

Now Leasing Prime Twinsburg Office/Flex/Warehouse

Chamberlin Pointe | 1869 E. Aurora Road, Twinsburg, Ohio 44087



Chamberlin Pointe

- **Unit 100:** 3,219 SF recently renovated and move-in ready corner office suite with significant glass line and abundant natural light
- **Unit 300:** 3,915 SF unit is currently configured with office improvements, but flexible for redevelopment to accommodate office/warehouse occupiers
- **Unit 400:** 1,983 SF warehouse unit with 18' ceilings, with +-2,000 SF of office. Could be combined with unit 300, or leased on its own
- Meticulously maintained property with attractive landscaping and professional appearance
- High visibility location at the corner of E. Aurora Road (SR 82) and Chamberlin Road
- Desirable Twinsburg site with convenient access to I-480 and I-271
- Join area neighbors which include PepsiCo, FedEx, University Hospitals, Cleveland Clinic, Amazon, and U.S. Foods, and Rockwell Automation

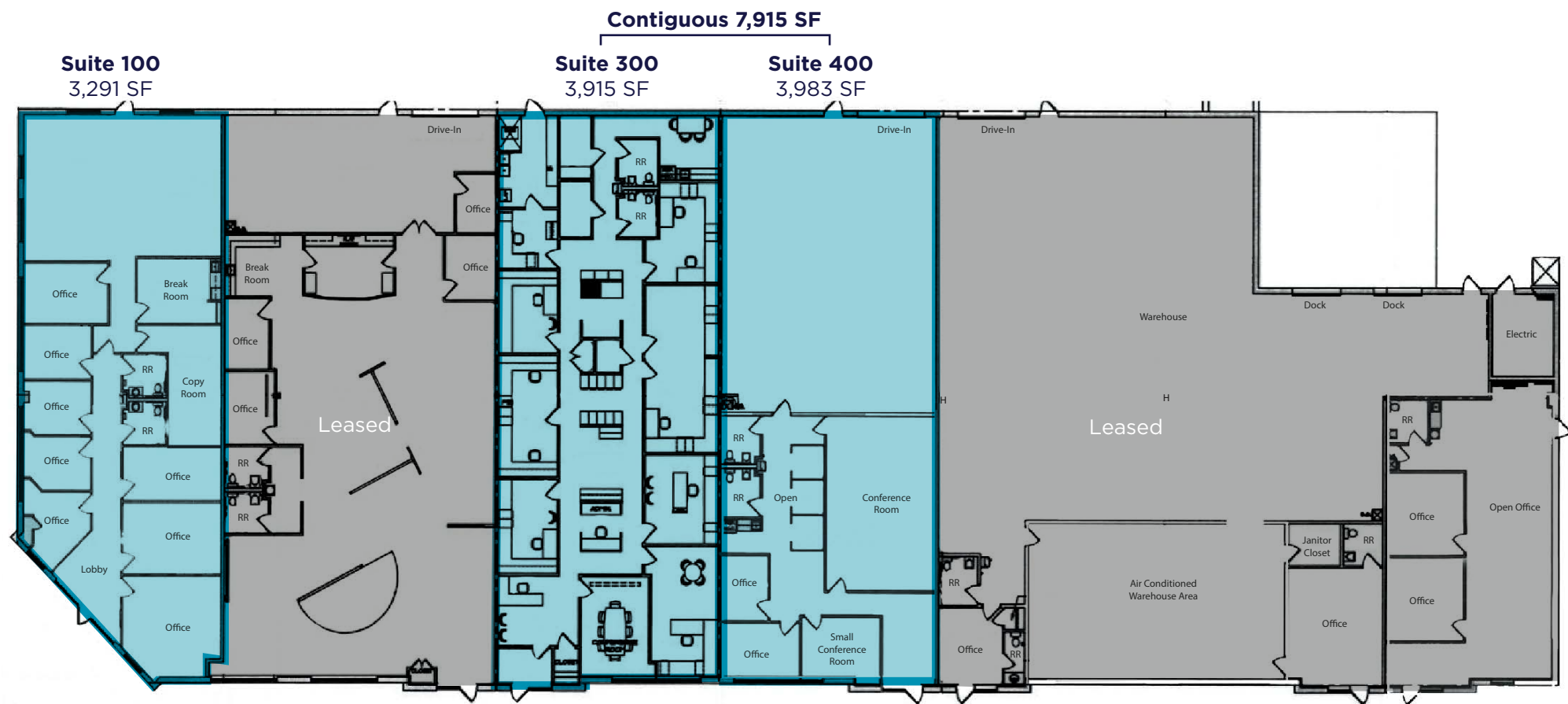
Lease Rate: \$12/SF Office & \$6/SF Warehouse NNN
Estimated NNN: \$2.10/SF/Year



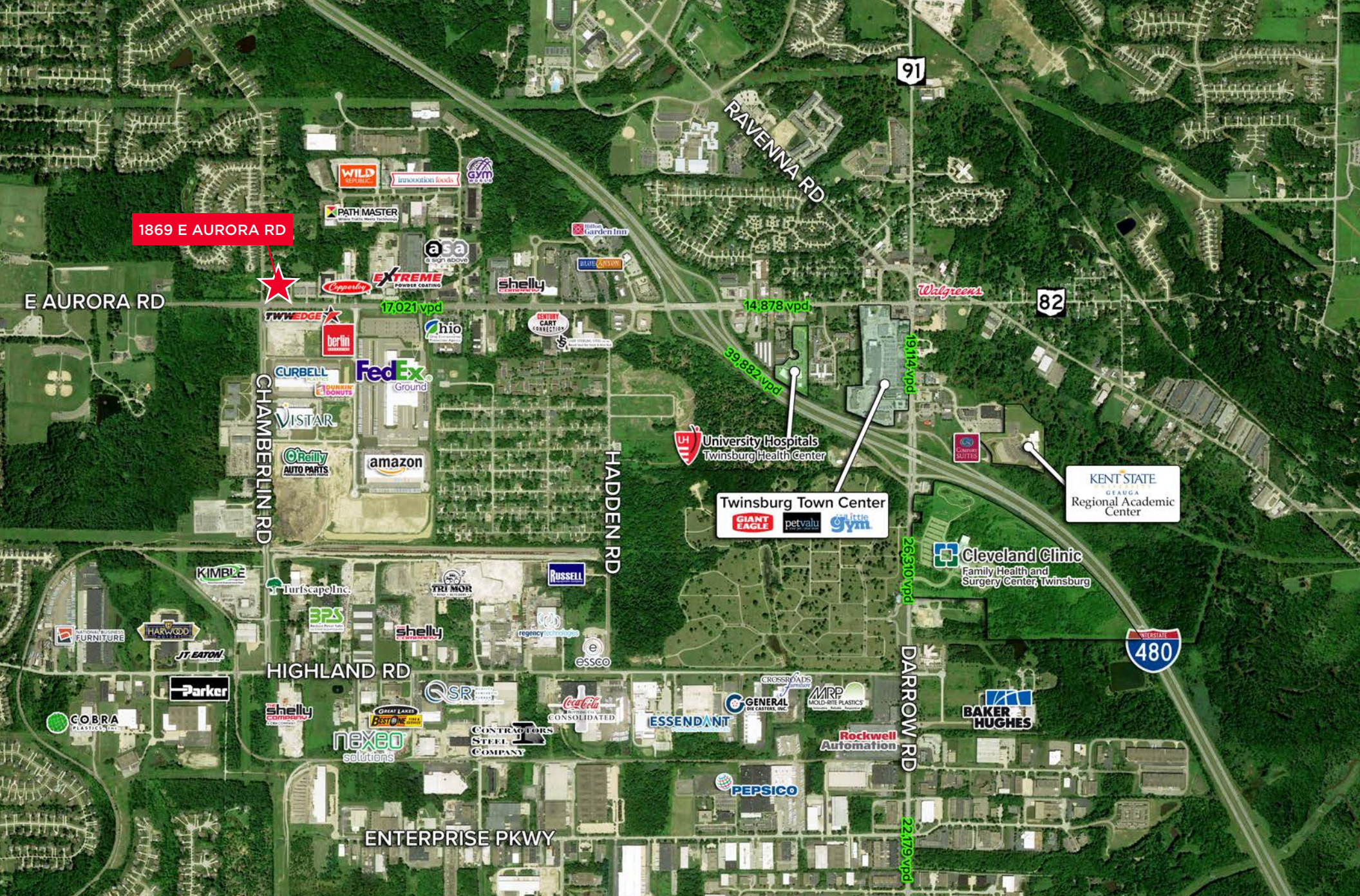
Quick Stats

Building Size	24,895 SF	Drive-In Doors	Three (3) - 14'x12'
Year Built	2000	Docks	Two (2)
Zoning	I-M (Innovation & Manufacturing)	Floor	Concrete
Tenancy	Multi-Tenant	Lighting	LED
Land Area	2.62 AC	Sprinkler	100% Wet
Parking	Ample	Heat	Rooftop HVAC
Clear Height	18'	A/C	Office

Floor Plan



Unit	Total SF	Office SF	Warehouse SF	Max Contiguous	Drive-In Doors
100	3,291 SF	3,291 SF	-	3,291 SF	0
300	3,915 SF	3,915 SF	TBD	5,898 SF	Ability to Add
400	3,983 SF	2,000 SF	1,983 SF	7,915 SF	One (12'x14')



87,908

Population
(2024 | 5 Mile)

44.1

Median Age
(2024 | 5 Mile)

35,145

Households
(2024 | 5 Mile)

\$156,232

Household Income
(2024 | 5 Mile)

3,849

Total Businesses
(2024 | 5 Mile)

50,907

Total Employees
(2024 | 5 Mile)



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TWINSBURG, OHIO 44087**

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