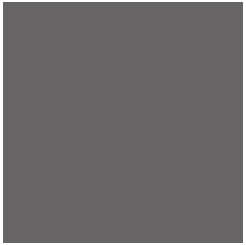
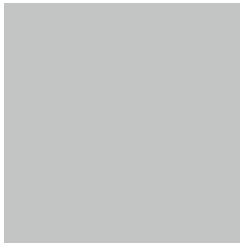




SALE PRICE REDUCED
"SELLER FINANCING"
AVAILABLE



For Sale or Lease
1869 E. Aurora Road
 Twinsburg, Ohio



Property Description

Building Size:	24,985 sq.ft. ±
Available Space:	1,587 to 16,857 sf
Warehouse:	8,560 sq.ft. ±
Office:	8,297 sq.ft. ±
Land:	2.62 Acres ±
Ceiling Height:	18'
Docks/Drive-in:	2 / 3
Column Spacing:	40' x 48'
Year Built:	2000
Sprinklered:	Wet System
Heat:	Overhead Gas
Lighting:	Fluorescent
Electric Power:	277V/480V Distributed into each unit

One of the finest flex buildings in the area.
Great Owner-Investor Opportunity!

contact information
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 fax 216 831 9869



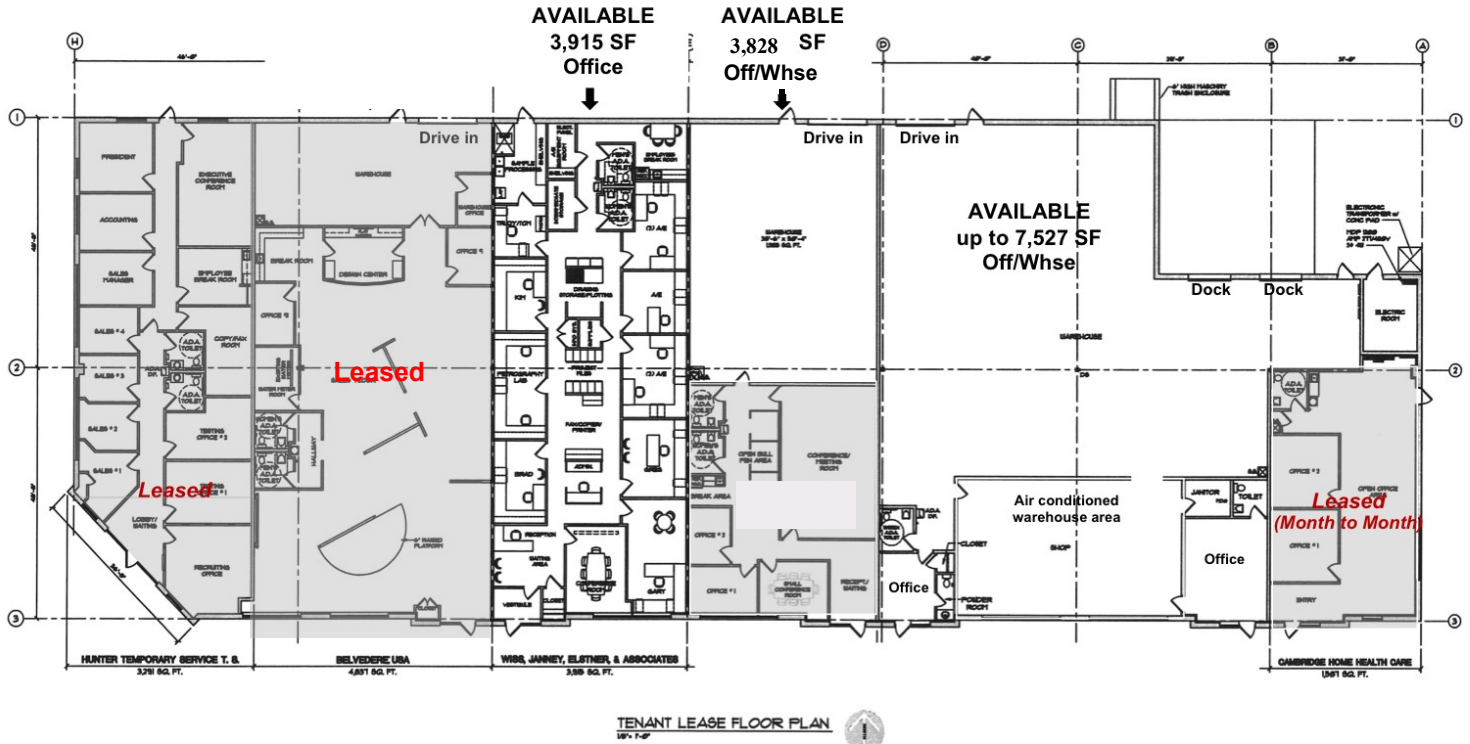
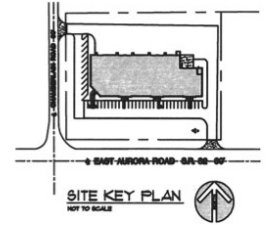
Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

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1869 E. Aurora Road Floor Plan

Twinsburg, Ohio



Availability	Total SF	Warehouse SF	Office SF
Suite 300	3,915	0	3,915
Suite 400	3,828	1,983	1,845
Suite 500	7,527	6,577	950
Suite 700	1,587	0	1,587

Suites 300-700 can be combined for a total of 16,857 contiguous

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BUILDING INFORMATION SHEET

LOCATION:	1869 E. Aurora Road, Twinsburg, OH
BUILDING SIZE:	24,985 sq. ft.
AVAILABLE SPACE:	1,587 sq. ft. – 16,857 sq. ft.
SPACE AVAILABLE:	16,857 sq. ft.
WAREHOUSE AREA:	8,560 sq. ft.
OFFICE AREA:	8,297 sq. ft.
MAXIMUM CONTIGUOUS:	16,857 sq. ft.
MINIMUM DIVISIBLE:	1,587 sq. ft.
CONSTRUCTION:	Brick, Block
YEAR BUILT:	2000
LAND AREA:	2.62 Acres
ZONING:	I-2 Limited Industrial
CEILING HEIGHT:	18'
TRUCK DOCKS:	2
DRIVE-IN DOORS:	3
COLUMN SPACING:	40' x 48'
FLOORS:	Concrete
PARKING:	117 (including banked spaces)
SPRINKLERED:	Wet System
HEAT:	Overhead Gas
LIGHTING:	Fluorescent
ELECTRIC POWER:	277V/480V distributed into each unit
PURCHASE PRICE:	\$1,429,000
LEASE RATE:	\$9.50/sf NNN office \$4.50/sf NNN warehouse
ROOF:	Built Up Tar & Gravel
COMMENTS:	One of the finest flex buildings in the area; great owner-investor opportunity! Seller Financing Available.
CONTACT:	

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