

FOR SALE

6800 S Marginal Avenue

Cleveland, Ohio 44103



Immediate Capacity Ready for Data Center Development on 60 Acres of Land



Projected
Developed by:



PROPERTY FEATURES



60 Acres

Total Site Size

50+ MW

load study underway

Low Latency

Dense Fiber Networks

Opportunity Zone

Tax Incentives Available

HIGHLIGHTS

- ±60 acres of prime waterfront-adjacent land with immediate visibility from I-90 and proximity to downtown Cleveland's rapidly expanding lakefront district
- Exceptional redevelopment potential for industrial, mixed-use, or large-scale logistics users within the City of Cleveland Opportunity Zone
- Ideal data center location. Former First Energy power plant and unlimited water access from Lake Erie
- Rare large-parcel availability inside the Cleveland urban core, ideal for users seeking scale and workforce proximity
- Strong public and private investment momentum surrounding the lakefront, downtown, and Opportunity Corridor fueling long-term appreciation potential



FORMER POWER PLANT SITE
Robust Utility Infrastructure



LAKE ERIE COOLING
Access to Abundant Water Supply

CONCEPT SITE PLAN



LOCAL FIBER MAP

6800 S. Marginal Rd, Cleveland, OH

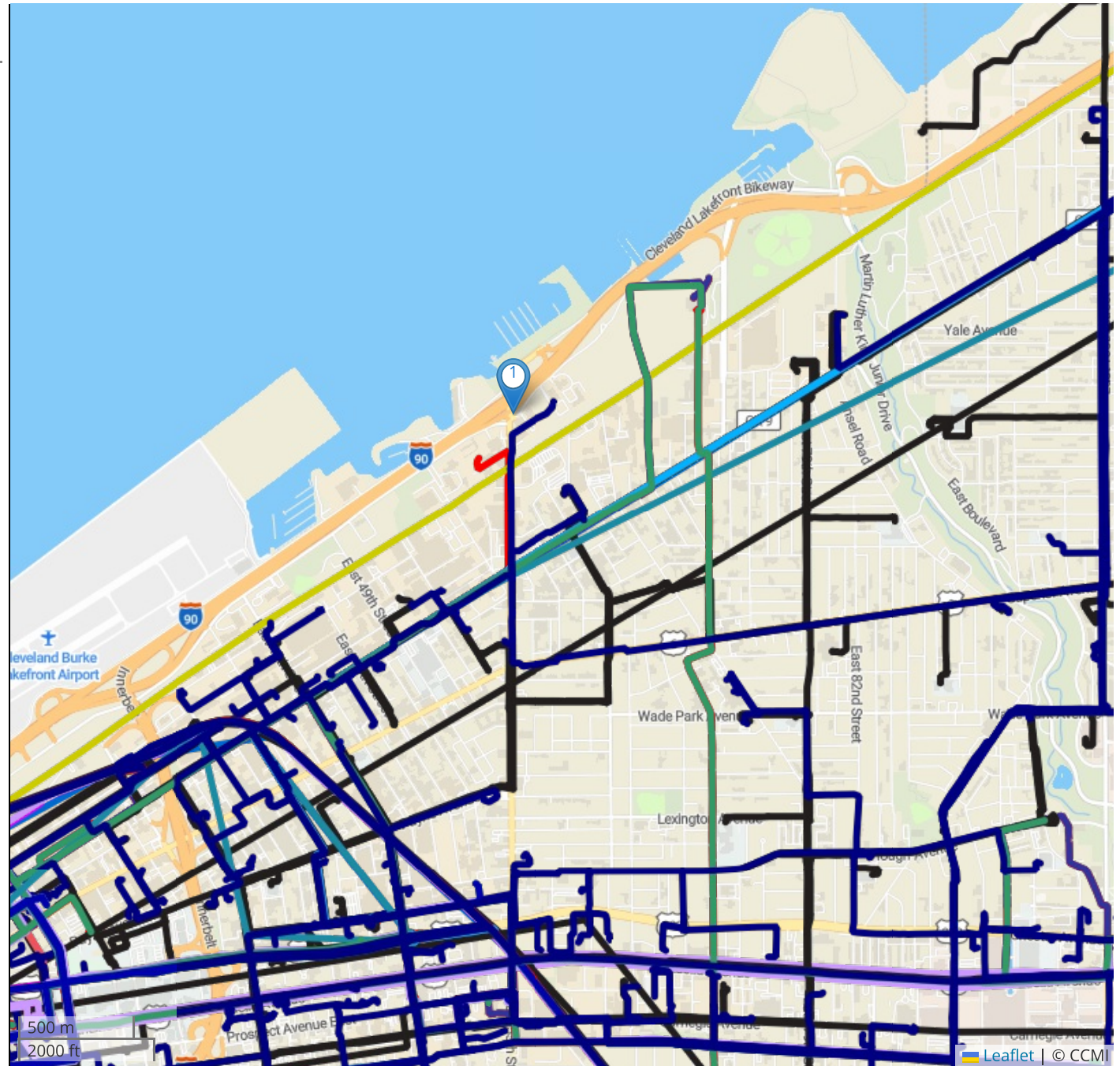
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Metro Networks

- ✓ Breezeline
- ✓ Breezeline Leased
- ✓ Crown Castle
- ✓ Enlite by CEC - Leased
- ✓ Everstream
- ✓ ExteNet Systems
- ✓ MCFN
- ✓ Segra
- ✓ Spread Networks
- ✓ Uniti Fiber
- ✓ Windstream
- ✓ Windstream - Dark
- ✓ WOW! Business
- ✓ Zayo Metro

Long Haul Networks

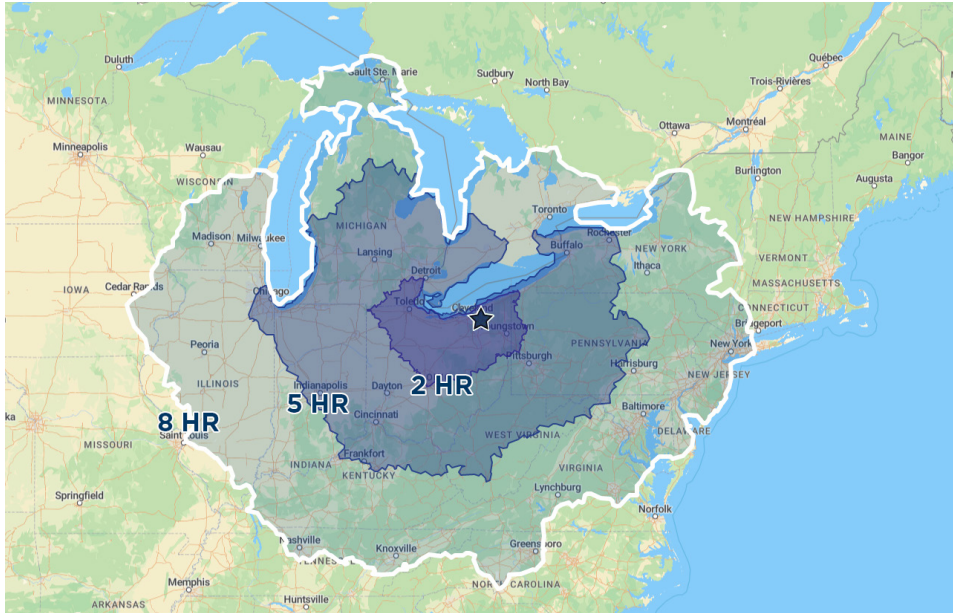
- ✓ Arelion - North America
- ✓ Hudson Fiber LH Leased
- ✓ Sprint Long Haul
- ✓ Uniti Fiber Long Haul
- ✓ Windstream Long Haul
- ✓ Zayo Long Haul
- ✓ Zayo North America



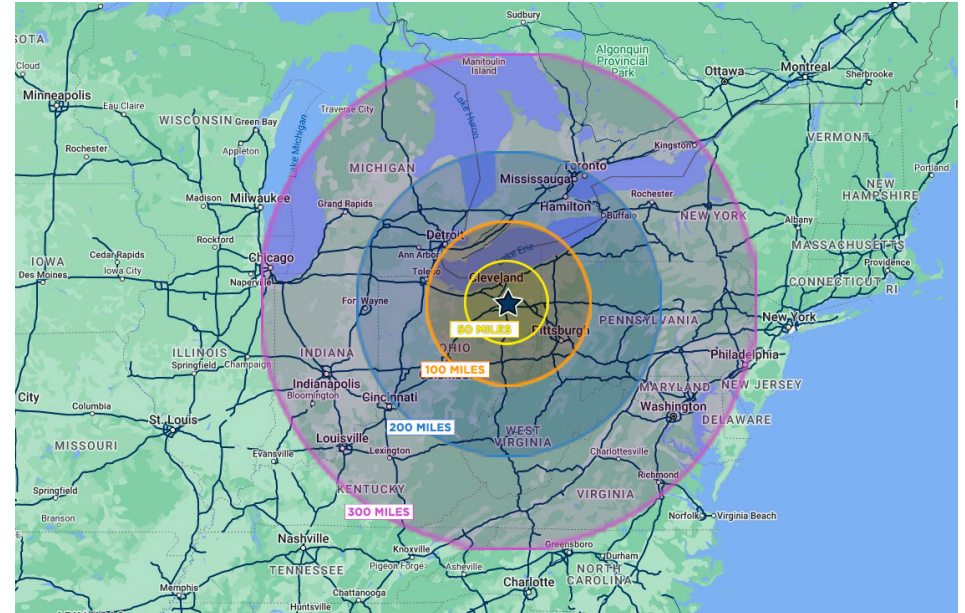
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PROPERTY ABOUT

DRIVE-TIME FROM NE OHIO



RADIUS MAP



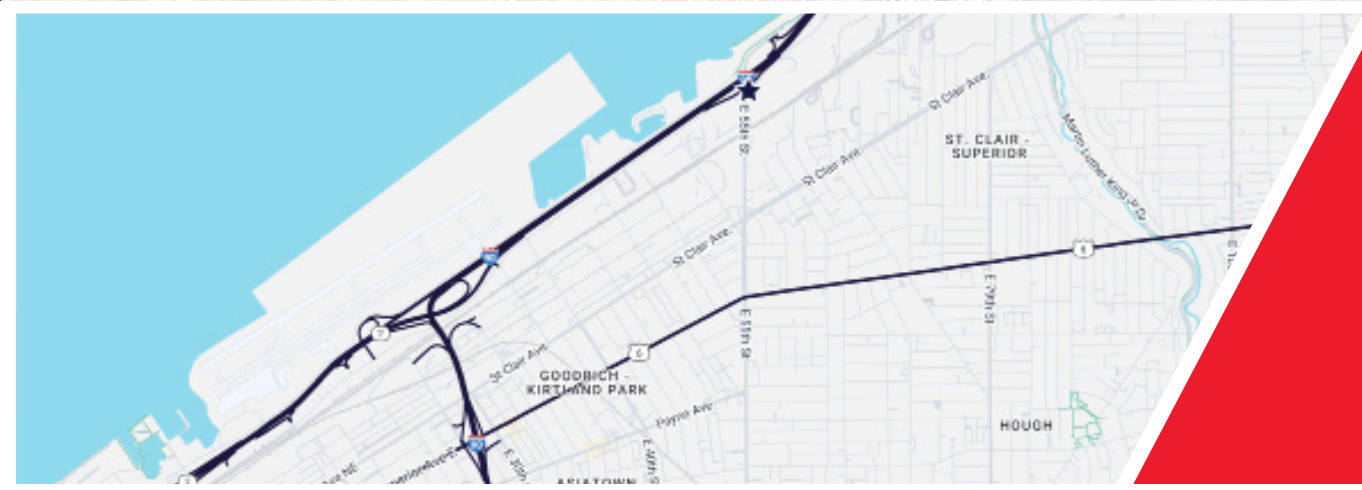
REGIONAL ACCESSIBILITY

CITY	POPULATION & METRO AREA	DISTANCE	DRIVE TIME
Cleveland	1,761,000	17 miles	25 m
Columbus	1,687,000	142 miles	2 h 6 m
Detroit	3,521,000	189 miles	2 h 48 m
Pittsburgh	1,699,000	108 miles	1 h 40 m
Cincinnati	1,764,000	250 miles	3 h 45 m
Indianapolis	1,858,000	315 miles	4 h 41 m
Louisville	1,107,000	348 miles	5 h 15 m
Chicago	8,901,000	365 miles	5 h 20 m
Toronto	6,313,000	267 miles	4 h 30 m
Washington D.C.	5,434,000	346 miles	5 h 18 m
Philadelphia	5,756,000	406 miles	6 h 6 m
New York	18,867,000	444 miles	6 h 38 m
Charlotte	2,204,000	505 miles	7 h 22 m



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PROPERTY AERIAL MAP



Excellent access
to I-90 & SR-2



CLEVELAND OVERVIEW

Cleveland is a growing Midwestern hub known for its affordability, skilled workforce, strong healthcare sector, and exceptional transportation access. Situated on Lake Erie, the city connects directly to I-90, I-71, and I-77, major rail lines, and the Port of Cleveland—making it an efficient base for manufacturing, logistics, and distribution.

Backed by a diverse economy spanning healthcare, finance, advanced manufacturing, and technology, Cleveland attracts companies seeking cost-effective operations and high-quality talent.

Cleveland: Business Advantages

Strategic Location

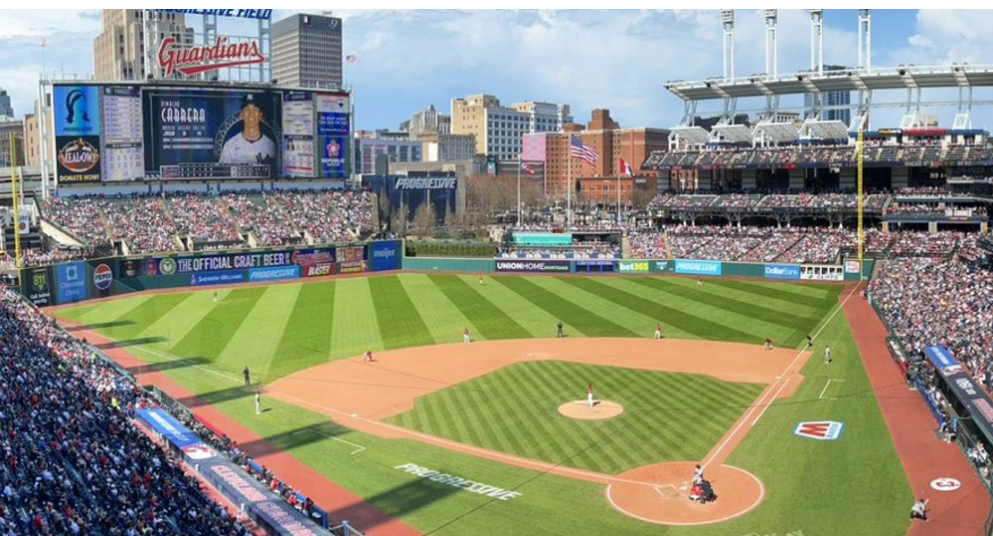
- Access to 60% of the U.S. and Canadian population within an 8-hour drive
- Deep-water Great Lakes port with international shipping access
- Robust interstate network supporting regional and national distribution

Competitive Cost Structure

- Lower operating costs than major coastal markets
- Affordable industrial and office space
- Attractive tax environment

Skilled Workforce

- Strong labor pool in manufacturing, healthcare, logistics, and trade careers
- More than 25 colleges and universities in the region
- Pipeline supported by major institutions such as Cleveland State University, Case Western Reserve University, and Cuyahoga Community College





Lifestyle & Culture Snapshot

Cleveland offers big-city amenities with Midwestern friendliness, making it an appealing market for companies relocating or expanding.

Rock & Roll Hall of Fame

Located along the lakefront, the Rock Hall is one of Cleveland's top cultural landmarks—an architectural icon and a major tourism anchor attracting visitors worldwide. It reflects the city's long history of musical influence and national recognition.

Playhouse Square

The second-largest performing arts district in the U.S., Playhouse Square features historic theaters, Broadway shows, concerts, and comedy. It anchors a vibrant district filled with new restaurants, residential towers, and corporate offices.

Professional Sports

Cleveland is passionate about its teams, each playing in state-of-the-art facilities downtown:

- Cleveland Browns - NFL
- Cleveland Cavaliers - NBA
- Cleveland Guardians - MLB

Sports drive year-round energy in the city, supporting hospitality, retail, and tourism.

Parks & Waterfront

Cleveland sits along Lake Erie's shoreline and the award-winning Cleveland Metroparks system—over 24,000 acres of trails, beaches, golf courses, and green space. Edgewater Park, The Flats, and new lakefront developments continue to enhance the city's quality of life.

Economic Anchors & Employers

Cleveland's economy is supported by globally recognized institutions and industry leaders, including:

- Cleveland Clinic - consistently ranked among the top hospitals in the world
- University Hospitals & MetroHealth - major regional healthcare systems
- Sherwin-Williams Global Headquarters - located Downtown
- Progressive, Eaton, KeyBank, Parker Hannifin - Fortune 1000 headquarters
- NASA Glenn Research Center - innovation in aerospace and engineering
- Manufacturing & distribution leaders throughout Northeast Ohio

Why Companies Choose Cleveland

- Central Midwest logistics hub supporting efficient national distribution
- Deep talent pool in engineering, manufacturing, healthcare, and trades
- Affordable living costs that help attract and retain employees
- Growing districts like Ohio City, Hingetown, Midtown, and the HealthTech Corridor
- Strong civic investment in infrastructure, lakefront redevelopment, and mixed-use projects



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