

# AVAILABLE FOR SALE OR LEASE

2500 E. Enterprise Parkway, Twinsburg, OH 44087



## CONTACT US:

**David Stover**

davidstover@hannacre.com

216.839.2012



# AVAILABLE FOR SALE OR LEASE

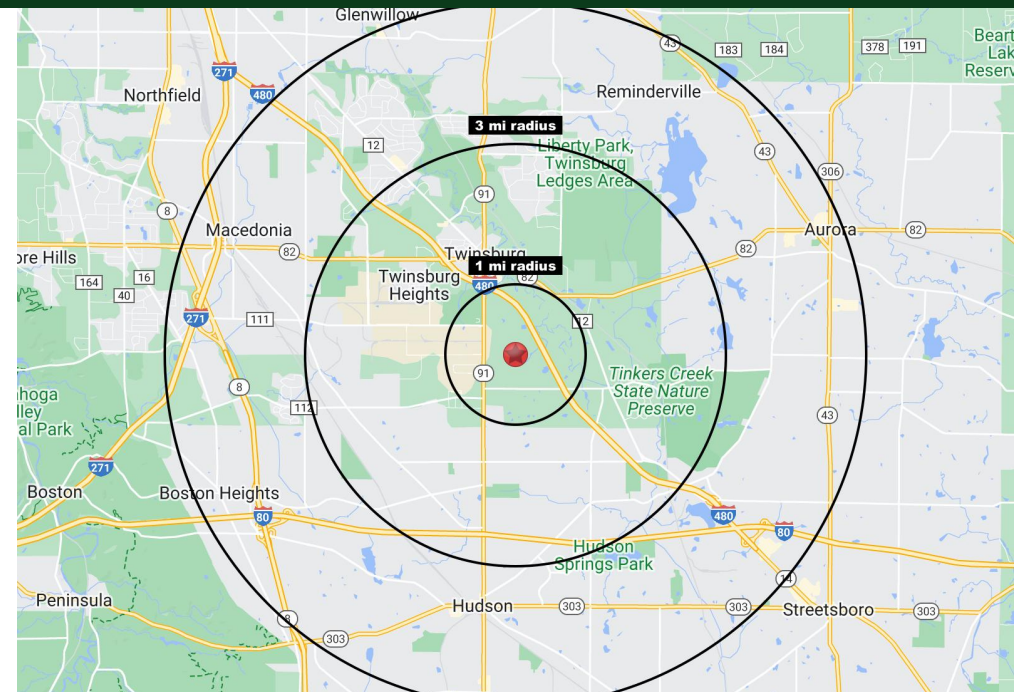
2500 E. Enterprise Parkway, Twinsburg, OH 44087

PROPERTY OVERVIEW

## PROPERTY OVERVIEW

- 26,716 SF on over 7 acres
- 116 person capacity; 36 offices; (4 w/total sound insulation)
- 4 conference rooms and a large meeting room w/built-in screens & mail room
- 2 full kitchens, break room, & elevator
- 8 skylights, excellent storage space
- 2 heated entrance sidewalks
- Covered patio with built-in BBQ grill
- New roof Nov. 2022 (20-year warranty)
- New HVAC units (2 in '22, 3 in last 6 years)
- Park-like location, quiet and beautiful
- Room for 60,000 SF warehouse
- Possible owner financing – up to 50%
- Possible \$100,000 improvement allowance for long-term lease
- Offered for Sale at \$2,495,000
- Offered for Lease at \$11.00 psf Net

[Click here to view  
PROPERTY VIDEO](#)



### 2023 DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	702	20,348	87,634
Households	303	7,650	34,178
Median HH Income	\$103,735	\$204,247	\$171,473
Average HH Income	\$136,650	\$204,247	\$171,473
Daytime Population	356	1,216	3,695

[View in Google Maps](#)



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FIRST FLOOR PHOTOS



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SECOND FLOOR PHOTOS



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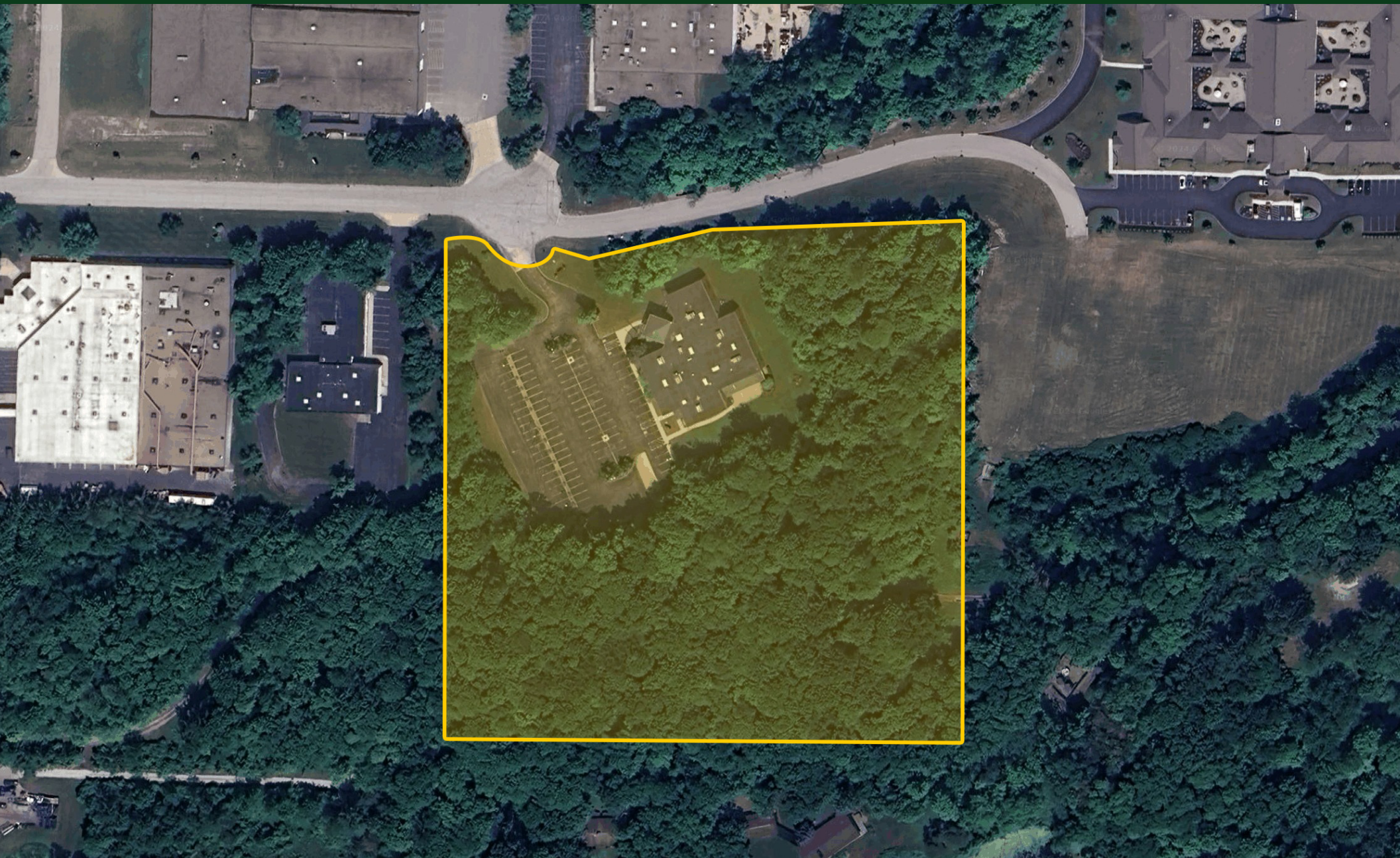




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MICRO AERIAL



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**HANNA**  
COMMERCIAL REAL ESTATE

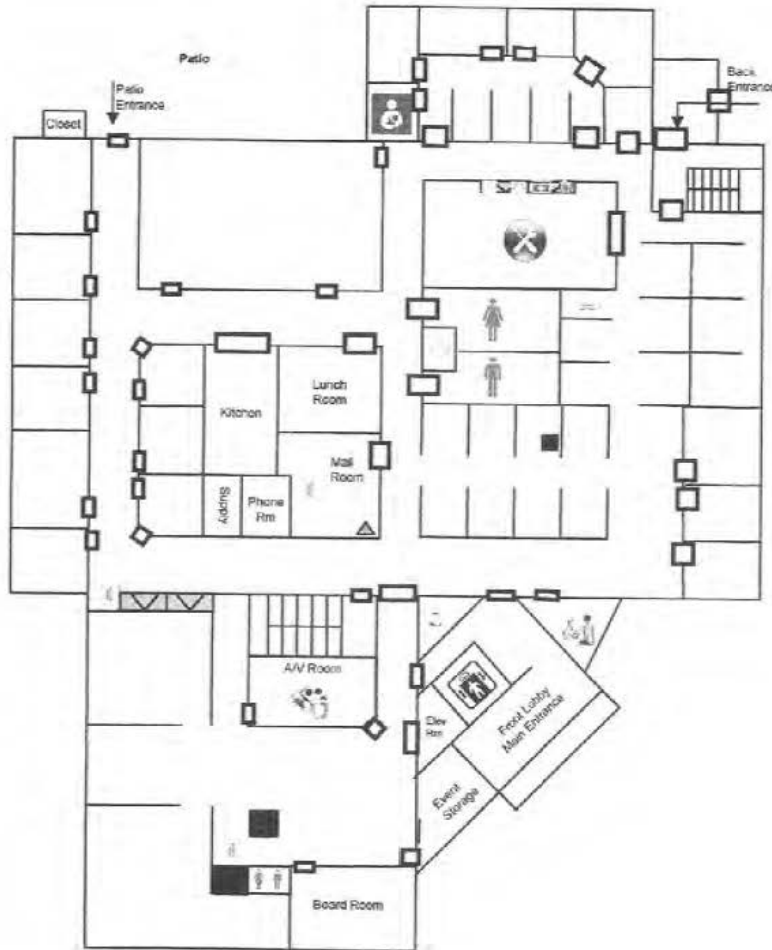


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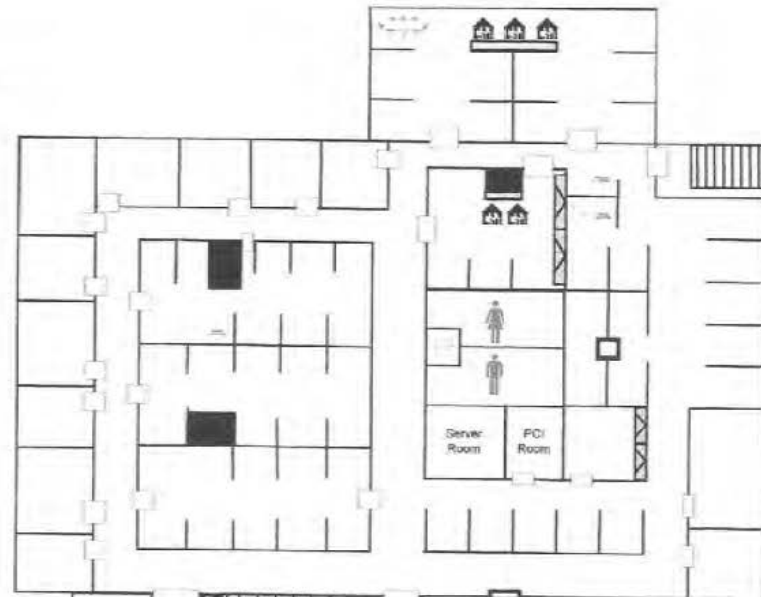
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SITE PLAN

FIRST FLOOR



SECOND FLOOR



- Printer
- Reception
- Recycle
- Elevator
- Storage/Utility
- Holding/Visitor
- Ballroom
- Emergency Kit
- Mother's Room
- Toner Recycle
- Closet
- Mother's Room
- Printer
- Confidential Recycling
- Printer
- Toner Supply



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SITE PLAN

## Potential Warehouse Addition

Potential to build a +/- 60,000 SF warehouse with 6 loading docks while keeping the natural environment and views in tact.

