



# For sale or lease

97,071 SF Industrial Warehouse  
2479 Edison Blvd. / Twinsburg, OH


# Key Highlights

 97,071 SF Total, divisible to 14,000 SF


 13,947 SF Office Space

 8.12 Total Acres

 15 Dock Doors & 7 Drive-in Doors


 40' x 43' Column Spacing

 28' Clear Height

 1,000 AMPS, 277/480v

 ESFR Sprinkler

 1.42/ 1,000 SF Car Parking Spaces

 1 mile from I-480, with connection to I-271 & the Ohio Turnpike



## 2024 Demographics

Number of population		
1-miles	3-miles	5-miles
356	26,633	84,340

Number of daytime workers		
1-miles	3-miles	5-miles
5,547	21,229	52,636

Average of household income		
1-miles	3-miles	5-miles
\$150,159	\$155,224	\$151,859

Number of households		
1-miles	3-miles	5-miles
62	9,922	36,613

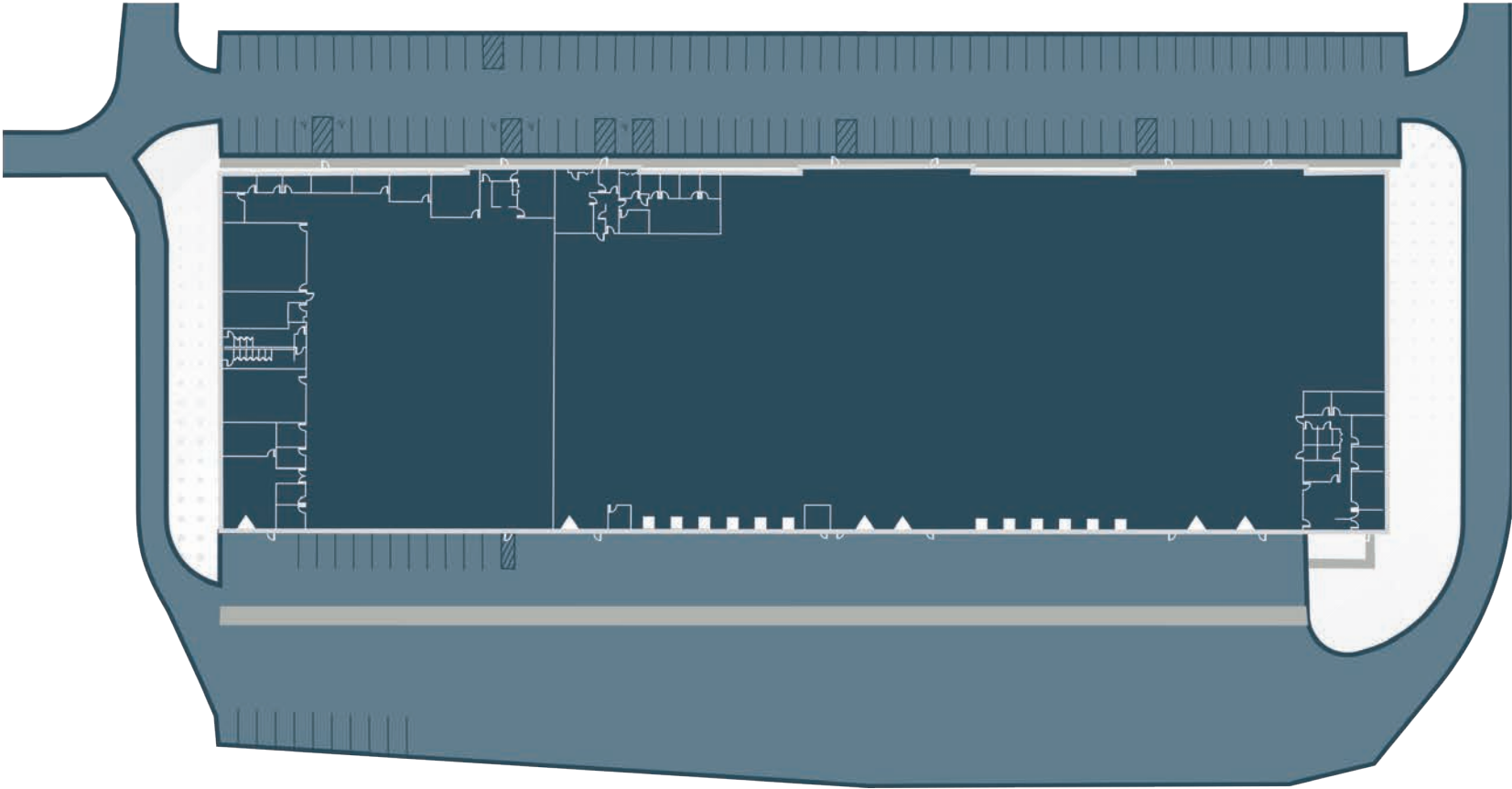
# Floor Plan



**Suite 100 - 27,630 SF**  
Warehouse - 19,062 SF  
Office - 8,705 SF

**Suite 200 - 69,441 SF**  
Warehouse - 64,349 SF  
Office - 5,242 SF

Site Plan





2379 Edison Blvd. / Twinsburg, OH

## Location Features

# PORT

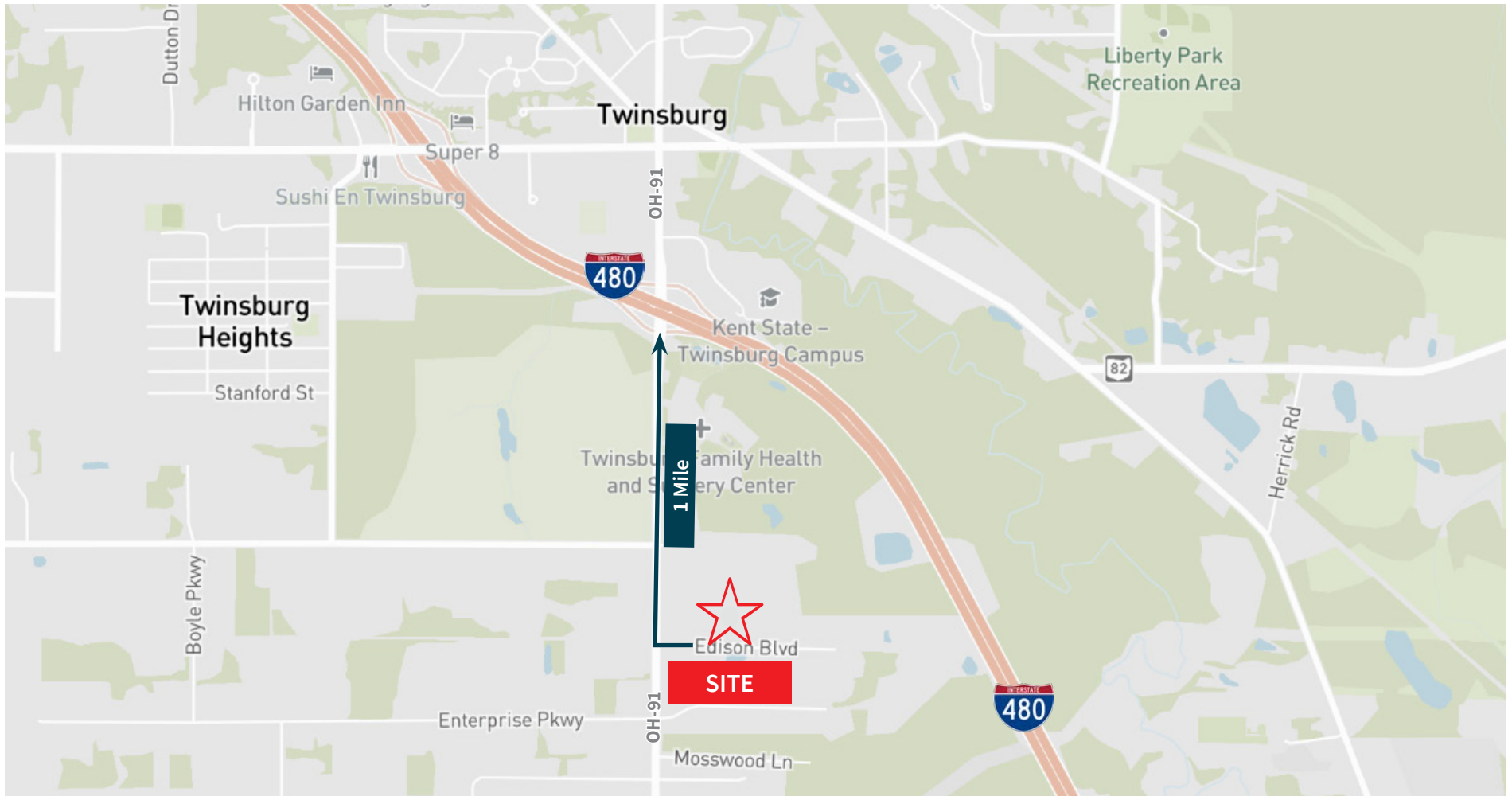
31 Minutes to Port of Cleveland

# CLE

28 Minutes Cleveland Hopkins  
International Airport

# CAK

38 Minutes to Akron-Canton Airport





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