



# FOR LEASE

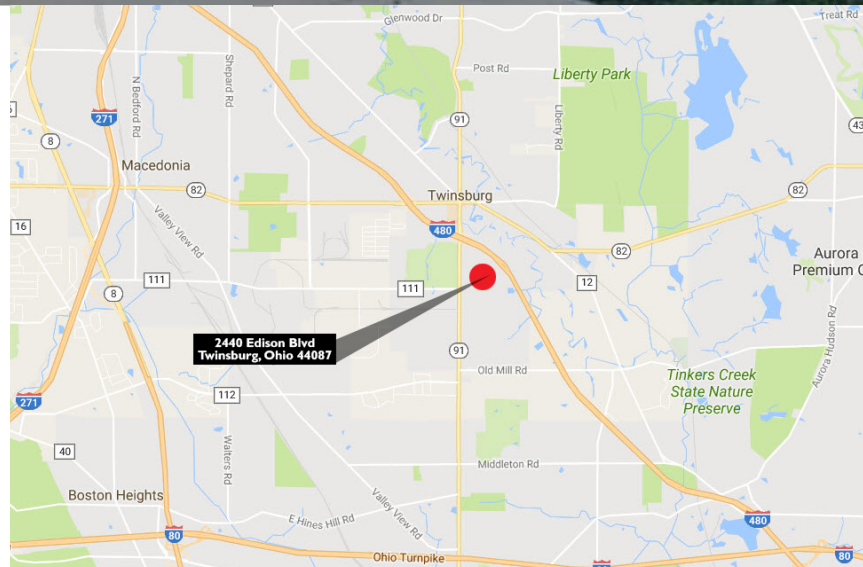
2440 Edison Boulevard  
Twinsburg, Ohio 44087



**PAVED OUTSIDE STORAGE**

## Property Specifications

TOTAL SF	28,000 SF
OFFICE SF	8,000 SF
INDUSTRIAL SF	20,000 SF
LAND	2.33 acres
DOCKS	Two (2)
DRIVE-IN DOORS	Four (4) - 14' x 12'
YEAR BUILT	1989
REFURBISHED	2000 & 2017
CEILING HEIGHT	18'
CONSTRUCTION	Split Face Block
LIGHTING	T-8
HEAT	Co-Ray Vac
AIR-CONDITIONED	HVAC - Office
SPRINKLER	Yes



- Excellent condition
- Well-maintained
- Ample paved parking with considerable paved and fenced outside storage

**Matthew Beesley, SIOR**  
Principal  
216.525.1466  
mbeesley@crecorealestate.com

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

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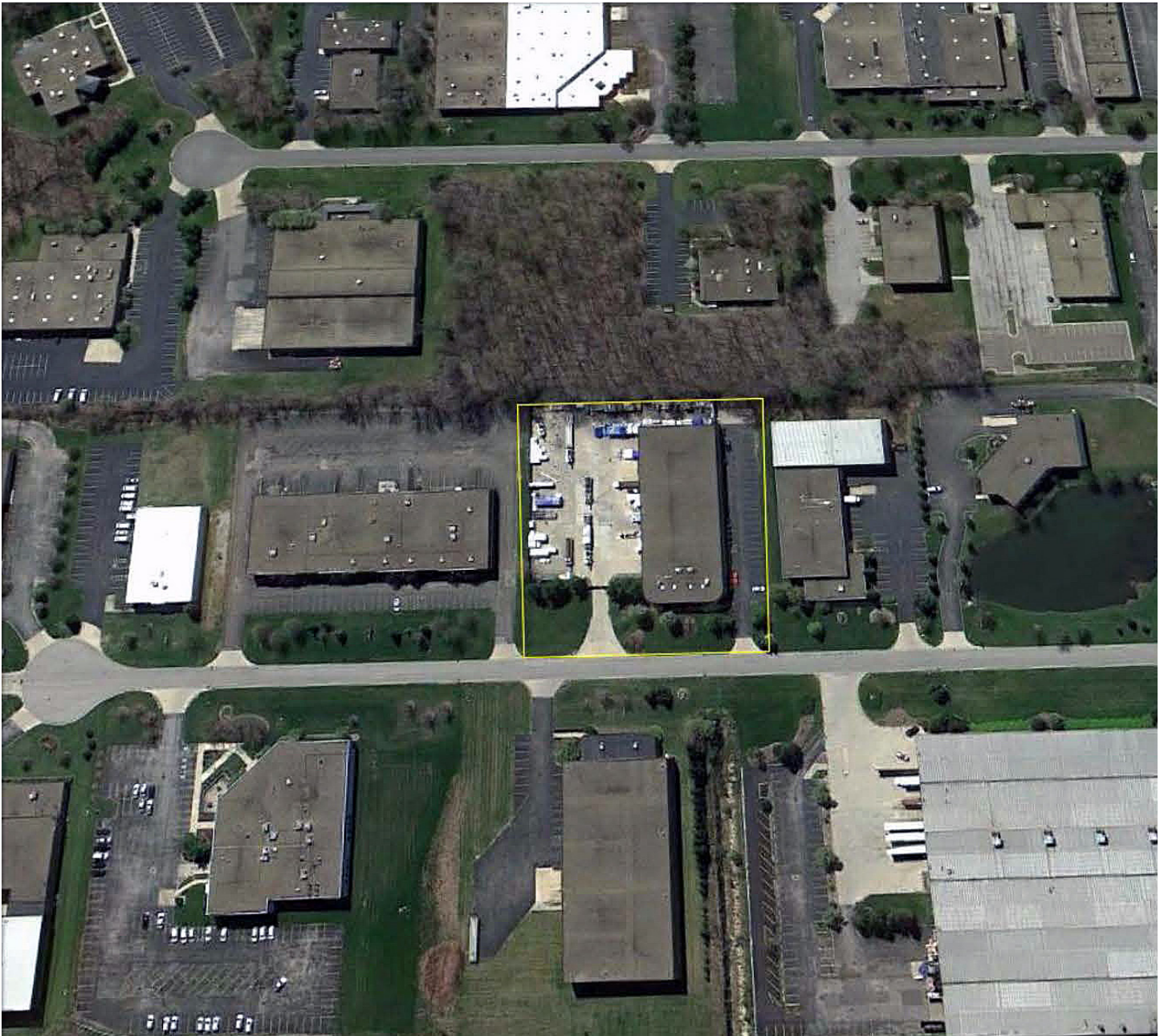
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## Aerial Map



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## Summary (34016)



### 2440 EDISON BLVD. 2440 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>	2.33 Acres
<b>Available SF:</b>	28,000 SF
<b>Building SF:</b>	28,000 SF
<b>Industrial SF:</b>	20,000 SF
<b>Office SF:</b>	8,000 SF

#### General Listing/Transaction Information

<b>Asking Rate:</b>	\$5.75 NNN
<b>Transaction Type:</b>	Lease
<b>Total Additional Rent:</b>	\$1.40

#### Parking

<b>Parking Comments:</b>	Ample paved parking with considerable paved outside storage
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#### Loading & Doors

<b># GL/DID:</b>	4
<b>GL/DID Dim. (H x W)</b>	14x12
<b>#DH/Truck-level Doors:</b>	2
<b>Total Doors:</b>	6

#### Contacts

<b>Listing Broker(s)</b>	Matthew Beesley, SIOR CRESCO Real Estate 216.525.1466 mbeesley@crescorealstate.com
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#### Building

<b>Construction Status:</b>	Existing
<b>Multi-Tenant:</b>	Single-Tenant
<b>Year Built:</b>	1989
<b>Year Refurbished</b>	2000, 2017
<b>ConstructionType:</b>	Split Face Block
<b>Roof Type:</b>	EPDM
<b>Floor Type:</b>	Concrete
<b>Lighting Type:</b>	T-8
<b>Sprinkler:</b>	Yes
<b>Heat:</b>	Co Ray Vac
<b>AC:</b>	HVAC-Office
<b>Ceiling Ht:</b>	18' (Min)

#### Utilities

<b>Gas:</b>	Dominion
<b>Water:</b>	City
<b>Sewer:</b>	City
<b>Power:</b>	400 a 3 p

#### Site

<b>Land SF:</b>	101,495 SF
<b>Parcel Number:</b>	6406568
<b>Zoning:</b>	Industrial
<b>Land Condition:</b>	Excellent

#### Crane

#### Comments

**Listing Comments:** Excellent condition and well maintained.