

FOR SALE

HANNA
COMMERCIAL REAL ESTATE

12,954 SF Office/Warehouse

2398 East Enterprise Pkwy, Twinsburg, OH 44087

Kevin Callahan

2398 East Enterprise Pkwy

Twinsburg, OH 44087



PROPERTY INFORMATION

- Total Space: 12,954 sf
- Warehouse: 4,924 sf
- Office: 8,021 sf
- One dock
- Two drive-in doors, with the ability to drive through the building
- 20' clear height
- 1.79 Acres with the ability for expansion
- Ample parking
- 240V/600A/3-Phase Power
- Building Automation System (BAS)
- Individual Zone Control (variable air volume units), including a ceiling panel hot water radiation system along with a separate RTU
- Warehouse locker rooms, with dual showers in each
- 800 SF Office/Kitchenette/Lunchroom area

RATE

- Priced for Sale at: **\$1,275,000**
- Lease Rate: \$8.50/psf

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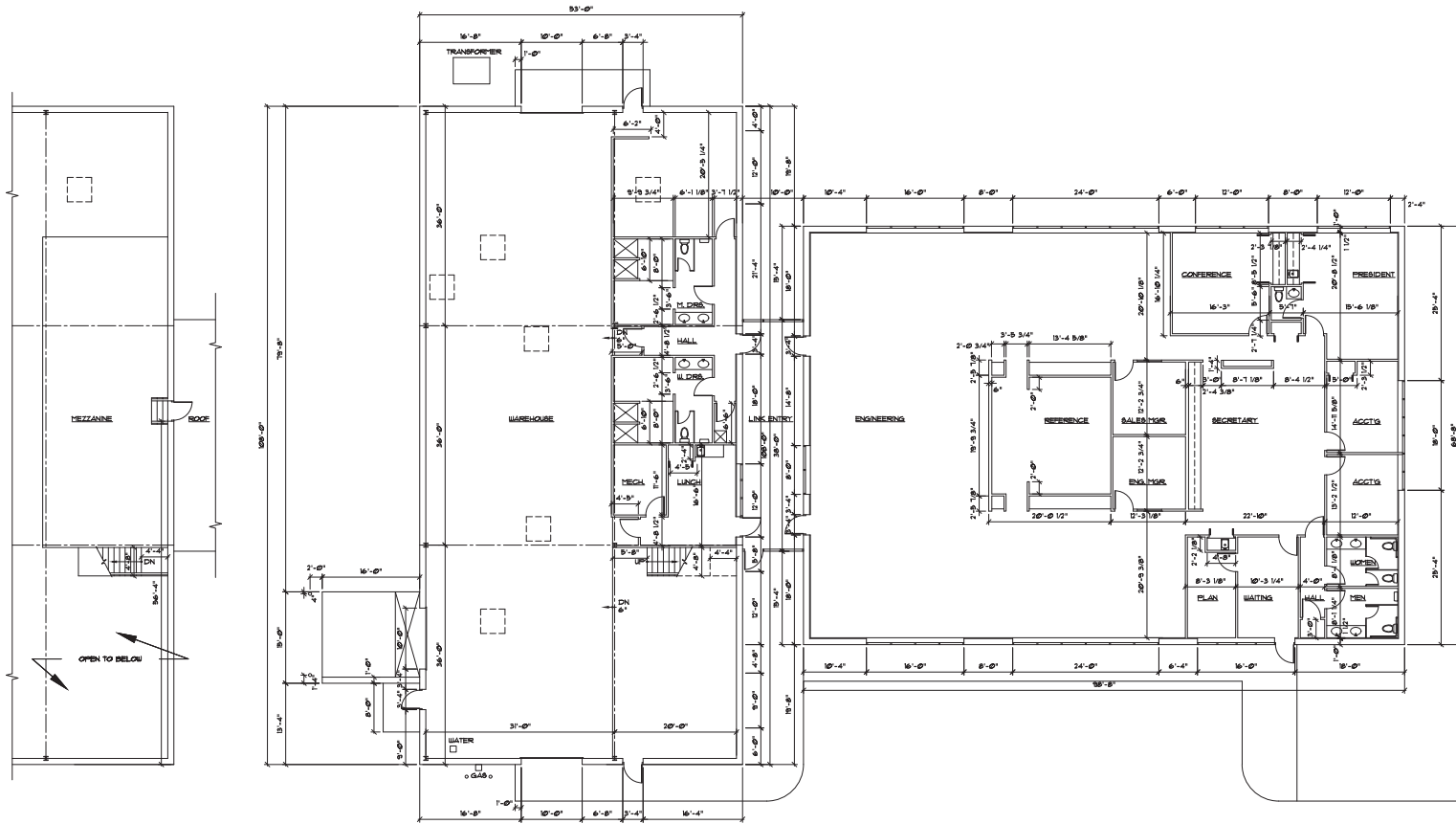


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MEZZANINE PLAN
1/8" = 1' - 0"

FIRST FLOOR PLAN
1/8" = 1' - 0"

DESIGNED BY
K O O G L E D E S I G N
Commercial Design & Development
219 Park Avenue, Suite 400
Cleveland, Ohio 44114
(216) 677-9105
info@koodesign.com

MARK A. HENNING, AIA, INC.
3675 RAWNSDALE ROAD
SHAKER HTS., OH 44122
Telephone (216) 952-7915
Email markahenningarchitect@gmail.com



FLOOR PLAN
THE ENTERPRISE CORPORATION
2398 EAST ENTERPRISE WAY
TWINSBURG, OHIO 44087

SHEET DESCRIPTION	
FLOOR PLANS	
JOB NO.	DATE
02-1022	10/28/2022
SHEET	
A-2	

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