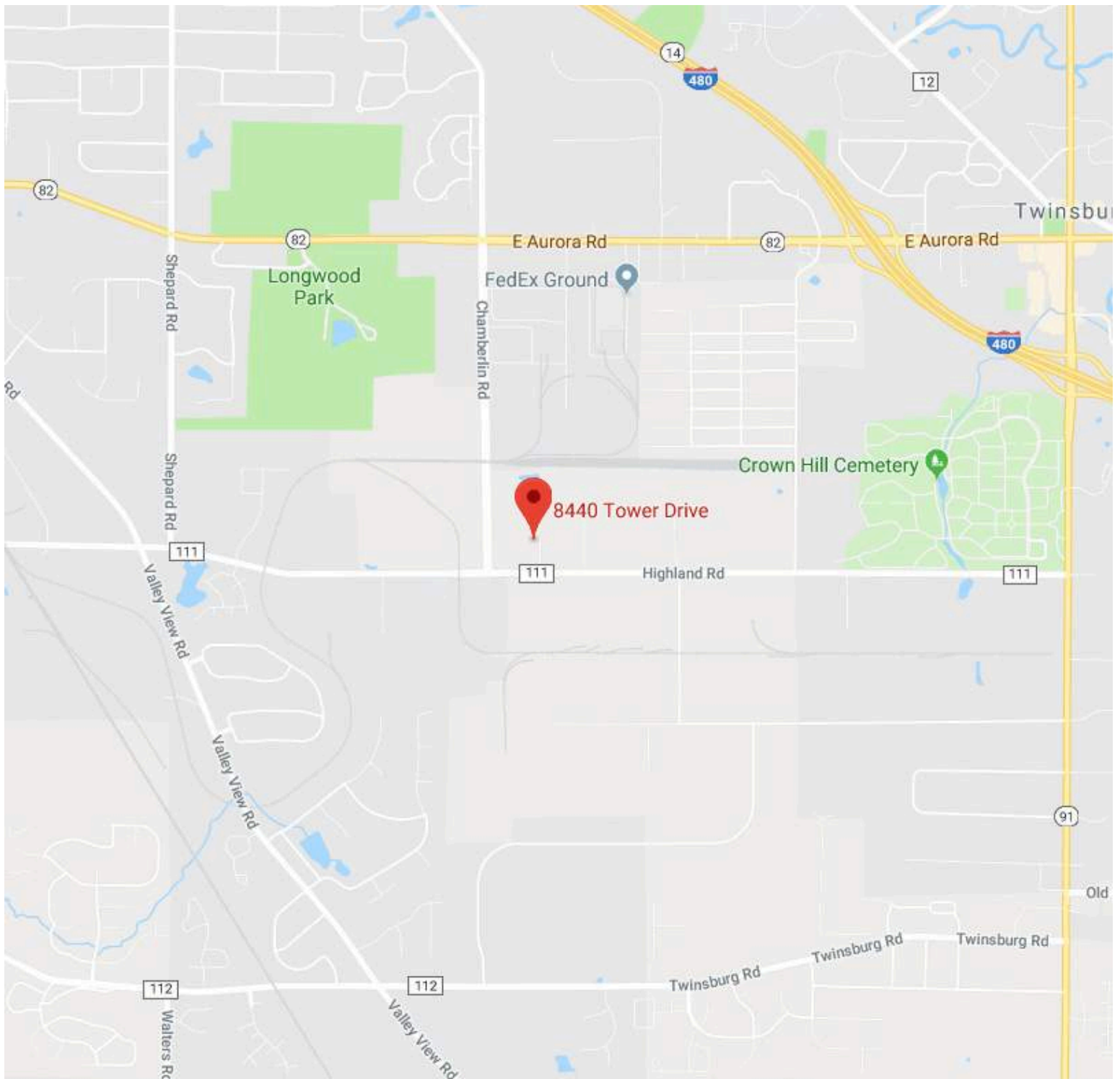
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