

FOR SALE

CEDAR TREE BUSINESS PARK

East River Road and Preservation Boulevard
Sheffield Village, Lorain County, Ohio 44054



+/- 100 ACRES AVAILABLE

DIVISIBLE TO THREE (3) ACRES
PREMIER DEVELOPMENT SITES



**“RARE FIND”
IN NORTHEAST
OHIO**

PROPERTY FEATURES



**+/- 100 ACRES
DIVISIBLE TO
THREE (3) ACRES**

**SALE PRICE
CONTACT BROKER**

**FULLY PERMITTED
“NO ASSESSMENTS”**

OFFERING HIGHLIGHTS

- Permitted shovel ready sites with underground utilities (6,720 linear feet of road/utility improvements)
- Land acquisition as well as ‘build to suit’ alternatives
- Pro-business community with incentives available
- Heavily forested corporate setting
- Protective covenants in place for conformity and harmony of external designs and general quality with existing standards of the neighborhood and adjacent properties

CLOSE PROXIMITY TO MAJOR ROADWAYS

- 1.8 miles to Interstate 90 (via Detroit Road Route 254)
- 4.2 miles to Interstate 90 (via Colorado Road Route 611)
- 3.9 miles to Ohio Turnpike (I-80)
- 5.5 miles to the Avon Lake Ford Assembly Plant - 2,300,000 SF expansion under construction

PROPERTY ABOUT



BUSINESS INCENTIVES

- Tax Incentives
- Job Creation Grants
- Training Tax Credits
- Additional Incentives Available

PERMITTED USE

- Industrial / Manufacturing /Distribution
- Research / Laboratories
- Medical / Office
- Civic / Public

AREA AMENITIES

Convenient access to restaurants, retail, banking and lodging including: Quaker Steak & Lube, Cracker Barrel and Ruby Tuesday; Cobblestone Square retail development (shopping, restaurants and lodging).

Located within minutes of Lorain County Community College providing customized training platforms for workforce development.

TRANSPORTATION

Norfolk Southern and CSX have active rail facilities serving Lorain County. There are also 16 different trucking companies that service Sheffield Village. Cleveland-Hopkins International Airport is approximately 18 miles southeast of Sheffield Village. Lorain County Regional Airport is located 11 miles southwest of the Village and has a 5,000 foot paved runway for private and executive aircraft. Great Lakes Shipping can be accommodated at nearby Lorain Harbor. The Ohio Turnpike is approximately three (3) miles south of the community. I-90 runs along the eastern boundary and State Routes 2, 301, 611 and 254 run through this community.

PROPERTY ABOUT



AREA INFORMATION

LOCATION AND POPULATION

Sheffield Village, “The Premiere Village in Northeast Ohio,” is located in Lorain County, 20 miles west of Cleveland. Figures show Lorain County with a population of 312,964 and Sheffield Village with a population of 4,225. Sheffield Village is proactively supporting data center development at this site, including coordination with utility providers.

Sheffield Village Contact: Robert Markovich, Mayor - 440-242-8502.

TAX INFORMATION

Commercial/Industrial: Real Property \$72.07 per 1,000 Valuation.

Village Tax: Sheffield Village currently has a 2.0% income tax.

UTILITIES

Electric Power: Electrical power is provided by the Ohio Edison Company. There is adequate power available in the Sheffield Village area for any type of business requirement. High voltage loop surrounding park.

Gas: Columbia Gas of Ohio Inc. serves as the distribution system for Sheffield Village.

Water & Sewer: The water source is Lake Erie. Currently the Village is purchasing from Avon Lake and distributing water within the community. The water main is 12”. Current usage is 500,000 gallons per day with a water capacity at the business park of 1,200 gallons per minute with capability of adding more. Sewage treatment is provided throughout the Village. The sewer main is 15”. Current treatment capacity is 11.25 MGD with an average daily treated of 5.84 MGD.

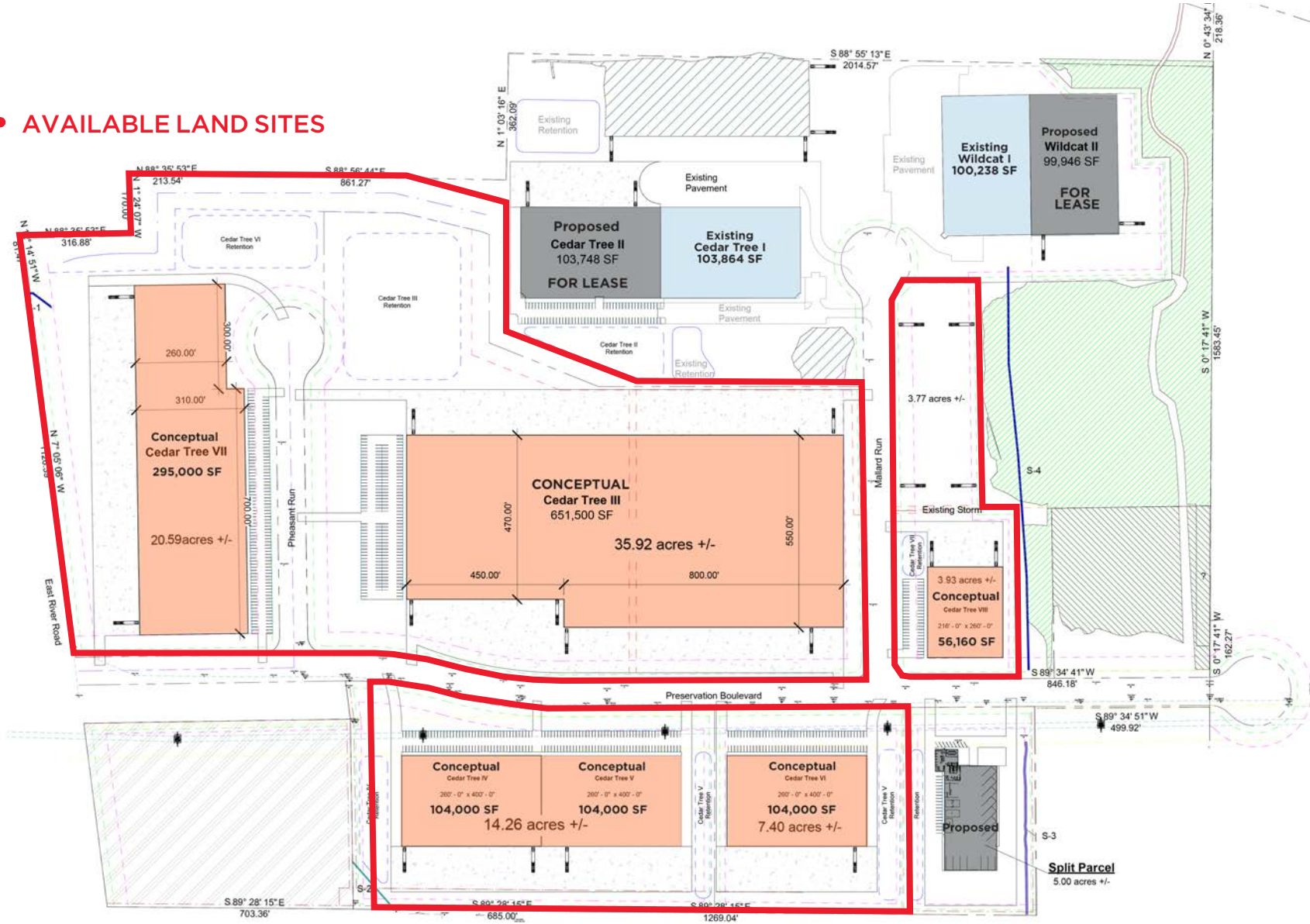
Telecommunications: CenturyLink is the provider of communication needs to the community.

Labor: Based on the Ohio Department of Job & Family Services, the available workforce for Lorain County is approximately 153,762 with an unemployment rate of 4.1%. Existing employers are able to draw from a skilled, highly productive workforce.

PROPERTY SITE PLAN

CONCEPTUAL DEVELOPMENT PLAN

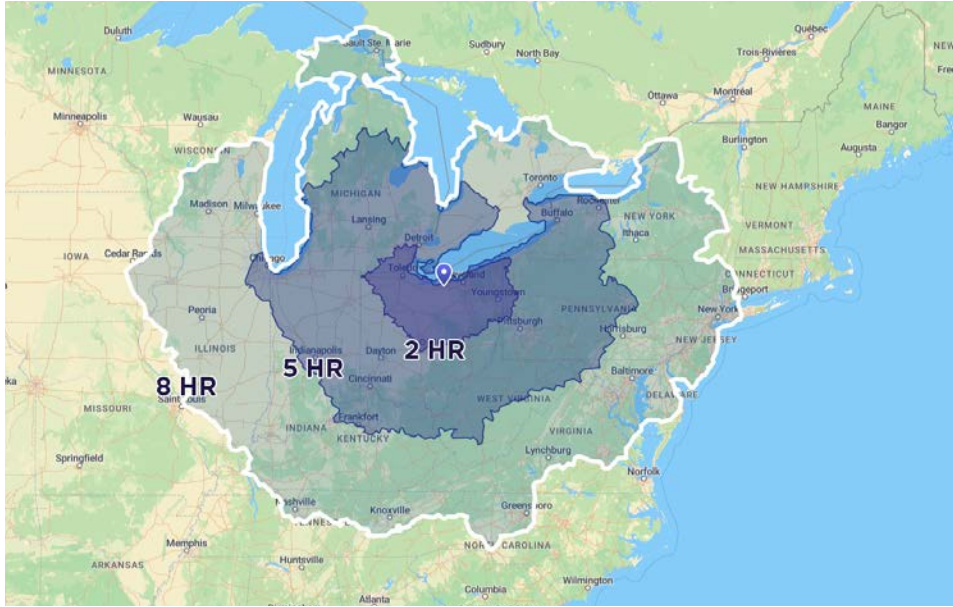
— AVAILABLE LAND SITES



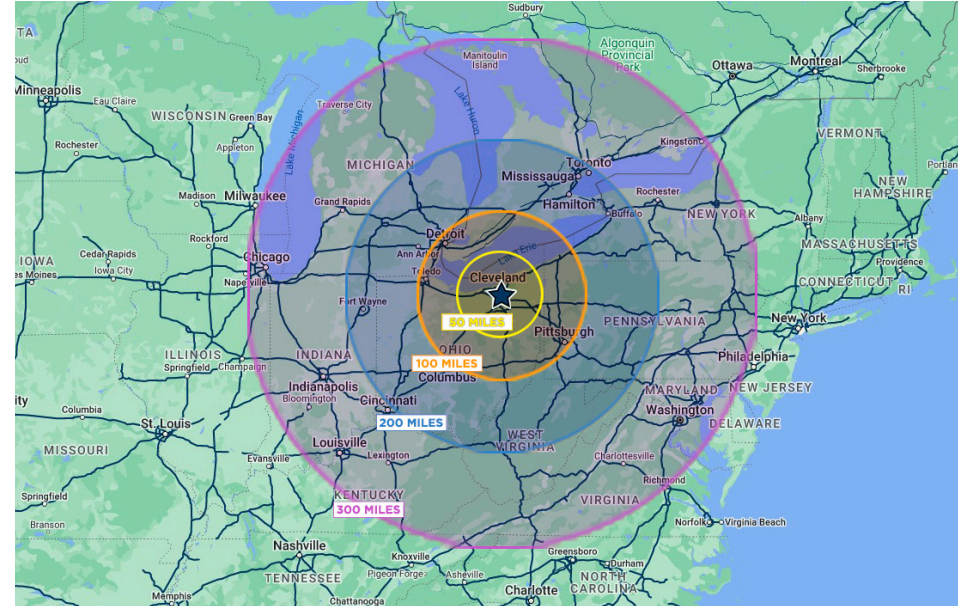
Note: Conceptual plan and parcels subject to change based upon individual requirements.

PROPERTY ABOUT

DRIVE-TIME FROM NE OHIO



RADIUS MAP

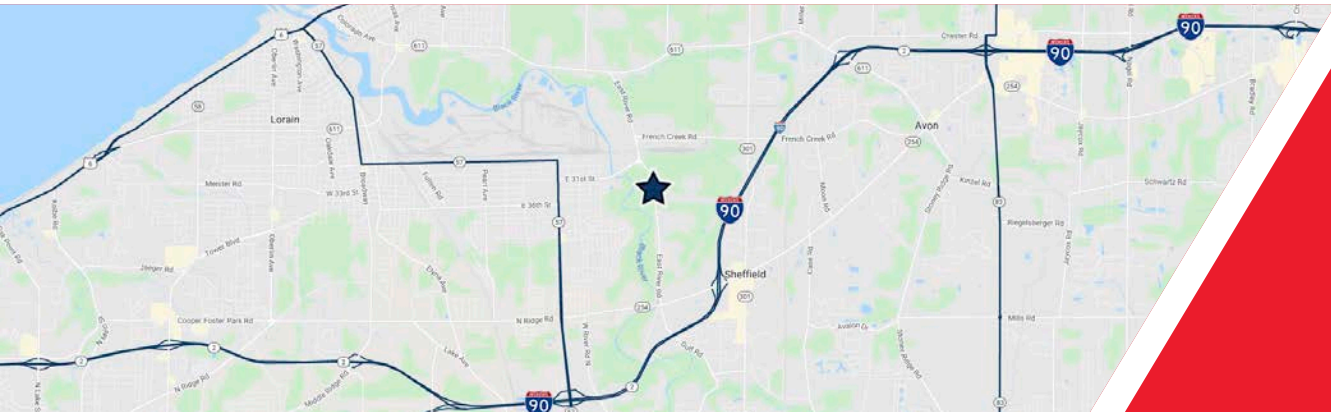


REGIONAL ACCESSIBILITY

| CITY | POPULATION & METRO AREA | DISTANCE | DRIVE TIME |
|-----------------|-------------------------|-----------|------------|
| Cleveland | 1,761,000 | 20 miles | 20 m |
| Columbus | 1,687,000 | 134 miles | 1 h 56 m |
| Detroit | 3,521,000 | 172 miles | 2 h 34 m |
| Pittsburgh | 1,699,000 | 120 miles | 2 h 19 m |
| Cincinnati | 1,764,000 | 243 miles | 3 h 29 m |
| Indianapolis | 1,858,000 | 307 miles | 4 h 26 m |
| Louisville | 1,107,000 | 340 miles | 4 h 53 m |
| Chicago | 8,901,000 | 353 miles | 5 h 21 m |
| Toronto | 6,313,000 | 300 miles | 4 h 58 m |
| Washington D.C. | 5,434,000 | 360 miles | 6 h 1 m |
| Philadelphia | 5,756,000 | 438 miles | 6 h 56 m |
| New York | 18,867,000 | 458 miles | 7 h 10 m |
| Charlotte | 2,204,000 | 503 miles | 7 h 35 m |



PROPERTY AERIAL MAP



Easy access
to I-90



JOSEPH V. BARNA, SIOR
Principal
Land Advisory Group
+1 216 525 1464
jbarna@crescorealestate.com

COLE SORENSON
Senior Associate
+1 216 525 1470
csorensen@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.

6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com