

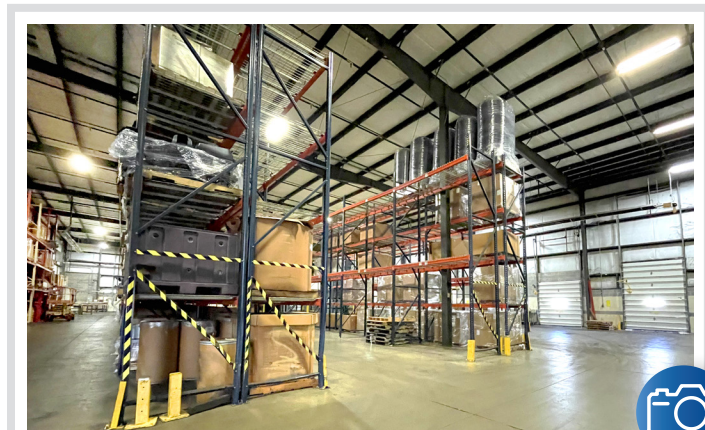
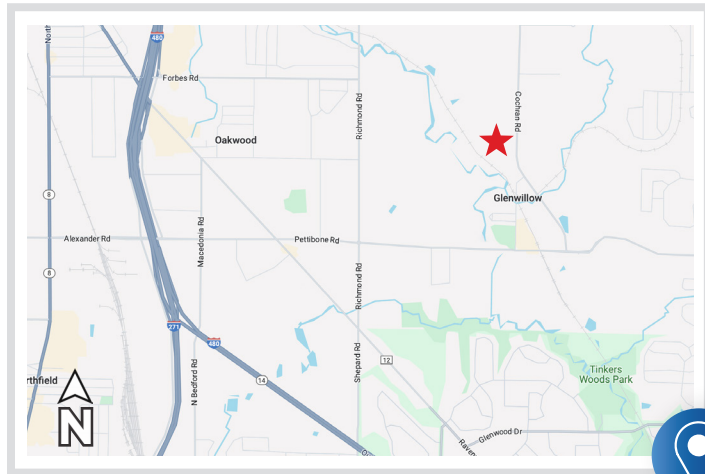


**27200 Tinkers Court  
Glenwillow, OH 44139**

**AVAILABLE**

## OVERVIEW

- Building SF: 39,036  
Warehouse SF: 36,060  
Office SF: 2,976
- Clear Height: 27'
- Column Spacing:  
Mfg. - 29' x 24'  
Dist. - 44' x 24'
- WH Lighting: LED
- WH Heat: Radiant Tube & Forced Air
- Manufacturing fully air conditioned
- Power: 3000 Amps, 488/277 3 phase
- Dock Doors: 4
- Drive-In Doors: 3 | (1) 12' x 12' (2) 12' x 14'
- Cranes: Two 5-Ton, 22' Under Hook
- Parking Stalls: 53+
- Outside storage and room for expansion
- 5 Acres



### FOR MORE INFORMATION, PLEASE CONTACT:

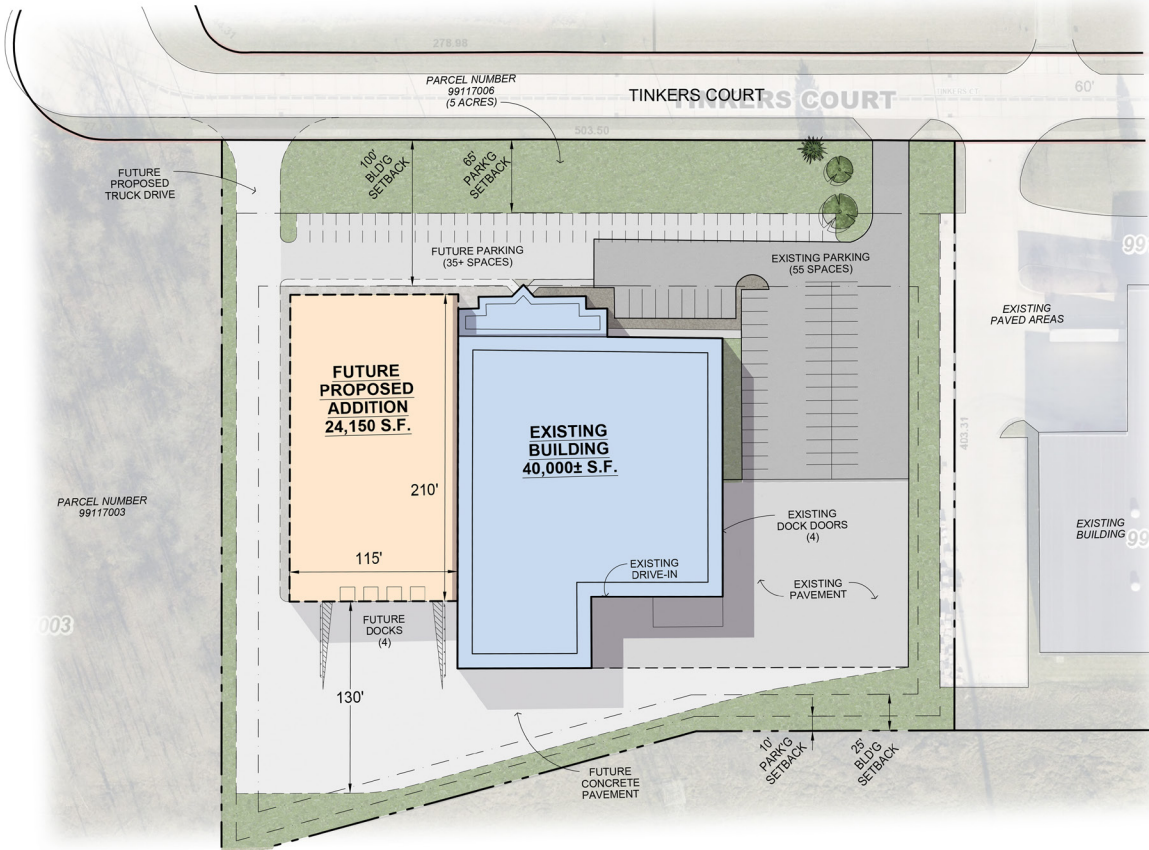
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# 27200 Tinkers Court Glenwillow, OH 44139

# AVAILABLE



### PROJECT SUMMARY

|                           |                                  |
|---------------------------|----------------------------------|
| LOT SIZE:                 | 5 ACRES                          |
| ZONING:                   | GENERAL INDUSTRIAL               |
| COVERAGE:                 |                                  |
| MAX. ALLOWED:             | 40% (N/A)                        |
| PROVIDED:                 |                                  |
| <b>EXISTING BUILDING:</b> |                                  |
| SIZE:                     | 40,000 ± SF                      |
| CAR PARKING:              | 55 CAR PARKING                   |
| LANDBANK PARKING:         | 0                                |
| DOCKS:                    | 4 DOCK DOOR(S)                   |
| DRIVE-IN DOORS:           | 1 DRIVE-IN DOOR(S)               |
| <b>PROPOSED ADDITION:</b> |                                  |
| SIZE:                     | 24,150 SF                        |
| CAR PARKING:              | ADDS 35 ± CAR PARKING (90 TOTAL) |
| LANDBANK PARKING:         | 0                                |
| DOCKS:                    | 4 DOCK DOOR(S)                   |
| DRIVE-IN DOORS:           | 0 DRIVE-IN DOOR(S)               |



APRIL, 2024  
PROPOSED SITE PLAN

## TINKERS COURT SITE DEVELOPMENT CONCEPTS

TINKERS COURT, GLENWILLOW, OHIO  
CUYAHOGA COUNTY



SP.01