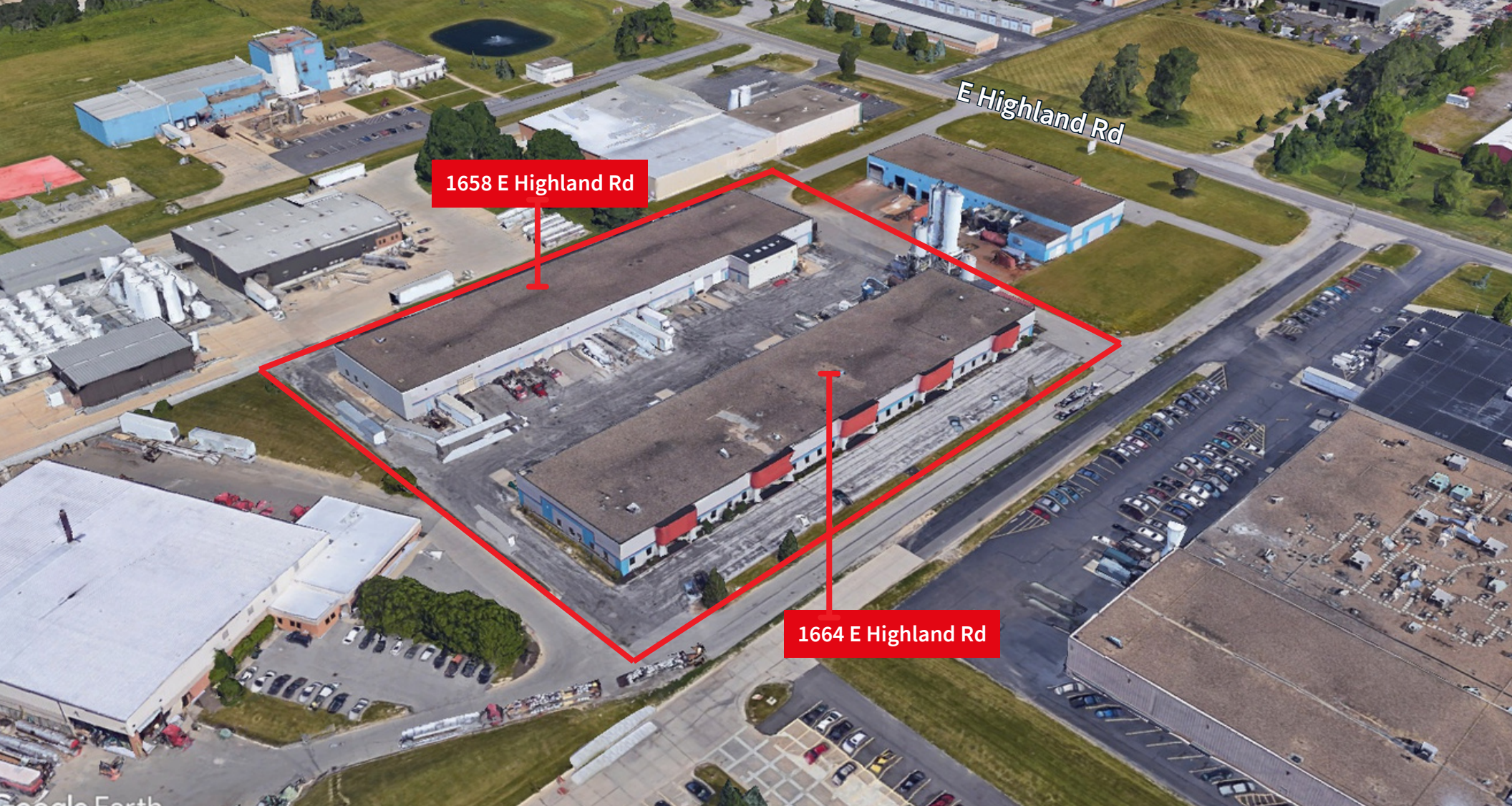




# For Lease

Twinsburg Industrial Buildings  
1658 - 1664 E Highland Road, Twinsburg, OH

 **JLL** SEE A BRIGHTER WAY

# For Lease

## 1658 E Highland Road

- 37,306 SF Available, divisible to 10,472 SF

## 1664 E Highland Road

- 25,382 SF Available, divisible to 3,920 SF

## Property Highlights

- Built in 1987
- Great location in Twinsburg industrial area
- Easy access to I-480, I-80 (Ohio Turnpike)
- **Asking Rate: \$5.85 NNN/SF**
- **Operating Expenses: \$2.50/ SF**



## Demographics

### Total Population

| 1-miles      | 3-miles       | 5-miles       |
|--------------|---------------|---------------|
| <b>2,039</b> | <b>27,472</b> | <b>78,737</b> |

### Daytime Population

| 1-miles      | 3-miles       | 5-miles       |
|--------------|---------------|---------------|
| <b>6,362</b> | <b>38,694</b> | <b>88,712</b> |

### Daytime Workers

| 1-miles      | 3-miles       | 5-miles       |
|--------------|---------------|---------------|
| <b>5,389</b> | <b>25,964</b> | <b>51,829</b> |

### Average Household Income

| 1-miles          | 3-miles          | 5-miles          |
|------------------|------------------|------------------|
| <b>\$116,410</b> | <b>\$152,359</b> | <b>\$160,420</b> |

# Property Details

## 1658 E Highland Road

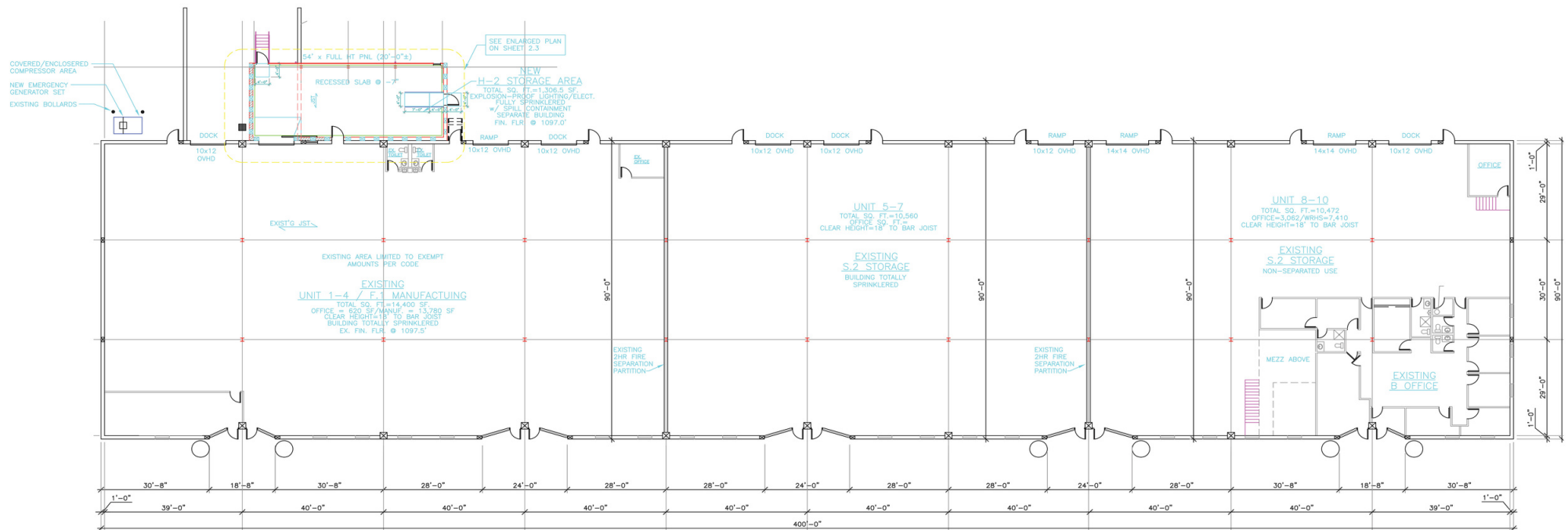
|                |                                  |
|----------------|----------------------------------|
| Building Size  | 37,306 SF                        |
| Available      | 37,306 SF divisible to 10,472 SF |
| Offices        | 2,500 SF (Two pods)              |
| Clear Height   | 18'                              |
| Column Spacing | 30' x 40'                        |
| Docks          | 6                                |
| Drive ins      | 3                                |
| Parking        | 35 spaces                        |
| Power          | 480v, 1,000a, 3 phase            |
| Lighting       | Mix of LED fluorescent           |
| Sprinkler      | Wet / heavy Hazard (8-10)        |

## 1664 E Highland Road

|                |                                 |
|----------------|---------------------------------|
| Building Size  | 33,124 SF                       |
| Available      | 25,382 SF divisible to 3,920 SF |
| Offices        | 2,500 SF (Two pods)             |
| Clear Height   | 18'                             |
| Column Spacing | 40' x 35'                       |
| Docks          | 6                               |
| Drive ins      | 6                               |
| Parking        | 35 spaces                       |
| Power          | 480v, 1,000a, 3 phase           |
| Lighting       | Mix of LED fluorescent          |
| Sprinkler      | Wet                             |

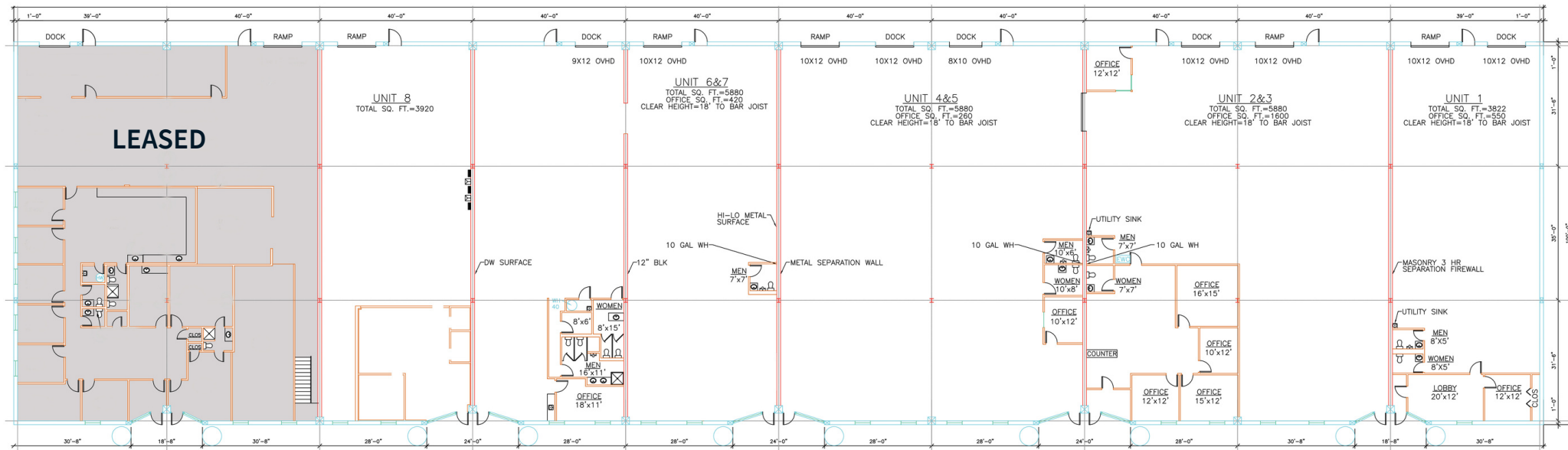


# 1658 E Highland Road



# Floor Plans

1664 E Highland Road



Aerial



**JLL**

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