

TWINSBURG'S CORNERSTONE BUSINESS PARK NOW ACTIVE, 'ATTRACTIVE'

by Andrew Schunk | Editor Published: December 4, 2015 11:20AM

Twinsburg -- Cornerstone has reached another milestone in its development, as it is now a fully functional site "providing job opportunities for residents and area employees ... with substantial potential for more," according to one city official.

Meridian Design Build of Deerfield, Ill., announced Dec. 2 that the FedEx building (303,888 square feet) and a multi-tenant facility (207,360 square feet) that houses Bridgestone Americas Inc., a total of 510,722 square feet for Cornerstone developer Scannell Properties, are complete.

"This is a milestone for the Cornerstone property," Twinsburg Planning and Development Director Larry Finch said Dec. 4. "We've come from a derelict 2.2-million-square-foot behemoth of a structure to an attractive, functional site, providing job opportunities for residents and employees ... with substantial potential for more."

"This is one of the great milestones for the city of Twinsburg."

FedEx sits at the eastern end of the 165-acre site of the former Chrysler Stamping Plant, and the multi-tenant building housing Bridgestone is farther west.

Vistar, a vending machine distribution business housed in a third, 137,000-square-foot building south of the multi-tenant facility, was first to be built at the site and opened in fall 2012.

According to Meridian Design, FedEx features 99 loading docks, 236 interior van loading positions, 509 exterior trailer stalls and 15,434 square feet of office and administrative space. There is also a freestanding maintenance garage and security gateway building, visible to motorists from Route 82.

The multi-tenant facility includes 171 auto parking stalls, five tenant entrances and 26 loading docks, according to Meridian. With Bridgestone already present, Meridian officials say "activity for the remainder of the [multi-tenant] building is strong."

Sewer and water systems have been installed and inspected at the facilities, and the area of the industrial park that faces Twinsburg Township will have a sound wall installed, protecting adjacent residences from truck and industrial noises.

Nashville, Tenn.-based Bridgestone brings 21 employees and a \$525,000 payroll initially, and a total of 50 employees and a more than \$1 million payroll after three years, to the city workforce.

FedEx, based in Memphis, Tenn., has a \$2 million payroll and employs more than 200.

Vistar has 63 employees.

More than 70 of the 165 acres comprising Cornerstone have been developed, leaving 10 acres as protected wetlands and approximately 80 acres for new tenants and infrastructure, according to Finch.

Rail access is also available at the south end of site -- a unique amenity that city officials hope will continue to serve as a draw for prospective businesses.

"Cornerstone is far beyond what I expected," Mayor Ted Yates said. "We're very excited, and ... there's tremendous income tax potential from the site. We anticipate future buildings and business interest there."

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