

Mega Power Manufacturing Development Site

Warrensville Center Rd., Warrensville Heights, OH



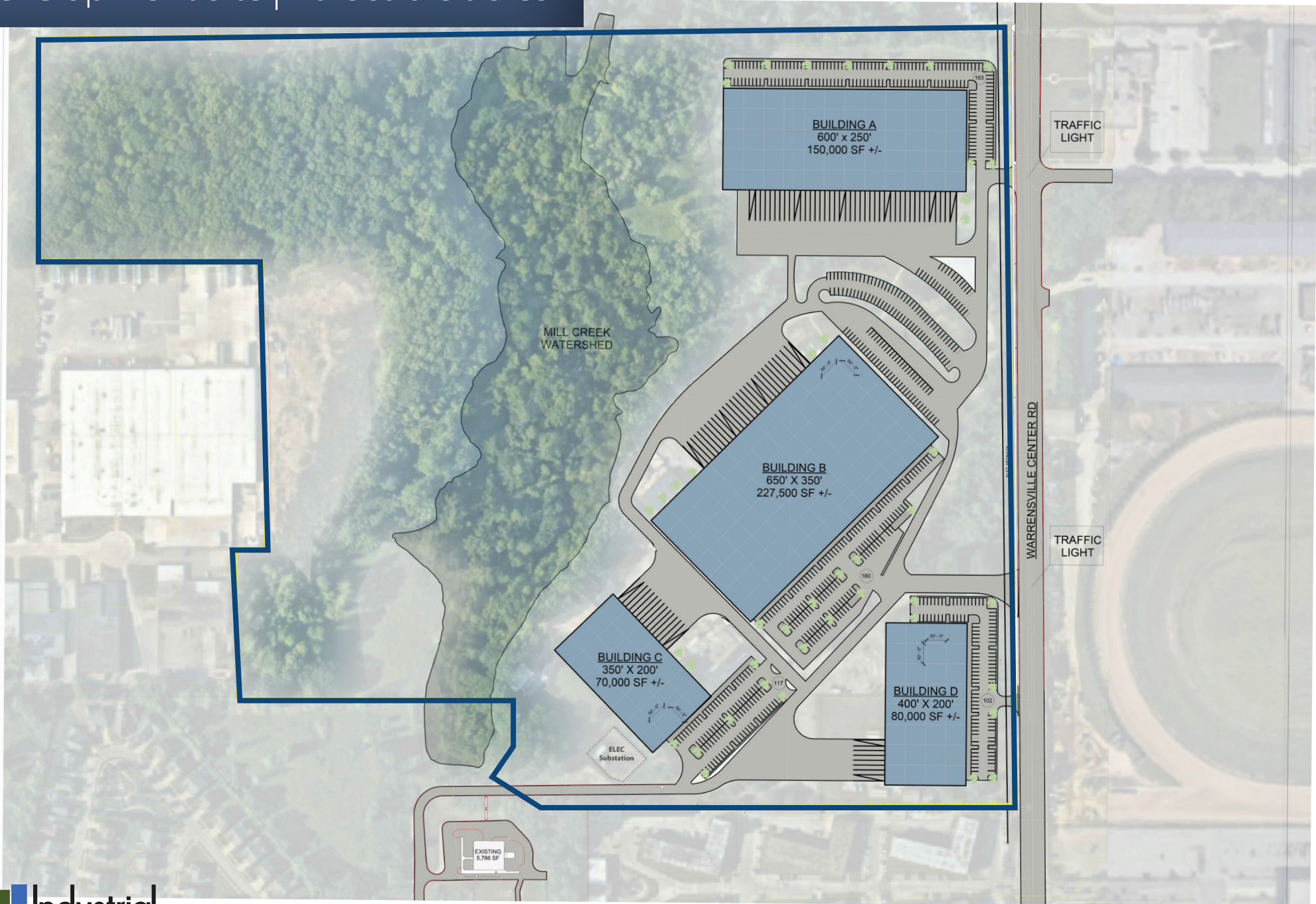
70 Usable acres



For more information contact **Austin Semarjian 216.570.2270** | asemarjian@icpllc.com

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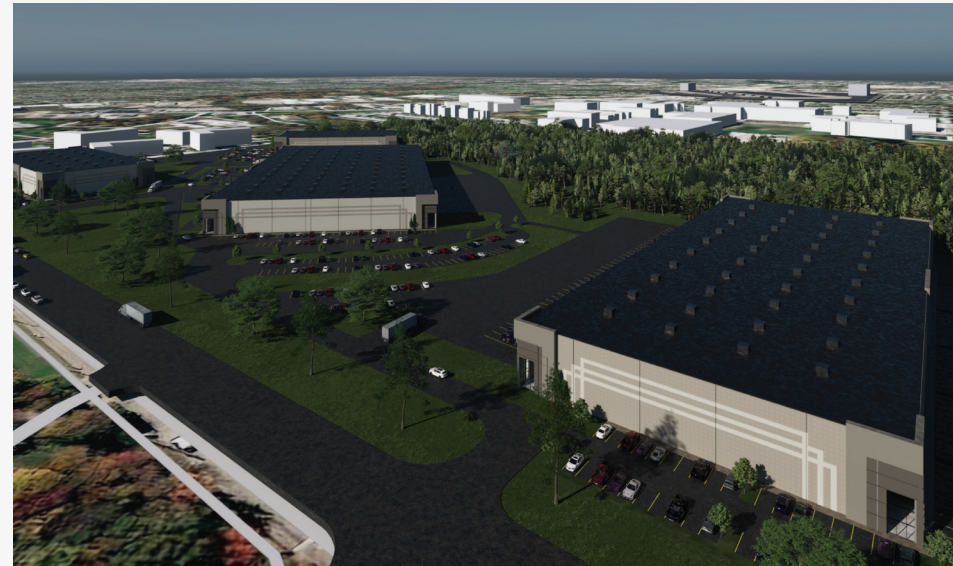
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

Features and Utility Data

- 4440 Warrensville Center Rd., Warrensville Hts., OH
- 102 acre site; 70 usable acres
- Power: 50 Megawatts available, Substation on site
- Water: Two 8" and one 10" water lines
- Wastewater: Capacity of the existing 30-inch sanitary sewer is approximately 15 million gallons per day.

Transportation & logistics connectivity

- Highway Access: Close proximity to I-271 and I-480 support positioning for good truck access for inbound supply and outbound distribution
- Airport access: The site is roughly 18 miles from Cleveland Hopkins International and also has access to regional airports
- Warrensville Heights is an inner-ring suburb of Cleveland, giving access to metropolitan infrastructure, workforce, and logistics networks.
- Robust daytime population: 5 Mile radius = 144,529



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