

2241 Pinnacle Parkway, Twinsburg, OH



Property Features

- Total Building: 16,800 +/- SF
 - Total Available: 4,200 SF
- | | <u>Unit 100</u> |
|-----------|-----------------|
| Warehouse | 1,100 SF |
| Office | 3,100 SF |
| Total | 4,200 SF |
| Dock | 1 |
| Rate: NNN | \$10/sf |
- Clear Height: 18'
 - Fully Sprinklered
 - Great Access to I-480/I-271 and I-80, between Cleveland and Akron



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FOR LEASE

Office Photos



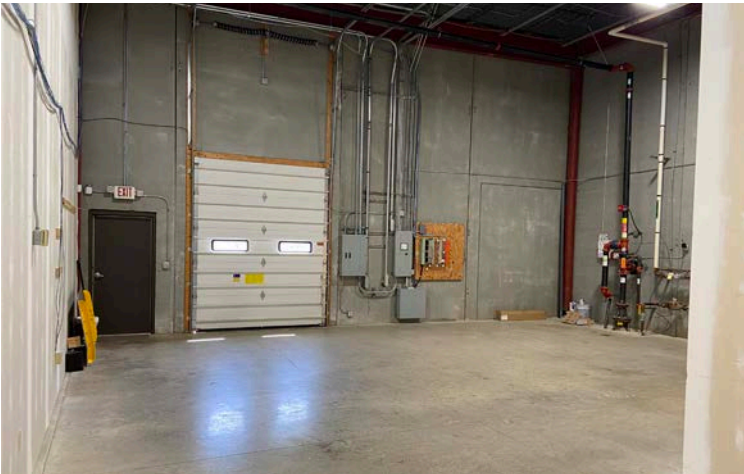
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Warehouse Photos



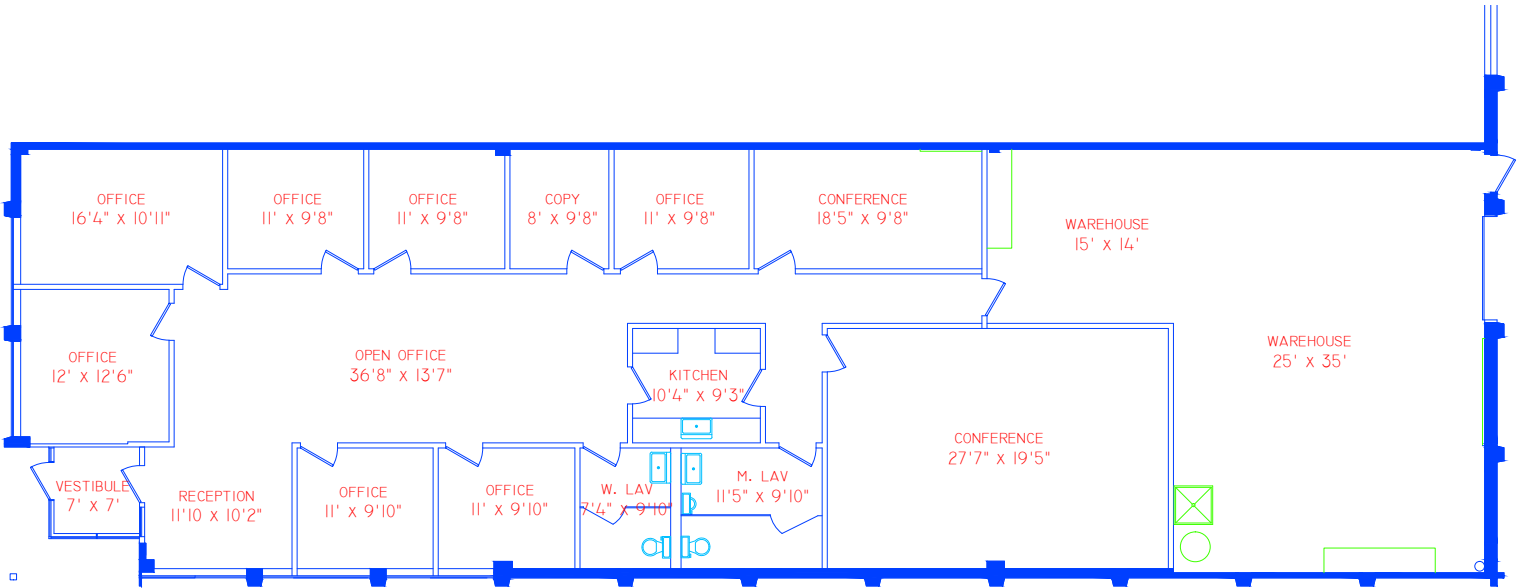
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Floor Plan



EXISTING FLOOR PLAN

2241 PINNACLE PKWY.

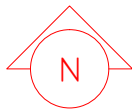
TWINSBURG, OH

SCALE : 1/8"=1'-0"

DWN. BY: P.P.T. DESIGNS

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Location



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BUILDING INFORMATION SHEET

LOCATION:	2241 Pinnacle Pkwy., Twinsburg, OH
BUILDING SIZE:	16,800 SF
SPACE AVAILABLE:	4,200
CONSTRUCTION:	Precast concrete
YEAR BUILT:	1997
LAND AREA:	1.5 Acres
ZONING:	I-2 Limited Industrial
CEILING HEIGHT:	18'
TRUCK DOCKS:	1
SPRINKLERED:	Yes
PARKING:	11
HEAT:	HVAC
LIGHTING:	Fluorescent
ELECTRIC POWER:	3 Phase/200 Amp/220 Volt
LEASE RATE:	Unit 100 (\$10.00/SF NNN)
NET CHARGES:	\$3.21/SF per year
SECURITY SYSTEM:	Yes
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