

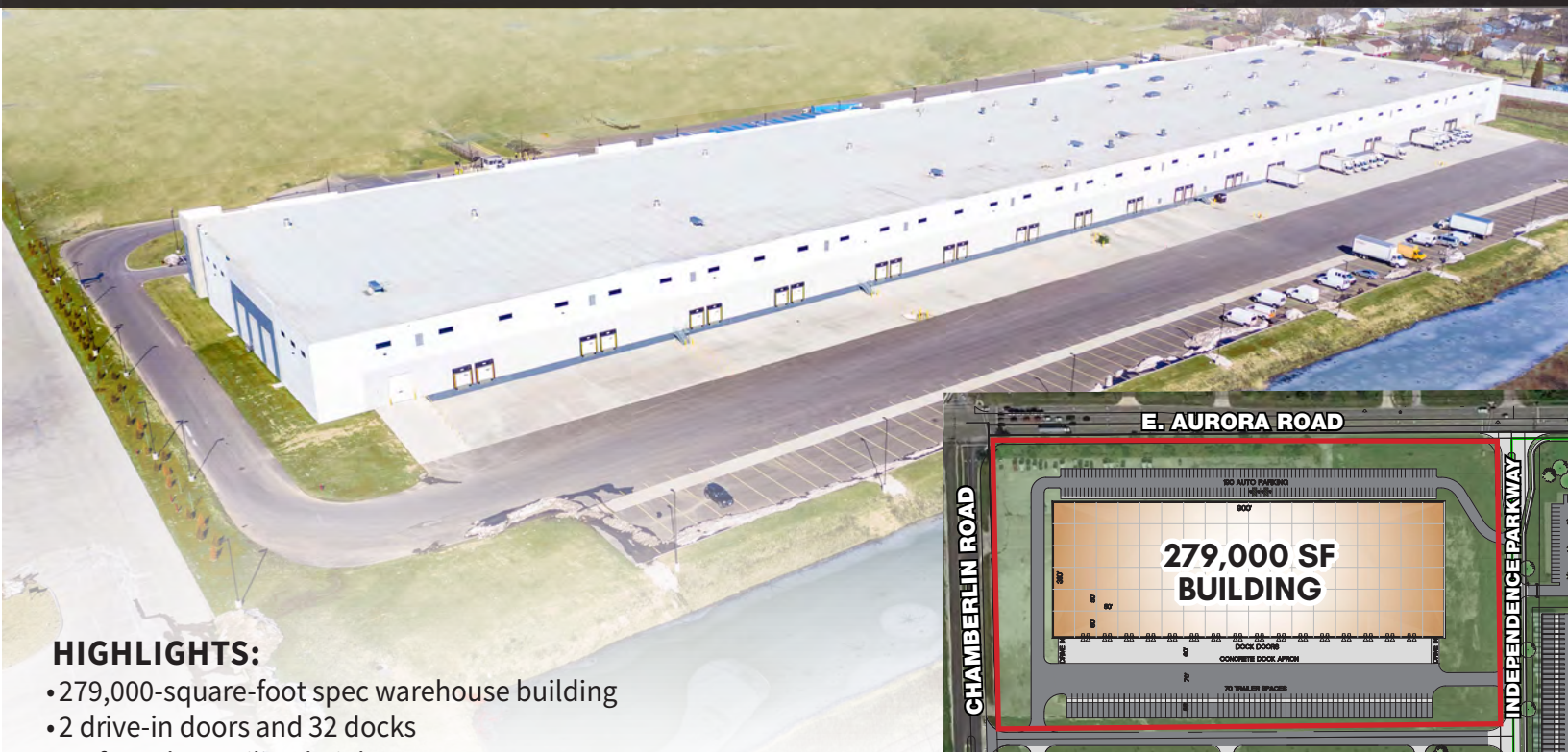
# AVAILABLE FOR LEASE

**279,000 SF SPEC BUILDING**

Corner  Stone  
BUSINESS PARK

## Spec Building #3

8601 Independence Parkway, Twinsburg, Ohio



### HIGHLIGHTS:

- 279,000-square-foot spec warehouse building
- 2 drive-in doors and 32 docks
- 32-foot clear ceiling height
- ESFR sprinklers
- LED lighting
- Power: 480 volt, 600 amp, 3-phase
- Column spacing: 50' x 50' column spacing with 60' x 50' bays on dock side of building
- 190 surface automobile parking spaces; 70 truck trailer parking spaces
- Office to-suit
- 1.2 miles from I-480 (close access to two 4-way interchanges)
- Final spec industrial building to be constructed in this successful business park
- Neighbors include Amazon, FedEx, Dunkin' Donuts, Bridgestone, O'Reilly Auto Parts, Performance Food Group and more

### LEASE RATES:

- Warehouse: \$6.00/SF NNN
- Office: \$12.00/SF NNN



*Terry* **COYNE**

For further information, please contact our licensed real estate salesperson:

**Terry Coyne, SIOR, CCIM**

Vice Chairman

Office 216.453.3001 Email tcoyne@ngkf.com



 Newmark  
Knight Frank

[terrycoyne.com](http://terrycoyne.com)

[ngkf.com](http://ngkf.com)

**NEW CONSTRUCTION AT  
CORNERSTONE BUSINESS PARK**

**Spec Building #3**  
8601 Independence Parkway, Twinsburg, Ohio



**CornerStone Business Park** is a multi-tenant, speculative, 167-acre industrial park located on the southeast side of Cleveland, Ohio.

Built on the former Chrysler Stamping Plant location, there are building and land opportunities for both growing companies that need more space, as well as established businesses with custom needs.



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