



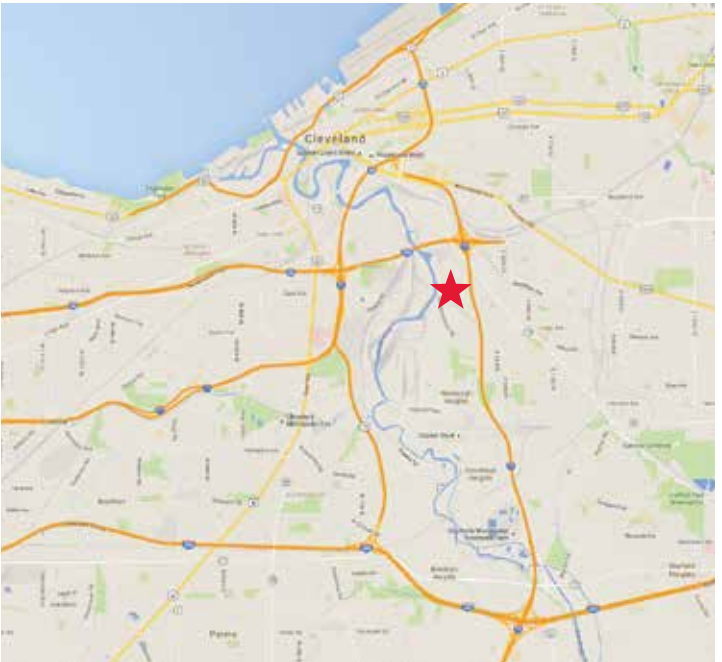
FOR SALE **INDUSTRIAL LAND**



**CUYAHOGA VALLEY
INDUSTRIAL CENTER**
CLEVELAND, OHIO

PROPERTY FEATURES:

- Site can accommodate two 400,000 SF buildings
- Within 0.1 mile of two highway exits
- Rail-ready: rail to the site with rail bed
- Heavy utility capacity on-site
- One mile of highway visibility
- Site divisible to 10 acre minimum



FOR MORE INFORMATION CONTACT:

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Job Ready Site
Certified

ACCESS

MODE	PROVIDER	DISTANCE
ROAD	Heidtman Parkway E. 44th Street / Pershing Ave. E. 49th Street / Fleet Ave.	Direct
INTERSTATE	I-77 (four-way access) I-490 I-71 I-480 I-90	0.1 miles 0.5 miles 1.5 miles 3 miles 2 miles
RAIL	Wheeling & Lake Erie Railway Access to both CSX & Norfolk Southern	On-site
AIRPORTS	Cleveland-Hopkins Int'l Burke Lakefront	10 miles 3.5 miles
PORT	Port of Cleveland Cuyahoga River Dock	3.5 miles 0.5 miles

UTILITIES

UTILITY	CAPACITY
WATER	12" extension from 30" line
SEWER	12" line, 1.1 to 1.6 million gallons daily
ELECTRIC	6MW, Min. 480/277 volts 3-phase power
GAS	300,000 CHF via 12" extension from 18" main, max. op. pressure of 95 psi



45+ ACRES

LOCATION & ACCESSIBILITY

- One-mile of highway visibility
- 112,000 AADT counts
- Centrally located in most populated region in US
- 1st in Midwest and 4th in US as location for logistics management
- Cleveland is within a one-day drive or two-hour flight of 50% of the US Population
- Excellent highway and rail infrastructure

SHOVEL-READY

STATE OF OHIO CERTIFIED JOB READY SITE

WITHIN 500 MILES:

- 49% of US. Manufacturing Employment
- 44% of US. Households
- 45% of US. Effective Buying Income
- 46% of US. Earnings
- 60% of Fortune 500 US Headquarters

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