



For 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			Number of daytime workers		
1-miles	3-miles	5-miles	1-miles	3-miles	5-miles
356	26,633	84,340	5,547	21,229	52,636

Average of household income			Number of households		
1-miles	3-miles	5-miles	1-miles	3-miles	5-miles
\$150,159	\$155,224	\$151,859	62	9,922	36,613

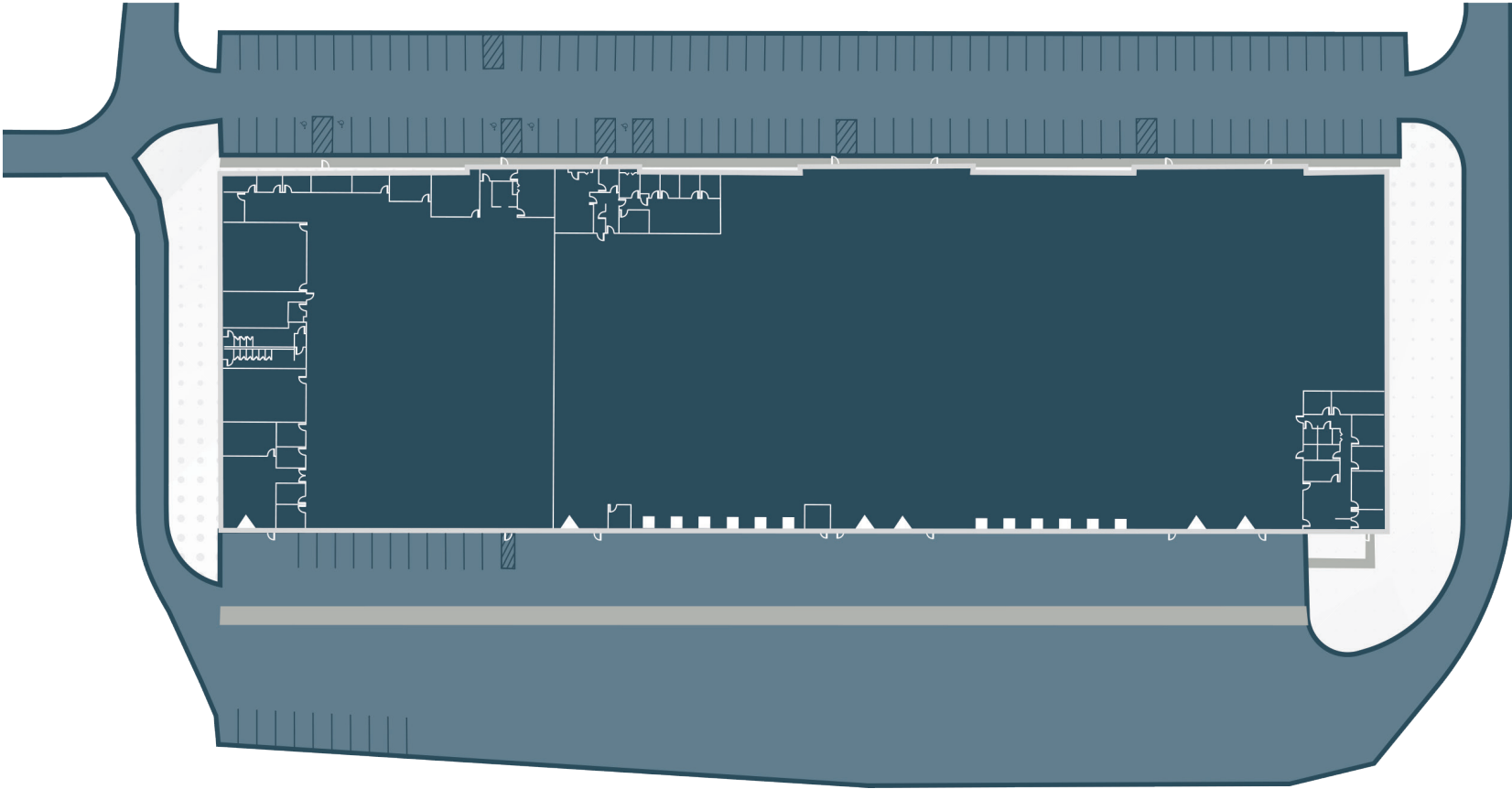
Floor Plan



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

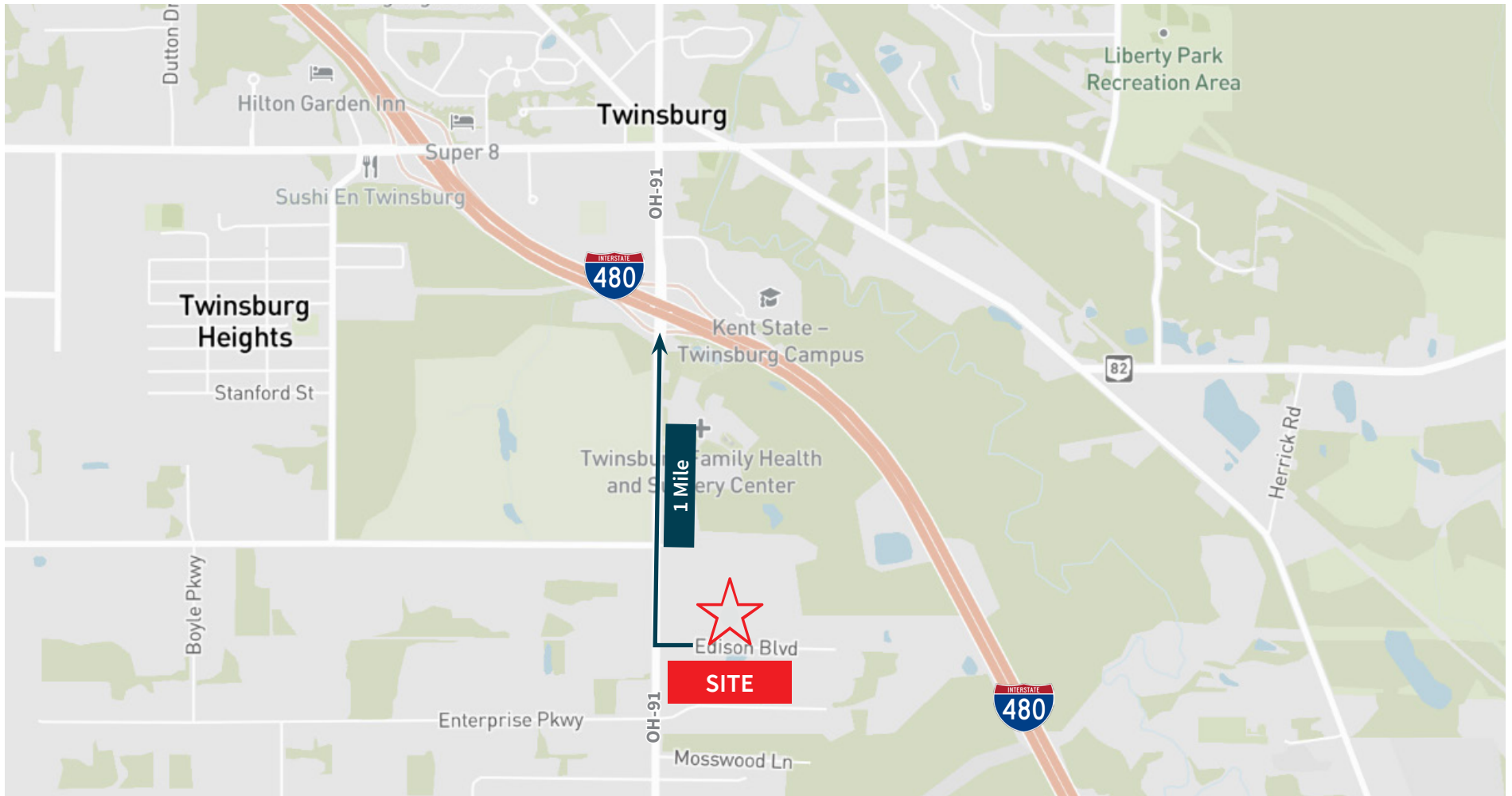
31 Minutes to Port of Cleveland

CLE

28 Minutes Cleveland Hopkins
International Airport

CAK

38 Minutes to Akron-Canton Airport





JLL

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