

ENERGIZED INDUSTRIAL LAND AVAILABLE FOR SALE

5225

W. Lakeshore Dr.
Port Clinton, OH

DAVIS-BESSE
NUCLEAR STATION

LAKE ERIE

LAWRENCE ROAD

NORTHWEST OHIO'S PREMIER HIGH-POWERED DEVELOPMENT SITE:
A RARE 48 ACRE, POWER-ENERGIZED PARCEL OFFERING IMMEDIATE DEPLOYMENT OF UP TO 5MW

CBRE



The Opportunity

Power Capacity: 5 MW of Ohio Edison–approved PJM grid capacity

Site Size: 47.95 acres

Zoning: Clean industrial

Speed to Market: No interconnection queue, no permitting delays

Condition: Existing structures offered as teardown

Development Ready: Pad-ready, power-forward site for qualified buyers/tenants

Infrastructure Advantage: Built for high-density compute use

Electrical Backbone: Designed for continuous, power-intensive operations

Nuclear Power Corridor: Located within the Davis-Besse nuclear corridor – Vistra/Meta 20 year PPA anchors the region as a designated nuclear powered AI infrastructure zone

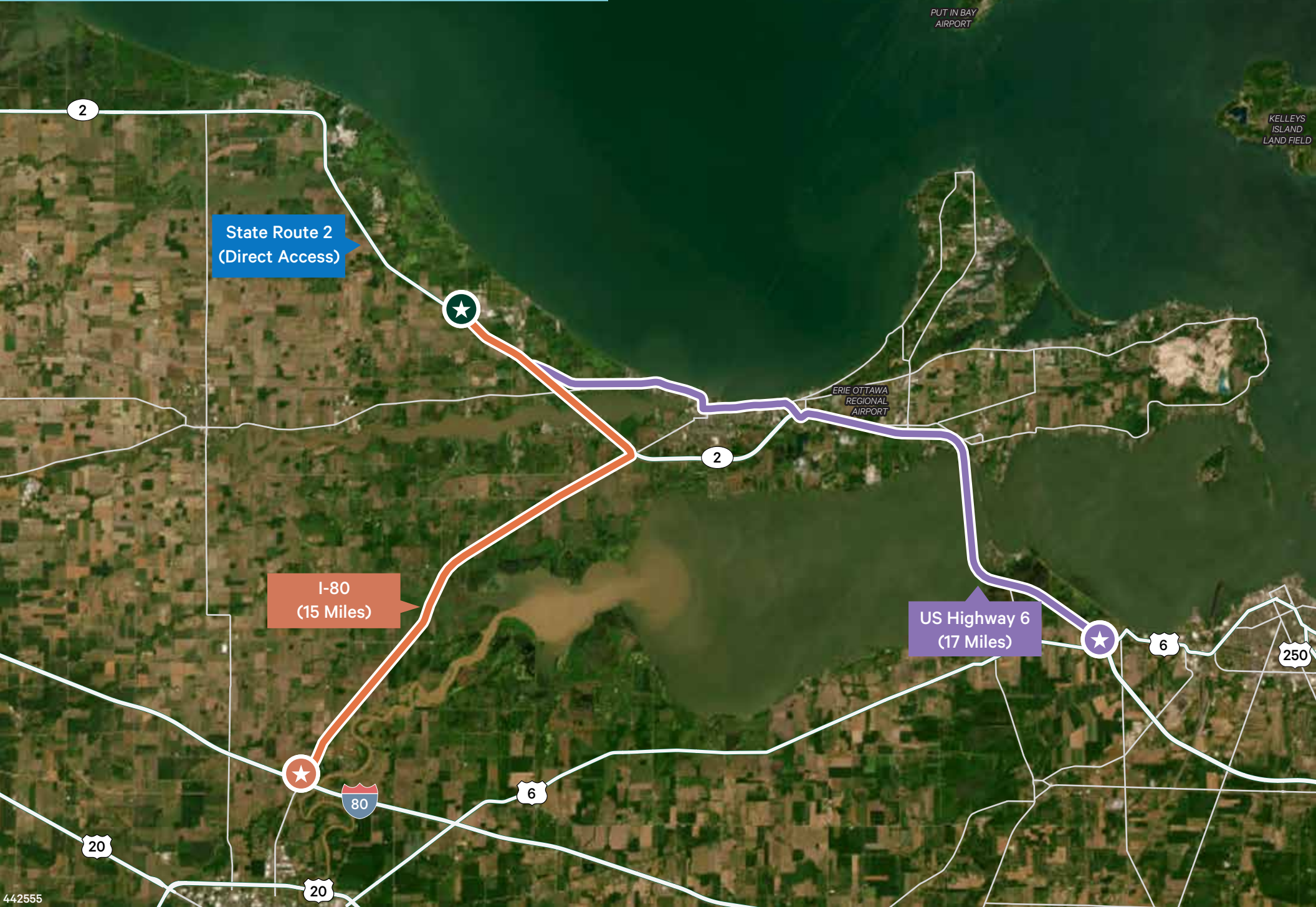
Property Highlights

A rare site with 5 MW of power and meaningful acreage in Northwest Ohio - a market where an energized parcel of this scale does not exist.

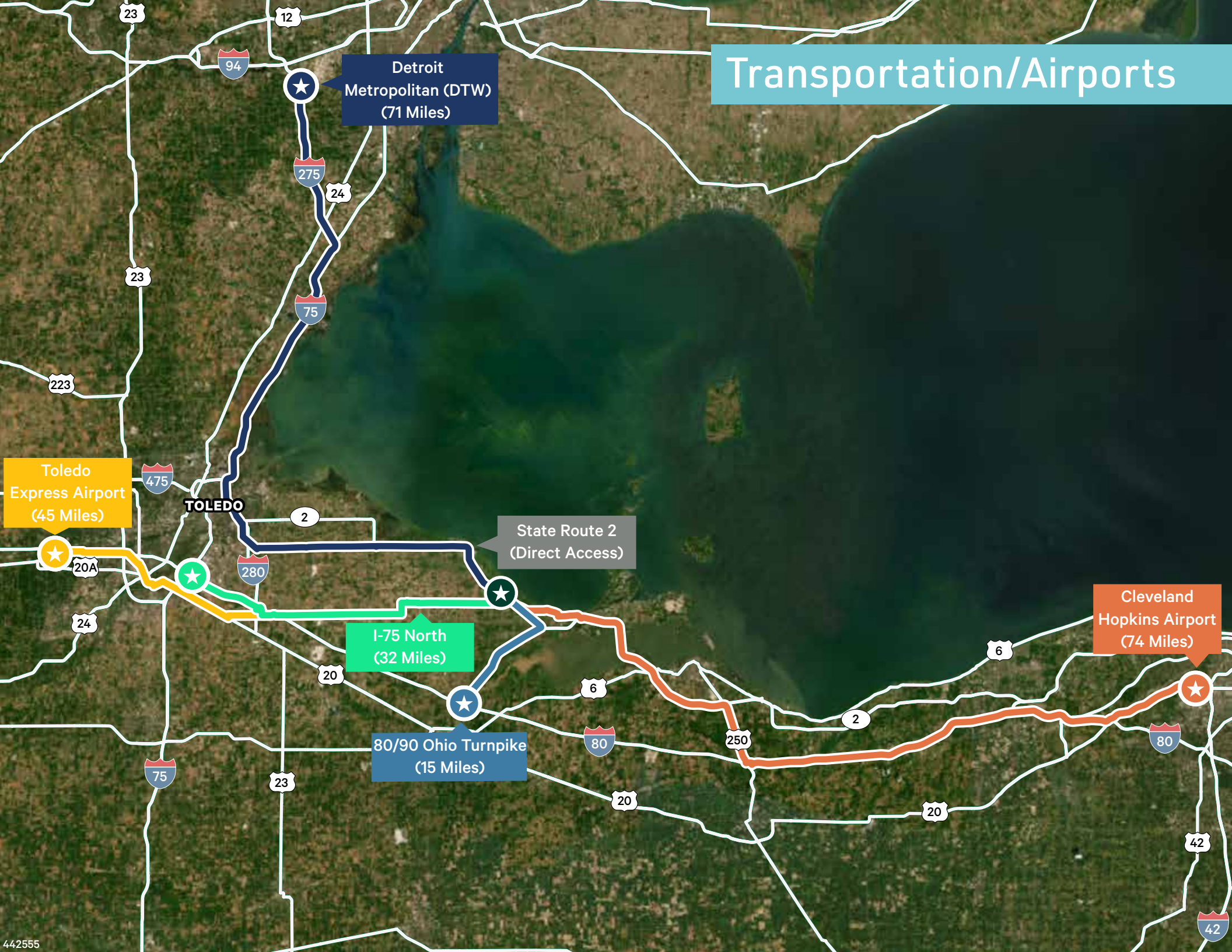
- › 47.95 Acres
- › 5 MW – Ohio Edison Approved Capacity
- › Active PJM Interconnection
- › Primary 34.5 kV service delivery
- › 2 MW behind the meter wind generation on site – Note – 5MW is the firm dependable grid capacity. The 2 MW on-site wind is intermittent renewable generation that reduces net grid draw – it is an operating cost and ESG advantage, not additive firm capacity
- › Telesystems high-capacity lit fiber is active
- › Pad ready
- › Zoned: Industrial
- › Existing Structures: +/- 64,000sf, two buildings, new roofs 2021-2022
- › Price - \$5,000,000



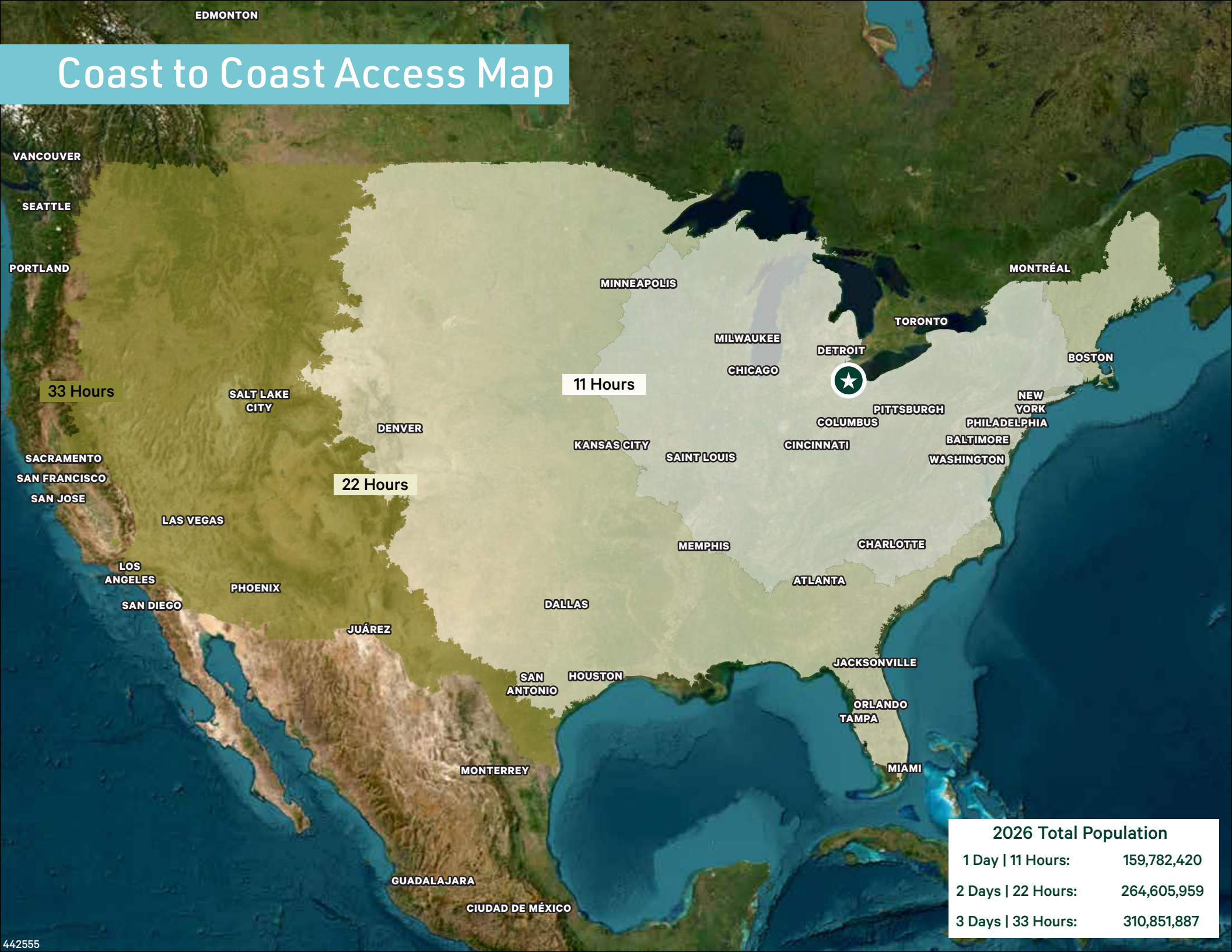
Highway Connectivity Map



Transportation/Airports



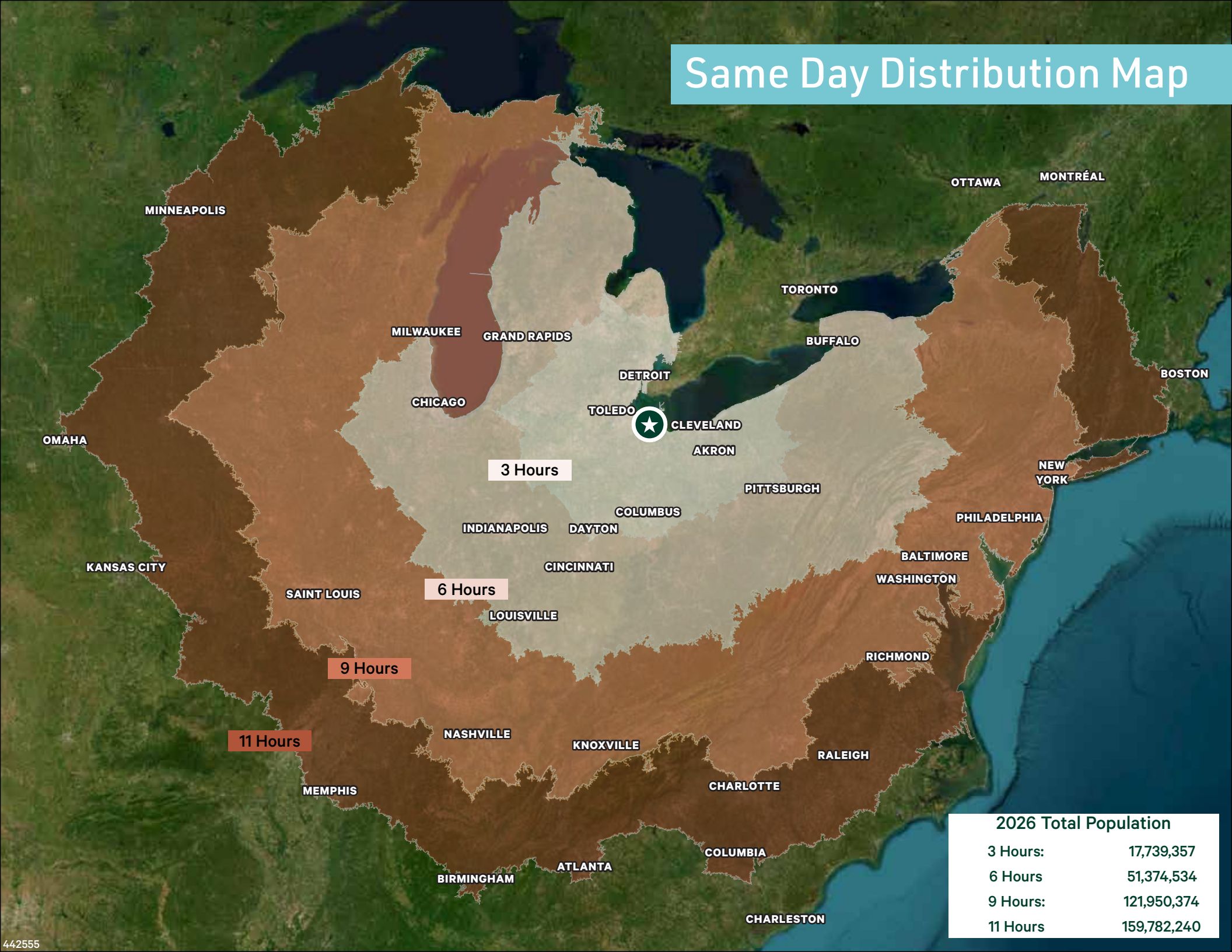
Coast to Coast Access Map



2026 Total Population

1 Day 11 Hours:	159,782,420
2 Days 22 Hours:	264,605,959
3 Days 33 Hours:	310,851,887

Same Day Distribution Map



2026 Total Population

3 Hours:	17,739,357
6 Hours	51,374,534
9 Hours:	121,950,374
11 Hours	159,782,240



5225

W. Lakeshore Dr.
Port Clinton, OH

CONTACT US

GEORGE STEVENS, SIOR, CCIM

Senior Vice President
+1 216 496 1399
george.stevens@cbre.com

MARK TRUESDELL, SIOR

Vice President
+1 216 219 4241
mark.truesdell@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE