



FOR LEASE
2457 EDISON BOULEVARD
Twinsburg, Ohio 44087



Property Specifications

| | |
|--------------------------|---|
| TOTAL BUILDING SF | 18,794 SF |
| WAREHOUSE | 15,648 SF |
| OFFICE | 3,146 SF |
| LAND SIZE | 2 acres |
| DOCKS | Two (2) w/manual levelers |
| DRIVE-IN DOORS | Two (2) 12' X 14' & 8' X 10' |
| CEILING HEIGHT | 18' 5" - 24' 4 " |
| YEAR BUILT | 1996, 2005 |

Fast Facts

- Meticulously maintained property**
- In-ground lawn sprinklers**
- Newer asphalt paving & concrete in truck areas**
- High curb appeal**



MATTHEW E. BEESLEY
Principal
216.525.1466
mbeesley@crescorealestate.com

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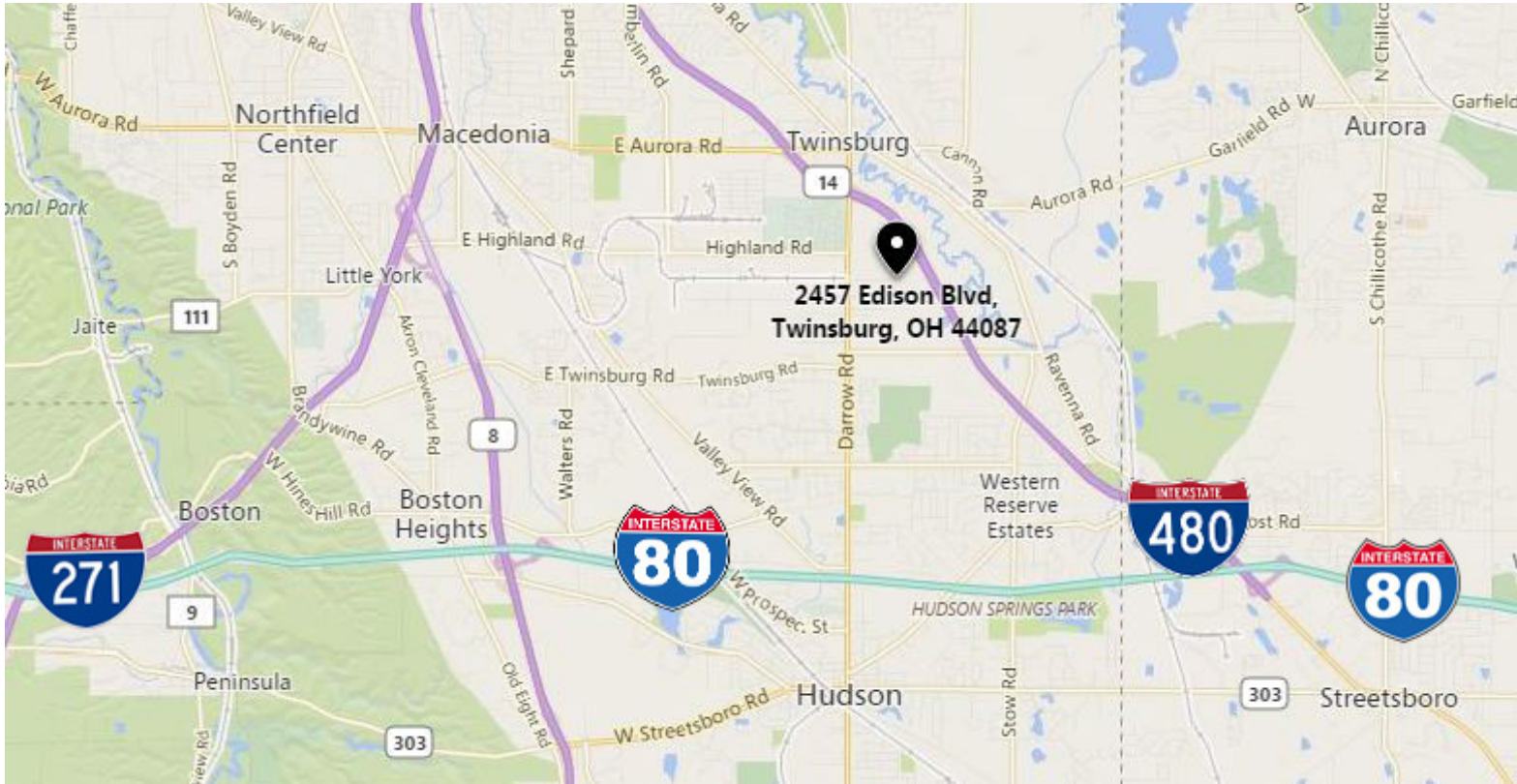
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3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com



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Map



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Floorplan

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Photos



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Profile 1 of 1

Summary (35714)



2457 Edison Boulevard Twinsburg, OH 44087

County: Summit
Market: SE-Z2
Sub Market: Summit County North/Portage County

Land Size (Acres): 2 Acres
Available SF: 18,794 SF
Building SF: 18,794 SF
Industrial SF: 15,648 SF
Office SF: 3,146 SF

General Listing/Transaction Information

Asking Rate: \$5.50 NNN Per Year
Transaction Type: Lease

Parking

Spaces: 24

Loading & Doors

Ext. Docks: 2
Ext. Levelers: 2
GL/DID: 2
GL/DID Dim. (H x W): 12x14 & 8 x 10
Total Doors: 2

Contacts

Listing Broker(s) Matthew Beesley
CRESCO Real Estate
216.525.1466
mbeesley@crescoreal estate.com

Building

Construction Status: Existing
Primary Use: Light Industrial
Floors: 1
Year Built: 1996
ConstructionType: Block
Roof Type: EPDM
Lighting Type: T-8
Heat: Forced Air
AC: Office
Ceiling Ht: 18' 5" (Min) 24' 4" (Max)
Column Spacing: 39 x 39

Utilities

Gas: Dominion
Water: City
Sewer: City
Power: 480 v 400 a 3 p

Site

Land SF: 87,120 SF
Parcel Number: 6407252
Zoning: IND

Crane

Comments

Property Comments: 2" gas line. 5" reinforced concrete warehouse floor

Listing Comments: Property features in-ground lawn sprinklers. Meticulously maintained. Great curb appeal. Newer asphalt paving & concrete in truck areas.