



WARREN
TECH PARK



Warren, Ohio

25,000 SF - 600,000 SF

FLEXIBLE BUILDING SUITABLE
FOR COLD/WARM STORAGE OR
MANUFACTURING

R&D/Flex/Industrial
Opportunities For Lease

CBRE

WARREN TECH PARK

PROJECT OVERVIEW

LEASE RATE
\$3.00/SF NNN



UNIT	TOTAL SF	CLEAR HT.	DRIVE IN DOORS	COLUMN
BUILDING 5	200,000	15'9" - 18'	20 (10' X 12')	25' X 25'
BUILDING 6	200,000	15'9" - 18'	20 (10' X 12')	25' X 25'
BUILDING 7	200,000	15'9" - 18'	20 (10' X 12')	25' X 25'



WARREN TECH PARK

Through ownership, investment, and alignment, Warren Tech Park will create a **unique ecosystem** that allows the creation, validation, and rapid deployment of forward-thinking energy solutions.

Strategic property development locations, access to industry expertise, and co-location with emerging and startup companies, **Warren Tech Park** serves as an incubator, accelerator, and technical and innovation center in which to demonstrate, pilot and scale these innovations.



FLEXIBLE OPTIONS

for leasing as-is, redeveloped, or a hybrid of both



MULTIPLE TENANTS

can be accommodated



TENANT IMPROVEMENT

can start immediately



STRATEGIC LOCATION

within Voltage Valley



STRONG LABOR POOL

and low cost of living



HEAVY POWER

Up to 100 MW availability

PERFECTLY POSITIONED

WARREN, OH



Hospital

EMPLOYED CIVILIAN
POPULATION AGES 16+



Lowest Employed Population



Highest Employed Population





WHY NORTHEAST OHIO

Manufacturing is the largest of Ohio's 20 economic sectors, including government, with 15% of total output in 2021

As of 2021, Ohio's manufacturing sector GDP was \$114.8 billion, making it third in the nation – following California and Texas



6.3 MILLION
Population



8,700
Manufacturing plants



9,100
Wholesale/distribution centers



14 FORTUNE 500
Company world HQ's



**WARREN
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Contact Us

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