



# FOR SALE

Timberlake Business Park  
Richfield, Ohio 44286

**BUILD FOR GROWTH. POSITION FOR SUCCESS.**  
**ON-SITE OWNERSHIP ENHANCED OPPORTUNITIES**

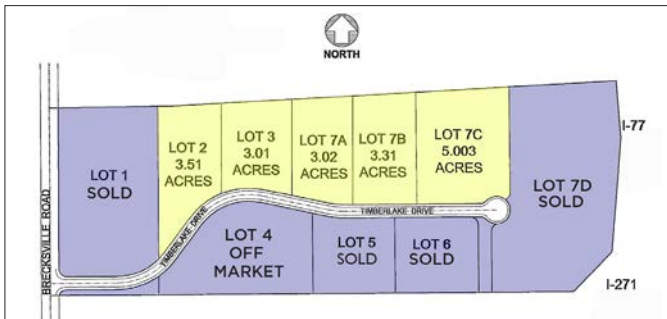
## HIGHLIGHTS

- 17.88 total acres
- 3 to 17.88 contiguous development sites available
- Affluent business park setting
- Fully improved shovel ready sites
- Zoned office / light industrial
- Summit County incentives available
- Excellent access to I-77, I-271, I-80 (the Ohio Turnpike) and Route 21 (Brecksville Road)

# AVAILABLE

## Timberlake Business Park Richfield, Ohio 44286

### DEVELOPMENT SITES FOR SALE



Subdivided lots are for reference only.



Timberlake Business Park is a best in class commercial/industrial development offering fully improved land for sale or build-to-suit which is centrally located within a pro-business community. Sites range from 3+ acres. This offering truly represents an opportunity of rare proportions for any organization considering new ground up construction.

### Pricing

\$80,000 / acre

No Assessments

### Advantages

- Protective covenants - enhances value.
- Low commercial/industrial effective tax rate.
- Excellent highway access.
- Close to skilled labor pool (Greater Cleveland & Akron).



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