



SEQUOIA REALTY

Northeast Ohio's Commercial Broker

400 GREAT LAKES PARKWAY
BELLEVUE, OH 44811



50,000 SF
FOOD GRADE FACILITY



10 ACRES
OF LAND



ON-SITE RAIL SIDING
with 6 rail doors



EXCELLENT ACCESS
to major highways



SPACIOUS FACILITY
with office, plant,
cooler storage & mezzanine



STRATEGIC LOCATION
in the heart of
North Central Ohio

FOR SALE

PREMIER INDUSTRIAL
FACILITY & BUSINESS
OPPORTUNITY



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400 GREAT LAKES PARKWAY BELLEVUE, OH 44811

FOR SALE
\$3,775,000

PROPERTY OVERVIEW

Great Lakes Packers (GLP) is a premier packer and distributor of fresh foods, potato and onion packing, cross-docking and related services with a 40-year reputation for quality and reliability.

This state-of-the-art, food grade facility is strategically located on 10 acres with rail access, expansive storage, and efficient processing capabilities—ideal for continued operations or a variety of industrial uses.

PROPERTY HIGHLIGHTS



50,000 SF Food Grade Facility

With office, plant, cooler storage and mezzanine



10 Acres

Spacious site with room for growth and expansion



On-Site Rail Siding

6 rail doors for efficient shipping and receiving



Excellent Access

Convenient to major highways and distribution routes



19,000 SF Cooler Storage

660+ pallet positions with expandable racking systems



Quality Certified

FDA inspected, PrimusGFS compliant and organic certified



FACILITY FEATURES

- 5 packaging lines with capacity to pack 6+ loads per day
- Pre-cleaning and reconditioning systems with 160,000 lbs/day cleaning capacity
- Cooler storage with roll-forward conveyors and racks up to four deep
- 8,000 gallon diesel tank on site
- Emergency natural gas generator
- 15 surveillance cameras with remote viewing

STRATEGIC LOCATION



Serves a Large Population Base in the Upper North Central Region



Adjacent to Norfolk Southern Rail Yard for Expedited Rail Service



Overnight Delivery to Major Distribution Centers and Retailers



Proven Operation with Stable Customer Base & Strong Reputation

FACILITY SIZE (SF)

Office	1,200 SF
Plant	29,000 SF
North Cooler	6,000 SF
South Cooler	13,000 SF
Mezzanine	2,000 SF

FACILITY ACCESS & RAIL

Rail Siding	1
Rail Doors	6
Mechanically Operated Truck Plate Access	10
Drive Up & In Ramp Access to Plant Floor	1

BUILDING NOTES

- 29' peak height descending to 26' on the west side and 20' on the east side.
- Clear span finish floor to structural steel is 20' in Mezzanine.

RAIL CAR ACCOMMODATION

Six doors are located on the west end of the building to accommodate rail cars. Two of the doors have been spaced so as to accommodate the Union Pacific's newest refrigerated "supercars" capable of hauling 180,000+ lbs of produce.



**SEQUOLA
REALTY**

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BELLEVUE, OH

A CRITICAL RAIL HUB IN THE HEART OF THE MIDWEST



**400 GREAT LAKES PARKWAY
BELLEVUE, OH 44811**



A STRATEGIC ADVANTAGE FOR YOUR BUSINESS

Bellevue, Ohio is home to one of the most significant rail hubs in the country—a key connection point on the CSX and Norfolk Southern mainlines.

This world-class rail interchange provides unmatched logistical advantages for businesses involved in food processing, agriculture, manufacturing, and distribution.



MAJOR RAIL INTERCHANGE

Direct access to both CSX and Norfolk Southern mainlines, linking the East Coast to the Midwest and beyond.



AGRICULTURAL & FOOD INDUSTRY ACCESS

Ideal for shipping and receiving fresh commodities, frozen and dry food products and/or any non food related products.



CENTRALLY LOCATED

Strategically positioned in the Midwest with easy access to Interstates 80, 90, and 71—reaching over 60% of the U.S. population within a one-day drive.



ECONOMIC IMPACT

The Bellevue rail hub supports thousands of jobs and drives billions in economic activity across the region.

RAIL HUB HIGHLIGHTS

- ✔ One of the largest rail classification yards in the U.S.
- ✔ Handles thousands of railcars daily
- ✔ Supports temperature-controlled railcar (refrigerated "supercars")
- ✔ Capabilities for perishable food products
- ✔ On-site railcar repair and maintenance facilities
- ✔ Experienced local workforce and rail expertise
- ✔ Strong infrastructure for current operations and future growth

BY THE NUMBERS



Serves 2 Class I Railroads:
CSX Transportation & Norfolk Southern



Over 1,000 Railcars Handled Daily



Access to 50+ Markets Across
the Eastern U.S. and Canada



Refrigerated Railcars Capable of Carrying
180,000+ lbs of Perishable Goods

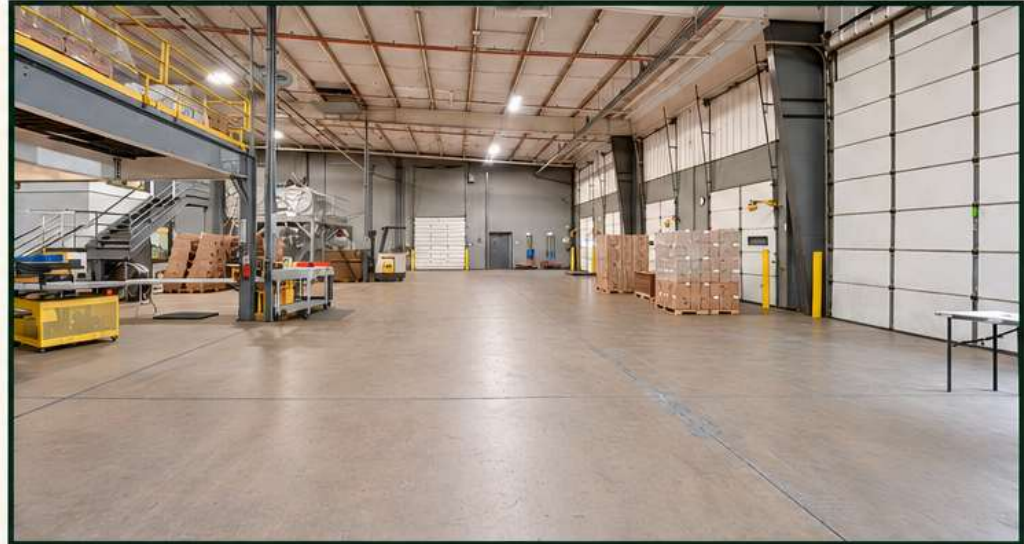
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Bellevue's rail infrastructure is a powerful asset for any business looking to streamline logistics, reduce transit time, and reach new markets.

CONNECTED. CAPABLE. COMPETITIVE.
BELLEVUE, OH – WHERE RAIL MEANS RESULTS.

INDOOR PHOTOS

400 Great Lakes Pkwy, Bellevue, OH 44811



PHOTO

400 Great Lakes Pkwy, Bellevue, OH 44811



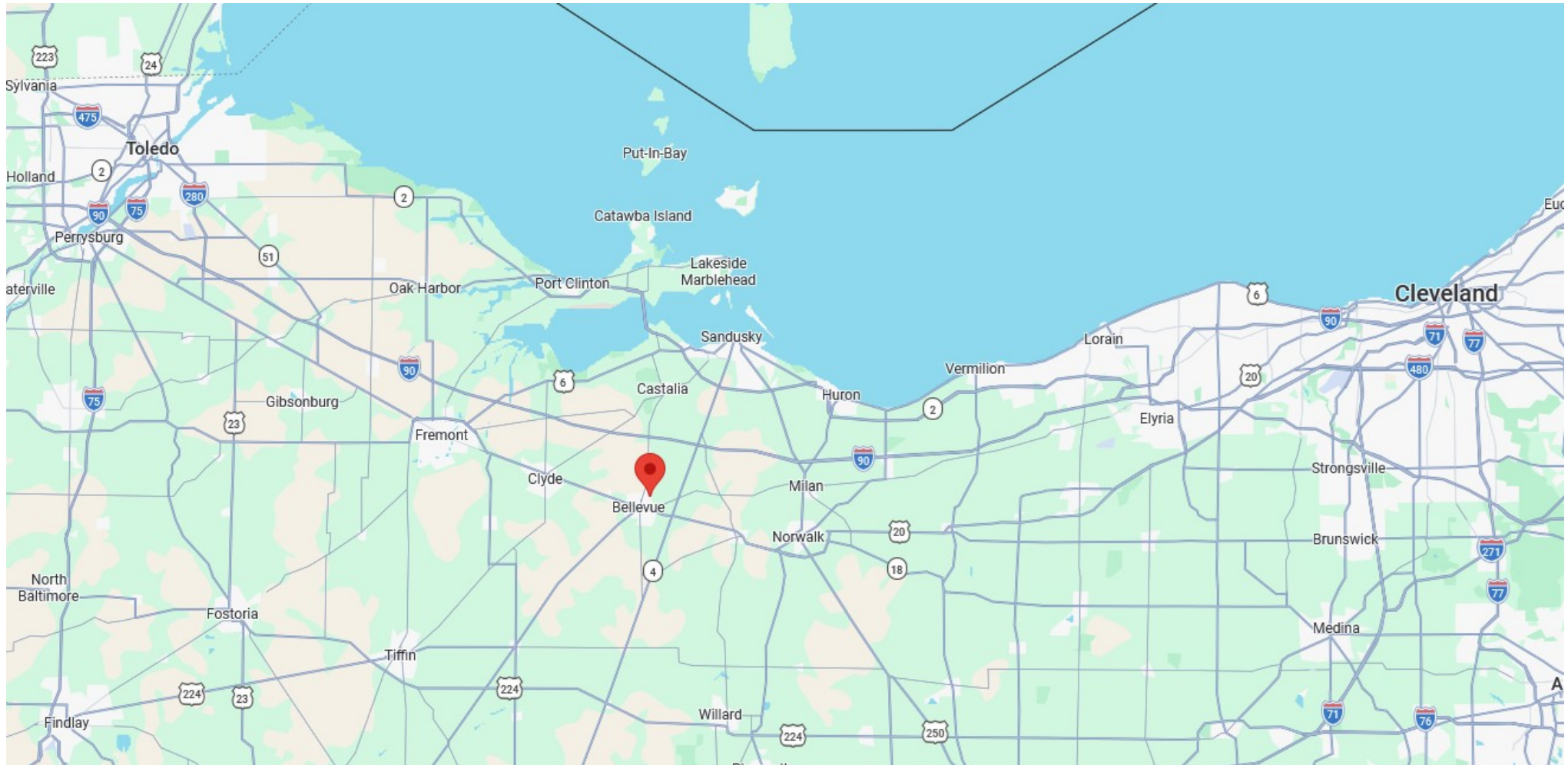
AERIAL PLAT

400 Great Lakes Pkwy, Bellevue, OH 44811



ROAD MAP

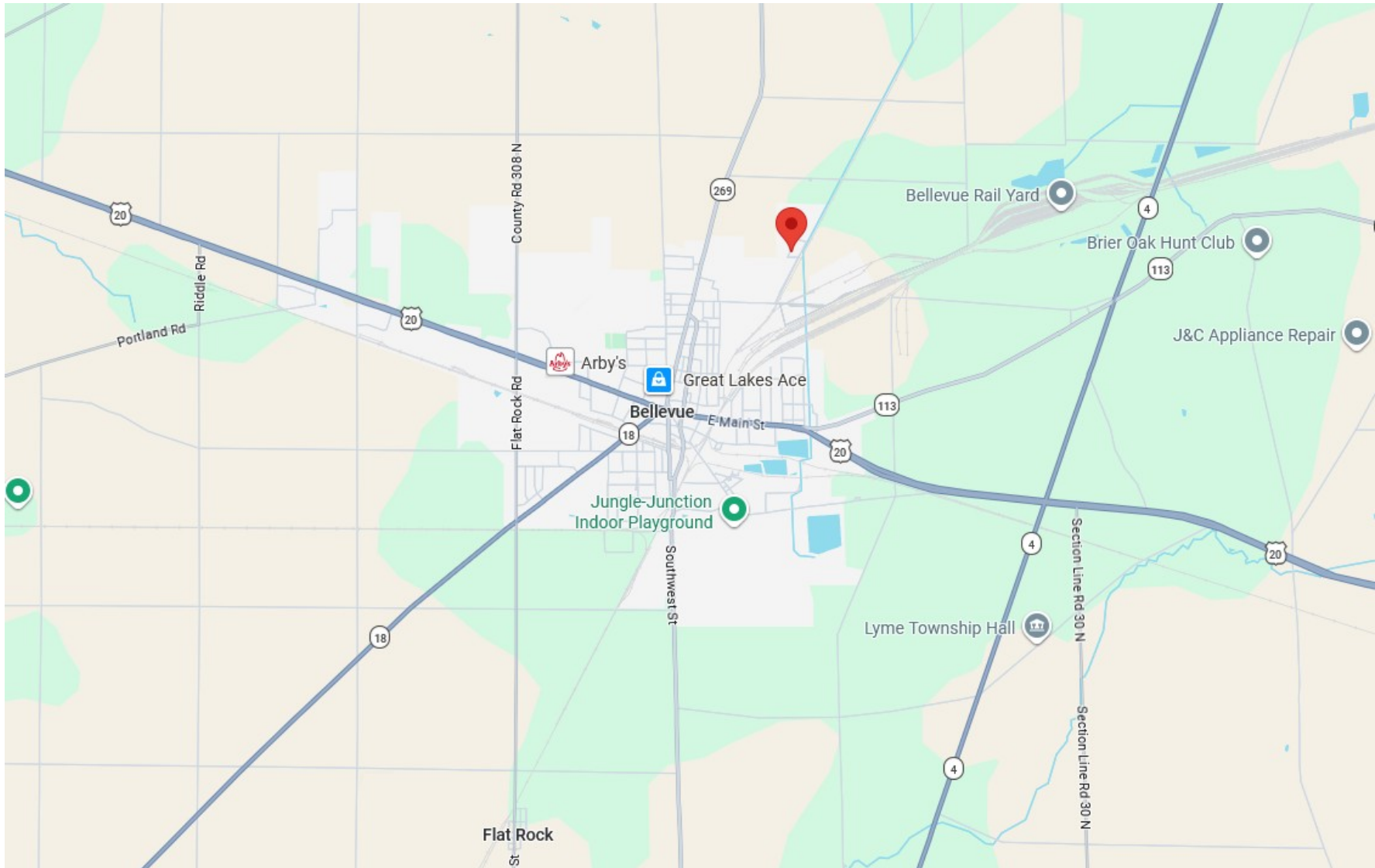
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LOCAL ROAD MAP

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DEMOGRAPHIC SUMMARY

400 GREAT LAKES PKY, BELLEVUE, OH 44811



POPULATION

	1 MILE		3 MILE		5 MILE	
2030 Projection	1,831		9,179		11,434	
2025 Estimate	1,858		9,263		11,539	
2020 Census	1,958		9,620		11,985	
Growth 2025 - 2030	-1.45%		-0.91%		-0.91%	
Growth 2020 - 2025	-5.11%		-3.71%		-3.72%	
2025 Population by Hispanic Origin	90		447		519	
2025 Population	1,858		9,263		11,539	
White	1,694	91.17%	8,511	91.88%	10,658	92.37%
Black	15	0.81%	49	0.53%	55	0.48%
Am. Indian & Alaskan	2	0.11%	23	0.25%	27	0.23%
Asian	2	0.11%	21	0.23%	27	0.23%
Hawaiian & Pacific Island	1	0.05%	2	0.02%	3	0.03%
Other	144	7.75%	657	7.09%	768	6.66%
U.S. Armed Forces	0		0		0	



2025 AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$83,622	\$79,013	\$81,774

1 MILE	3 MILE	5 MILE
\$70,466	\$62,280	\$64,407



2025 MEDIAN HOUSEHOLD INCOME



HOUSEHOLDS

	1 MILE		3 MILE		5 MILE	
2030 Projection	745		3,775		4,634	
2025 Estimate	756		3,809		4,678	
2020 Census	796		3,961		4,864	
Growth 2025 - 2030	-1.46%		-0.89%		-0.94%	
Growth 2020 - 2025	-5.03%		-3.84%		-3.82%	
Owner Occupied	503	66.53%	2,575	67.60%	3,296	70.46%
Renter Occupied	253	33.47%	1,235	32.42%	1,382	29.54%



2025 HOUSEHOLDS BY HH INCOME

	1 MILE		3 MILE		5 MILE	
	#	%	#	%	#	%
Total Households	755	-	3,809	-	4,679	-
Income: <\$25,000	130	17.22%	779	20.45%	879	18.79%
Income: \$25,000 - \$50,000	133	17.62%	811	21.29%	992	21.20%
Income: \$50,000 - \$75,000	142	18.81%	691	18.14%	835	17.85%
Income: \$75,000 - \$100,000	137	18.15%	517	13.57%	652	13.93%
Income: \$100,000 - \$125,000	78	10.33%	379	9.95%	474	10.13%
Income: \$125,000 - \$150,000	51	6.75%	251	6.59%	327	6.99%
Income: \$150,000 - \$200,000	44	5.83%	189	4.96%	277	5.92%
Income: \$200,000+	40	5.30%	192	5.04%	243	5.19%



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50,000 SF Food Grade Facility
10 Acres



PATRICK DOWD

Principal/ Senior Vice President

P: (216) 406-0476

E: Patrick@SequoiaRealty.com



Sequoia Realty Corp.

7311-B Mentor Ave

Mentor, OH 44060

www.SequoiaRealty.com