

SHOREWAY COMMERCE PARK

799 East 73rd Street, Cleveland, Ohio 44103

Located in the Opportunity Zone / For Sale



3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
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LOT 1

12.21 acres

LOT 2

1.52 acres

SALE PRICE

\$175,000.00/acre

COMMENTS

- Two (2) shovel-ready environmentally abated sites
- Sites are the first ready-to-build sites in the City of Cleveland in years
- New 2011 truck-ready concrete road connects the park with East 72nd Street allowing for instant access to I-90
- Several vacant buildings along Shoreway Commerce Park Avenue have been razed to assure that the infrastructure of the park is seen not only as industrial but also 21st century progress
- Rail on-site: CSX rail spur has been repaired and extended through the park and access to abundant fiber optic lines and heavy power are features that further extend the state-of-the-art logistics and distribution services Shoreway Commerce Park offers

LOCATION IS KEY

PORT OF CLEVELAND

Less than 5 miles away

RAILWAY

Instant Access

CLEVELAND HOPKINS AIRPORT

30 Minute Drive

CLEVELAND HEALTH & TECH CORRIDOR

- 75 Biomedical Companies
- 45 High Tech Companies
- 40,000 Students
- 50,000 Healthcare and Biomedical Employees

LOGISTICS FACTS

DIRECT I-90 ACCESS

Less than ¼ mile

DOWNTOWN CLEVELAND

4 miles

REGIONAL AIRPORT

2 miles

INTERNATIONAL AIRPORT

16 miles

CLEVELAND CLINIC AND UNIVERSITY HOSPITAL

4 miles

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PORT AUTHORITY
OF CLEVELAND

BURKE
LAKEFRONT
AIRPORT

WITHIN 500 MILES OF CLEVELAND¹

- 44% of US. Households
- 43% of US. Population
- 43% of Canadian Population
- 45% of US. Effective Buying Income
- 46% of US. Earnings
- 49% of US. Manufacturing Employment
- 56% of Fortune 500 US. Headquarters

1. TEAM NEO

- Locating a distribution hub in Cleveland Ohio can result in savings of 137% over New York and 116% over Chicago (based on salary, power, natural gas, land acquisition, construction, sales, tax, data, shipping, - not to mention the housing and over-all cost-of-living)
- Abundant utilities on a GREEN site:
 - The Illuminating Company (First Energy)
 - Cleveland Public Power (Electric)
 - Dominion East Ohio (Gas)
 - City of Cleveland (Water)
 - Northeast Ohio Regional Sewer District (Sewer)
 - Access to an abundance of fiber
- Responsible and efficient property management
- City, County, State, and Federal incentives available

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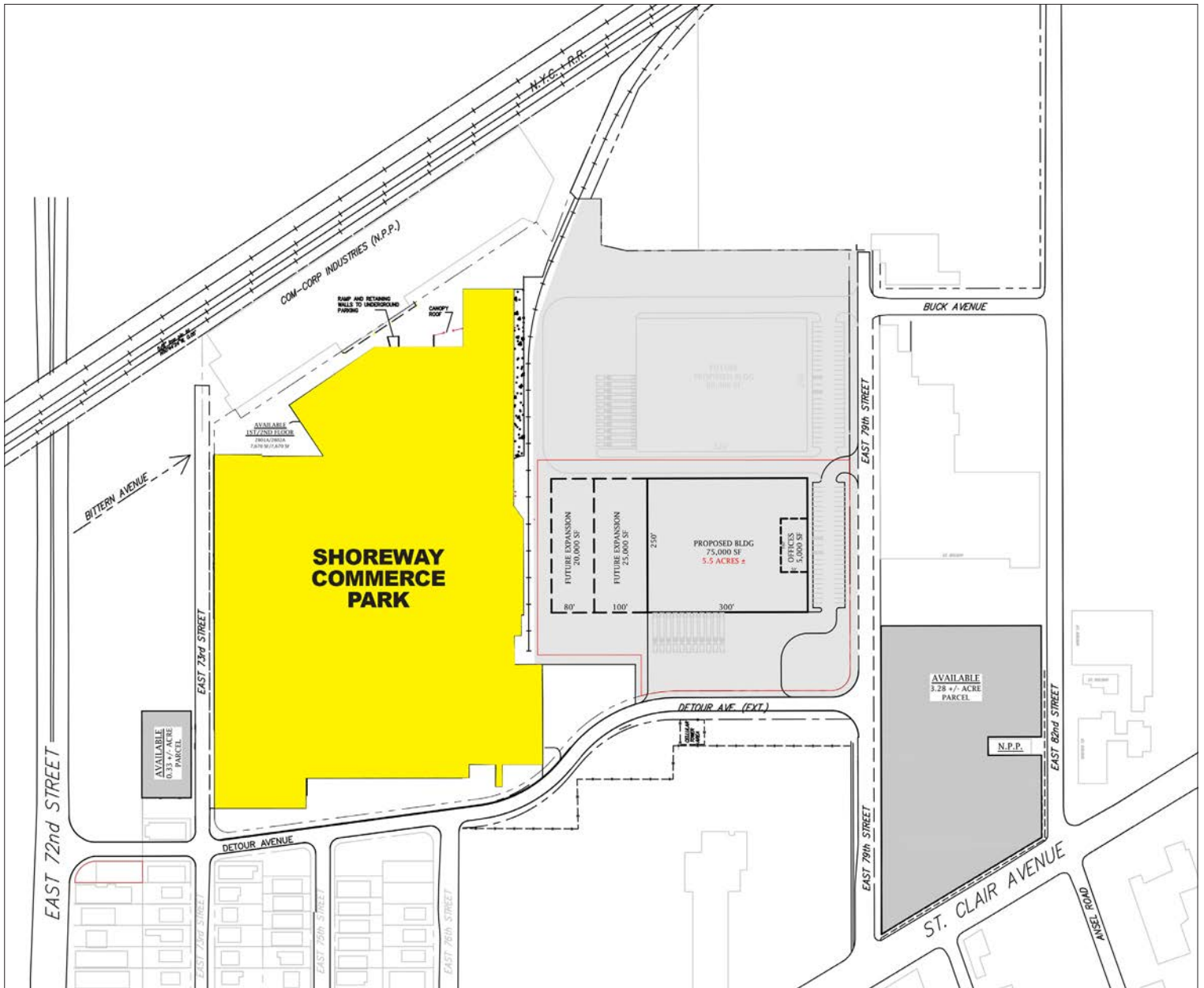
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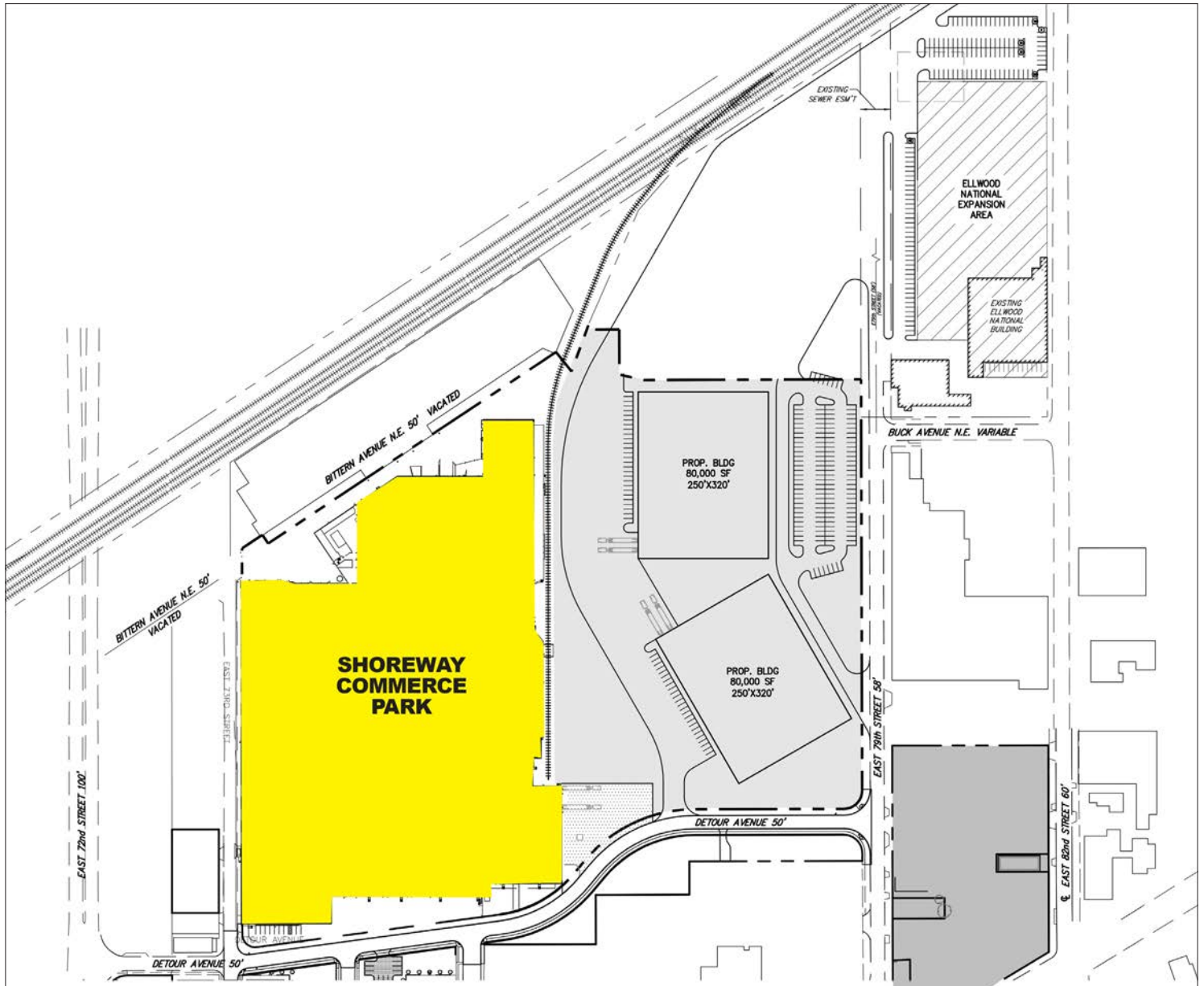
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