

Now Leasing Prime Twinsburg Office/Flex/Warehouse

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



Chamberlin Pointe

- **AVAILABLE: Unit 300:** 3,915 SF unit is currently configured as office but flexible for reconfiguration 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

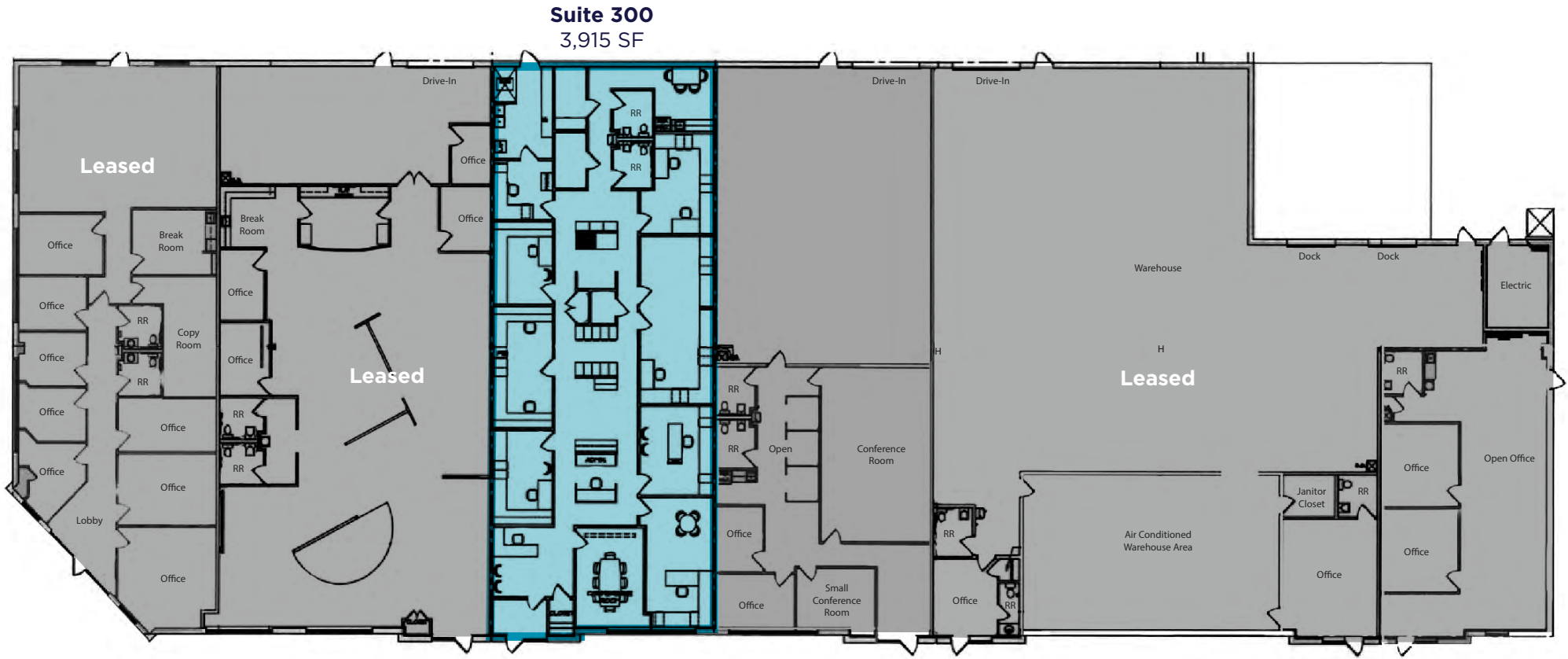
Lease Rate: \$12/SF Office & \$6/SF Warehouse NNN
Estimated NNN: \$2.10/SF/Year



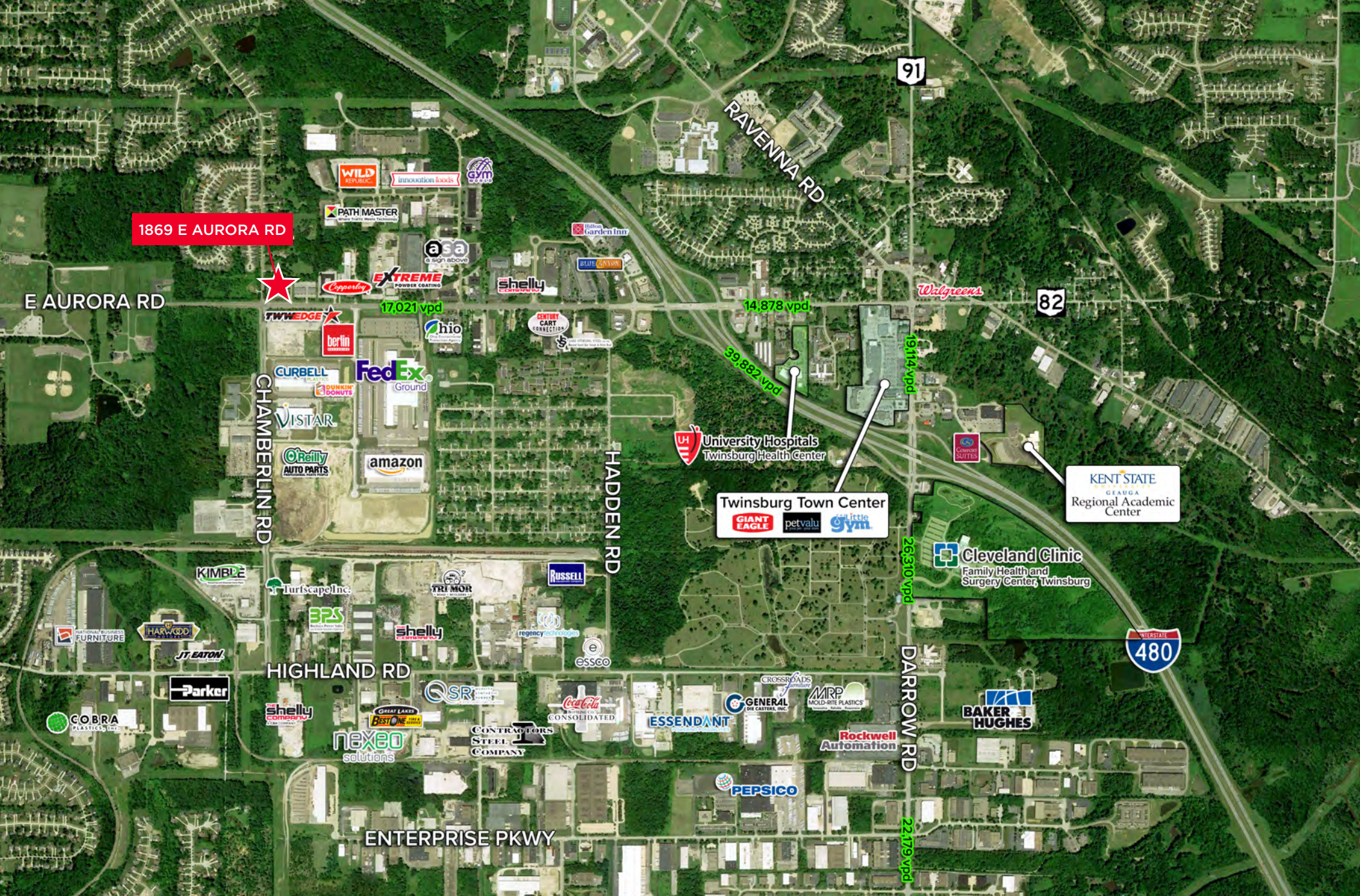
Quick Stats

Building Size	24,895 SF	Drive-In Doors	Three (3) - 14' x 12'
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
300	3,915 SF	3,915 SF	TBD	3,915 SF	Can be Added



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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