

INVESTMENT OPPORTUNITY AVAILABLE FOR SALE

1760 Enterprise Pkwy, Twinsburg, OH 44087



CONTACT US:

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40,405 SF BUILDING AVAILABLE FOR SALE

PROPERTY OVERVIEW

1760 Enterprise Pkwy, Twinsburg, OH 44087

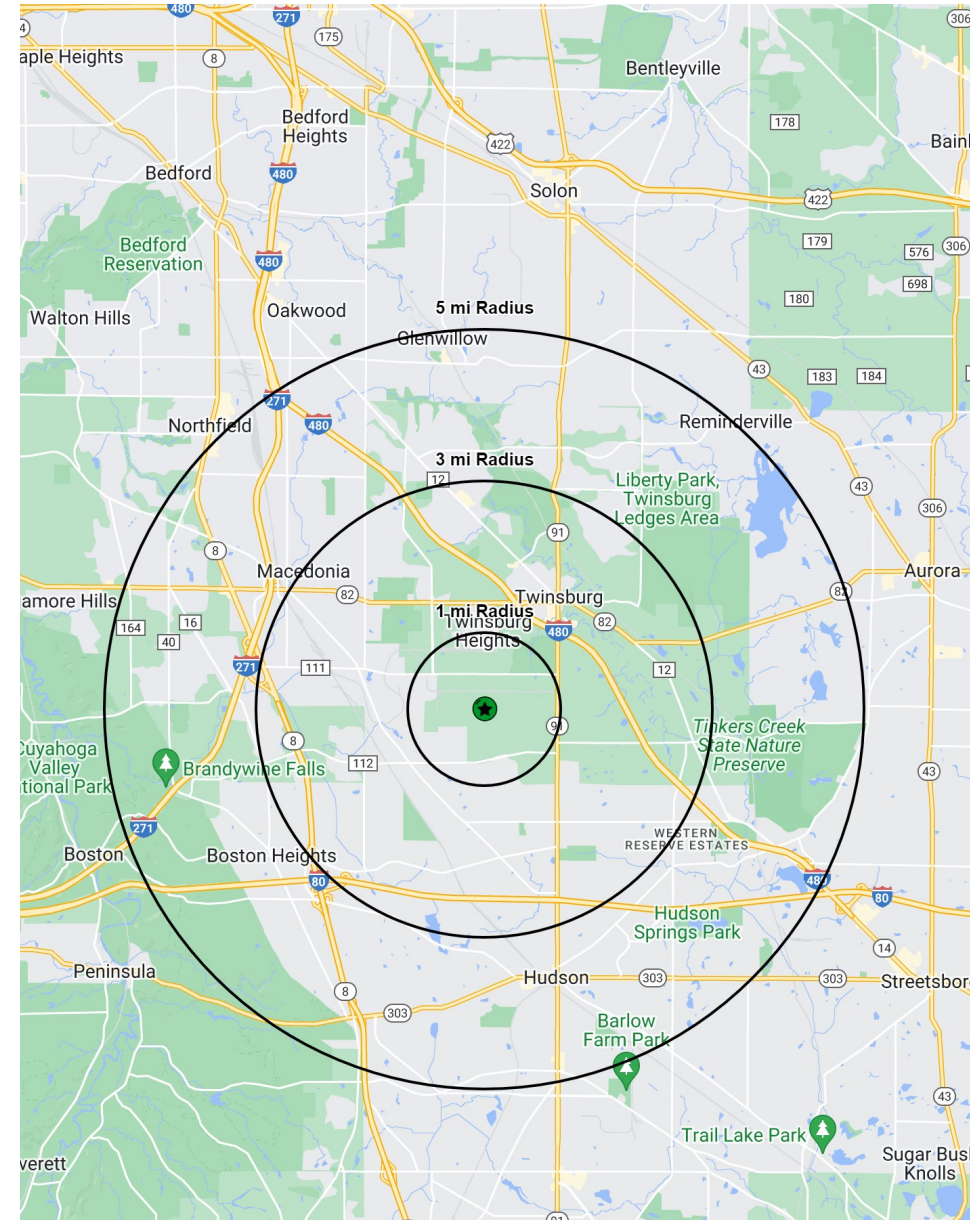
PROPERTY OVERVIEW

- Industrial investment for sale
- Triple Net Lease
- Lessee pays taxes, insurance, and other
- Fourth generation company, been in business over 90 years
- New 5-year term lease signed - Start June 2025
- 40,405 SF · Fully air conditioned · 480V/1000 Amp/3-Phase
- 2.5 Acres · 1 Truck dock
- 16' Clear height · 3 Drive-in doors

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,909	26,067	75,607
Households	662	10,029	29,797
Average HH Income	\$188,411	\$174,737	\$167,226
Median HH Income	\$124,953	\$127,853	\$122,763
Daytime Population	8,367	21,420	42,654

[View in Google Maps](#)



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MICRO AERIAL



ENTERPRISE PARKWAY 1,444 VPD

SITE
40,405 SF

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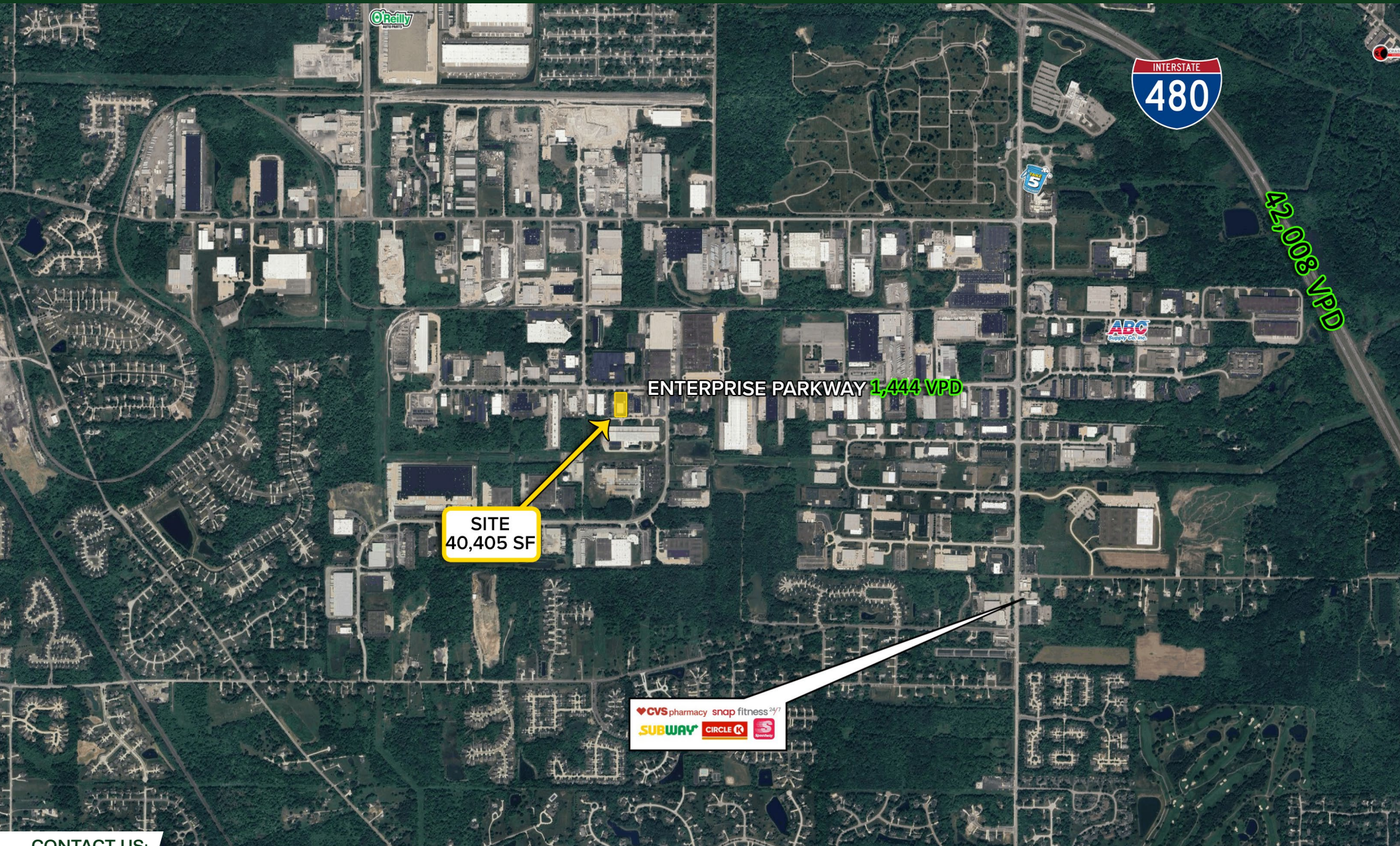
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MACRO AERIAL



SITE
40,405 SF

ENTERPRISE PARKWAY 1,444 VPD

42,008 VPD

CVS pharmacy snap fitness
SUBWAY CIRCLE K

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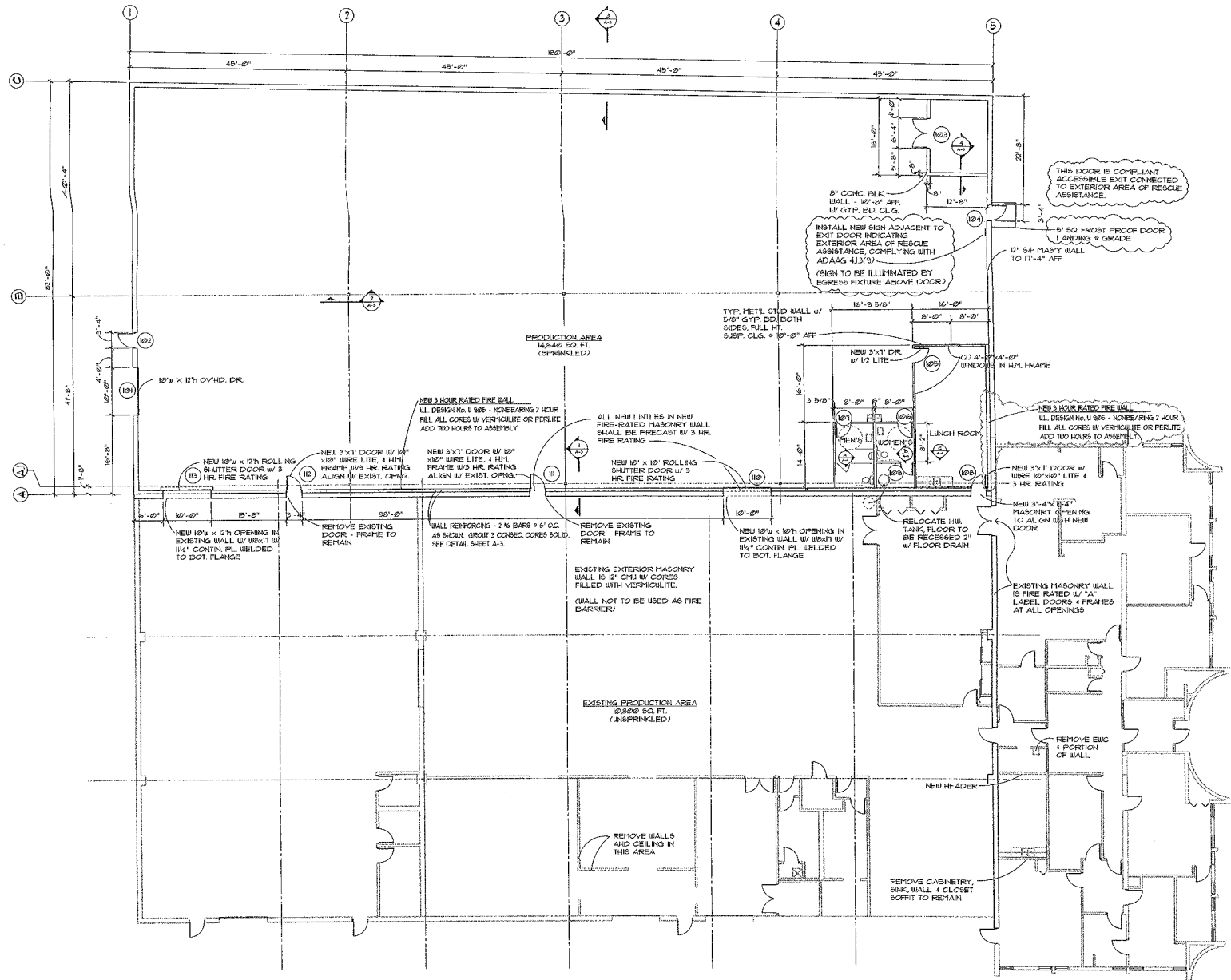
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SITE PLAN



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