



## High End Flex Building for Lease

### 2242 Pinnacle Parkway

Twinsburg, Ohio



Property Description	
Available:	±4,500 sq. ft. to ±11,250 sf
Warehouse:	±4,500 sq. ft.
Office:	6,750 sq. ft. ±
Minimum Div:	4,500 sq. ft. ±
Zoning:	I-2 (Limited Ind)
Year Built:	1998
Clearance:	18'
Dock:	1—Possible
Drive-In:	1 (12')
Sprinklered:	Yes
Heat:	Co-Ray-Vac (whse)
Power:	480 Volts//3 Phase
Security System:	Yes

Executive style office is in unit contiguous to the warehouse. Lease separately or together. Open bullpen with ten private offices. Large modern kitchen and secure computer room. Great location at I-480 and State Route 91 near the turnpike.

# NAIDaus

Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

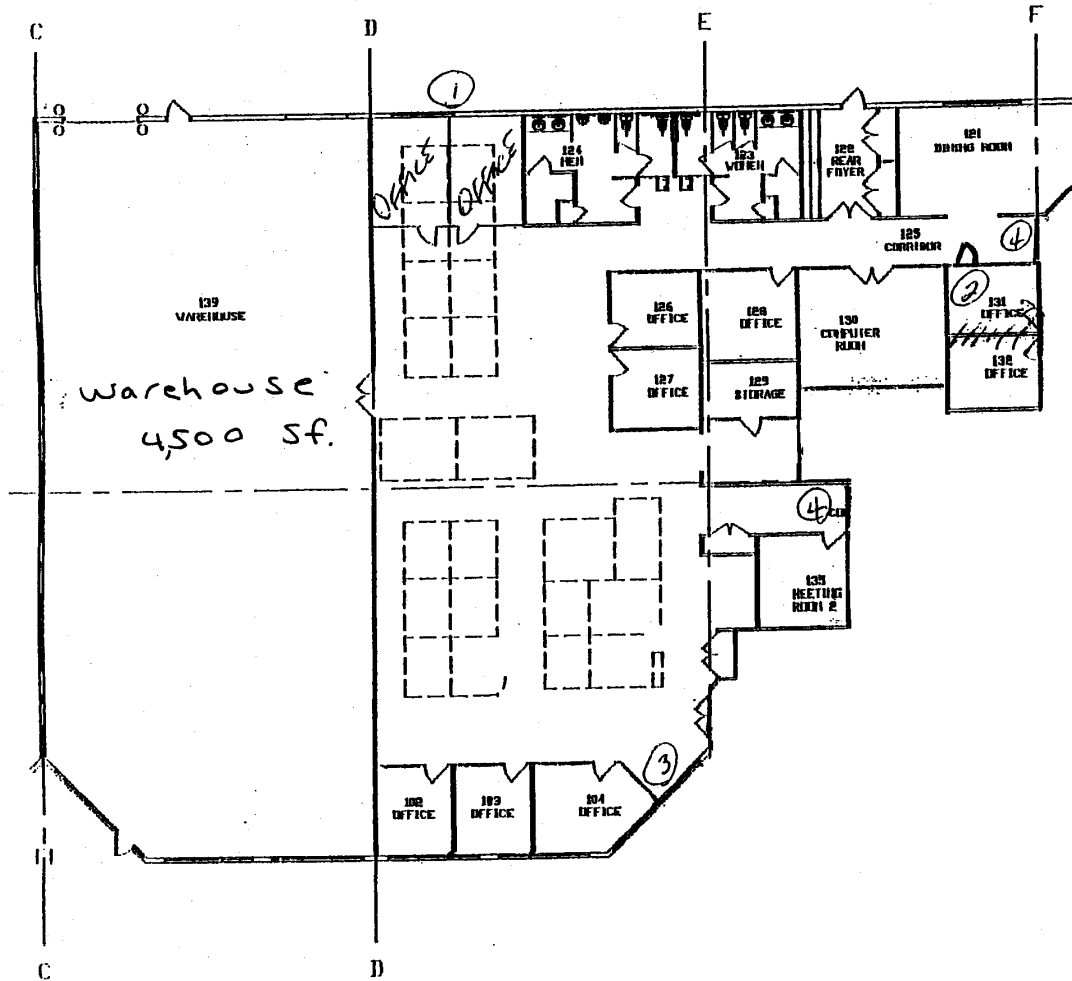
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# 2242 Pinnacle Parkway Floor Plan

Twinsburg, Ohio



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## BUILDING INFORMATION SHEET

**LOCATION:** 2242 Pinnacle Parkway, Twinsburg, Ohio

<b>TOTAL SQUARE FEET:</b>	<u>Total</u>	<u>Suite 300</u>	<u>Suite 400</u>
	4,500 -11,250 sf	6,750	4,500
<b>WAREHOUSE AREA:</b>	4,500	0	4,500
<b>OFFICE AREA:</b>	6,750 sf	6,750	0
<b>CONSTRUCTION:</b>	Masonry: split faced block		
<b>YEAR BUILT:</b>	1998		
<b>ZONING:</b>	I-2 (Limited Industrial)		
<b>CEILING HEIGHT:</b>	18'		
<b>DOCKS:</b>	One - Possible		
<b>DRIVE-IN DOORS:</b>	One (12')		
<b>PARKING:</b>	Ample		
<b>FLOORS:</b>	Concrete		
<b>SPRINKLERED:</b>	Yes		
<b>HEAT:</b>	Co-Ray-Vac in warehouse		
<b>LIGHTING:</b>	Fluorescent		
<b>ELECTRIC POWER:</b>	480V/3 phase		
<b>SECURITY SYSTEM:</b>	Yes		
<b>RENTAL RATE:</b>	Office - \$6.95/sf NNN; Warehouse \$3.75/sf NNN		
<b>COMMENTS:</b>	Executive style office is in unit contiguous to the warehouse. Lease separately or together. Open bullpen with ten private offices. Large modern kitchen and secure computer room. Great location at I-480 and State Route 91 near the turnpike.		

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