

Now Leasing Prime Twinsburg Office/Flex/Warehouse

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



Chamberlin Pointe

- **Unit 300:** 3,915 SF unit is currently configured with office improvements, but flexible for redevelopment to accommodate office/warehouse occupiers
- 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

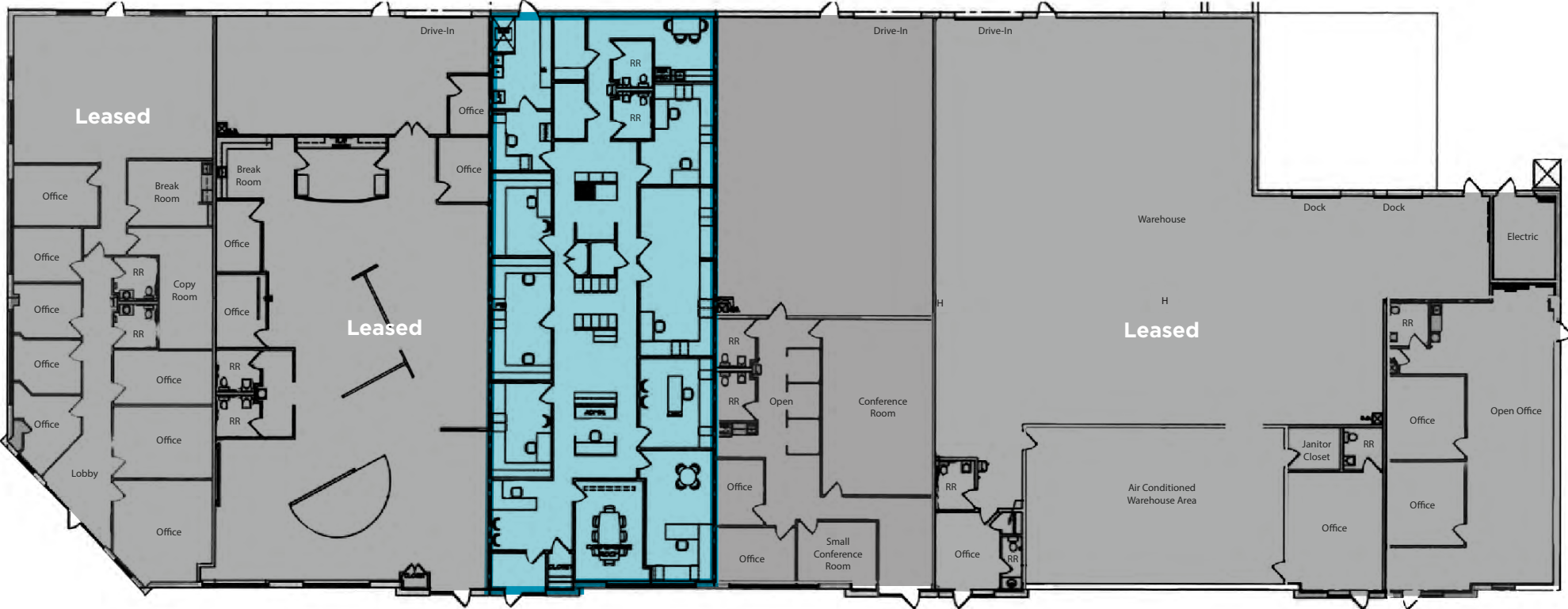


Quick Stats

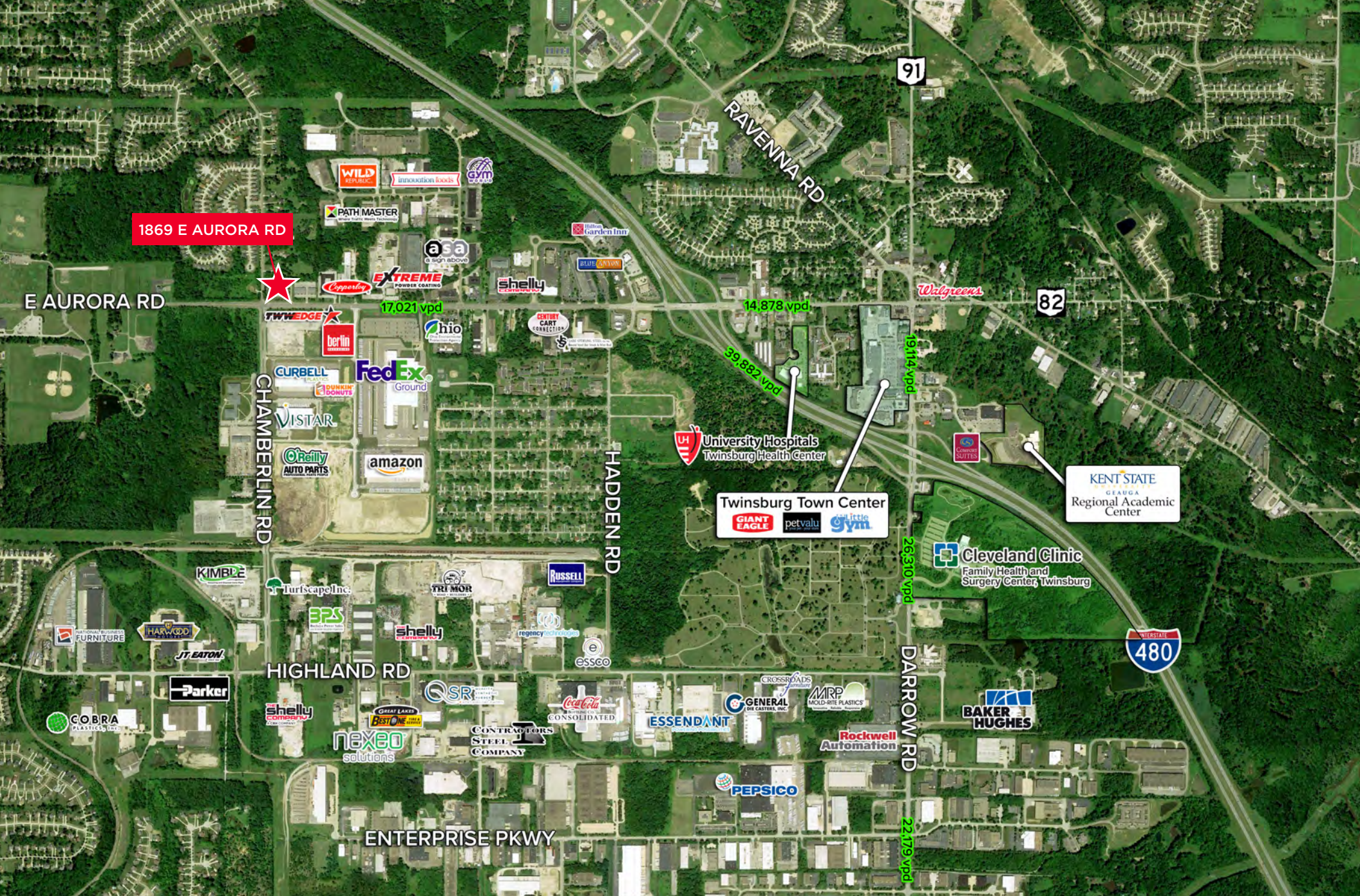
Building Size	24,895 SF	Drive-In Doors	Three (3) - 14'x12'
Year Built	2000	Docks	Two (2)
Zoning	I-M (Innovation & Manufacturing)	Floor	Concrete
Tenancy	Multi-Tenant	Lighting	LED
Land Area	2.62 AC	Sprinkler	100% Wet
Parking	Ample	Heat	Rooftop HVAC
Clear Height	18'	A/C	Office

Floor Plan

Suite 300
3,915 SF



Unit	Total SF	Office SF	Warehouse SF	Max Contiguous	Drive-In Doors
300	3,915 SF	3,915 SF	TBD	3,915 SF	Ability to Add



1869 E AURORA RD



CHAMBERLIN RD

HADDEN RD

DARROW RD

ENTERPRISE PKWY

HIGHLAND RD

Twinsburg Town Center

KENT STATE
OHIO
Regional Academic Center

Cleveland Clinic
Family Health and
Surgery Center, Twinsburg

University Hospitals
Twinsburg Health Center

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)



**1869 E. AURORA ROAD
TWINSBURG, OHIO 44087**

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