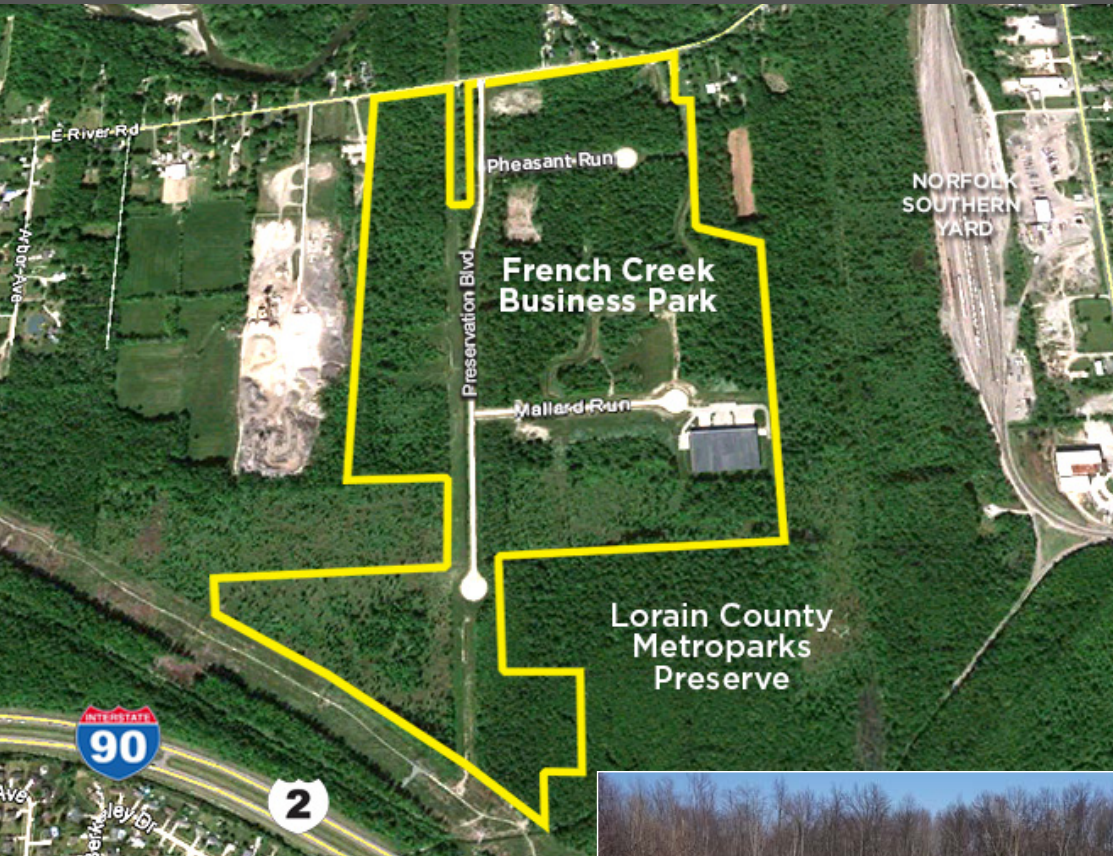


FOR SALE

FRENCH CREEK BUSINESS PARK

E. River Road & Preservation Blvd.
Sheffield Village, Ohio 44054

BUILD FOR GROWTH • POSITION FOR SUCCESS



JOSEPH V. BARN, SIOR
Principal
216.525.1464
jbarna@crescorealestate.com

**DEVELOPMENT SITES
IMMEDIATELY AVAILABLE**



OFFERING HIGHLIGHTS

- New Ownership - Enhanced Opportunity
- Fully improved shovel ready sites
- Turn key "Build to Suit" alternatives
- Pro business community



CLOSE PROXIMITY TO MAJOR ROADWAYS

- 1.8 miles to Interstate 90 (via Detroit Road Route 254)
- 4.4 miles to Interstate 90 (via Colorado Road Route 611)
- 3.9 miles to Ohio Turnpike (I-80)



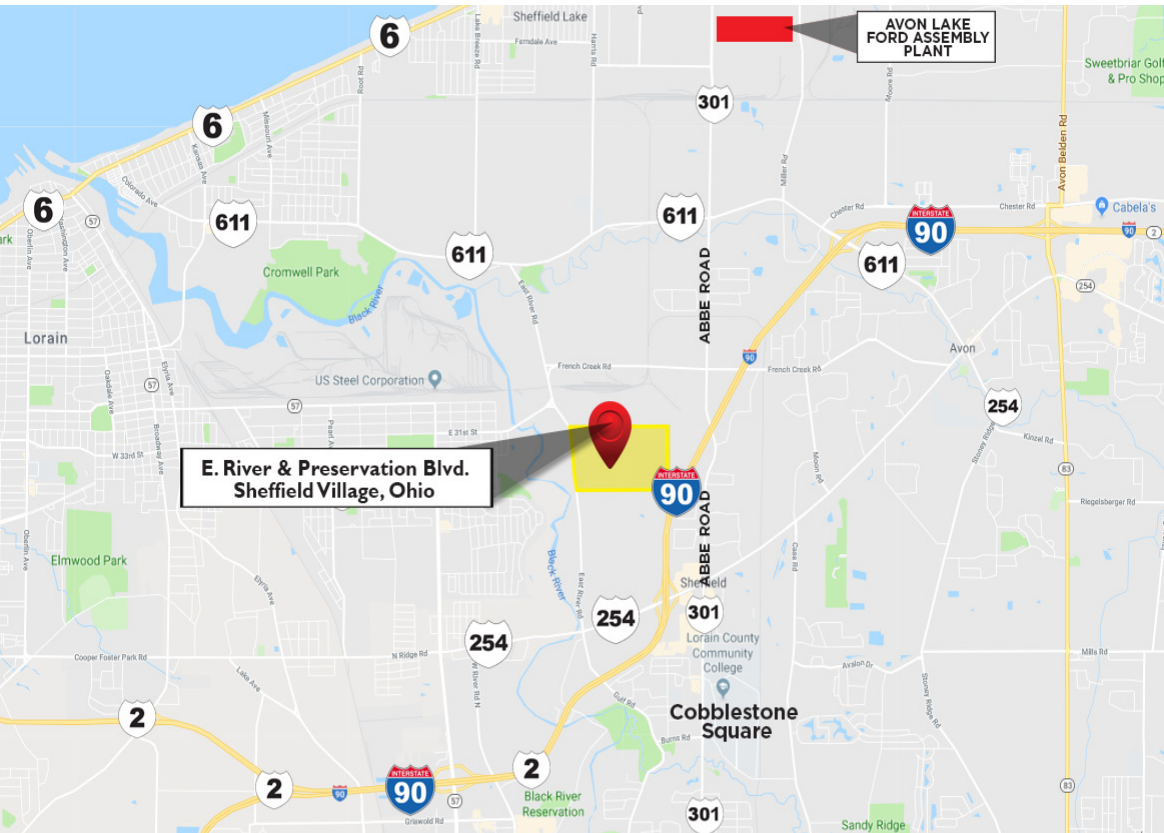
PRICING

- 1 - 4 acres \$50,000 / acre
- 5 + acres \$45,000 / acre
- "No Assessments"
- Best value in Lorain County



FOR SALE

FRENCH CREEK BUSINESS PARK E. River Road & Preservation Blvd. Sheffield Village, Ohio 44054



175 Acres Available

- Fully improved sites with underground utilities (6,720 linear feet of road/utility improvements)
- Incentives available
- Excellent access to Interstate 90 and Interstate 80 (Ohio Turnpike) and the Avon Lake Ford Motor Assembly Plant
- Heavily forested corporate setting
- Protective covenants in place for conformity and harmony of external designs and general quality with existing standards of the neighborhood and adjacent properties
- Pro-business community
- Near Norfolk Southern Lorain County Rail Yard



3620 Mallad Run
High Bay Distribution For Lease

JOSEPH V. BARNA, SIOR
Principal
216.525.1464
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3 Summit Park Drive, Suite 200, Cleveland, Ohio 44131 • 216.520.1200 p • 216.520.1828 f • crescorealestate.com

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FOR SALE

PARCEL MAP

FRENCH CREEK BUSINESS PARK E. River Road & Preservation Blvd. Sheffield Village, Ohio 44054

175 ACRES - FULLY IMPROVED SITES AVAILABLE



JOSEPH V. BARN, SIOR
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BUSINESS INCENTIVES

- Tax Incentives
- Job Creation Grants
- Training Tax Credits
- Additional Incentives Available

PERMITTED USE

- Industrial / Manufacturing / Distribution
- Research / Laboratories
- Medical / Office
- Civic / Public

AREA AMENITIES

Convenient access to restaurants, retail, banking and lodging including: Quaker Steak & Lube, Cracker Barrel and Ruby Tuesday; Cobblestone Square retail development (shopping, restaurants and lodging).

Located within minutes of Lorain County Community College providing customized training platforms for workforce development.

TRANSPORTATION

Norfolk Southern and CSX have active rail facilities serving Lorain County. There are also 16 different trucking companies that service Sheffield Village. Cleveland-Hopkins International Airport is approximately 18 miles southeast of Sheffield Village. Lorain County Regional Airport is located 11 miles southwest of the Village and has a 5,000 foot paved runway for private and executive aircraft. Great Lakes Shipping can be accommodated at nearby Lorain Harbor. The Ohio Turnpike is approximately 3 miles south of the community. I-90 runs along the eastern boundary and State Routes 2, 301, 611 and 254 run through this community.

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FOR SALE

FRENCH CREEK BUSINESS PARK

E. River Road & Preservation Blvd.
Sheffield Village, Ohio 44054

Area Information

Location and Population

Sheffield Village is located in Lorain County, 20 miles west of Cleveland. Figures show Lorain County with a population of 301,356 and Sheffield Village with a population of 3,982.

Tax Information

Commercial/Industrial: Real Property \$72.07 per 1,000 Valuation.

Village Tax: Sheffield Village currently has a 2.0% income tax.

Utilities

Electric Power: Electrical power is provided by the Ohio Edison Company. There is adequate power available in the Sheffield Village area for any type of business requirement.

Gas: Columbia Gas of Ohio Inc. serves as the distribution system for Sheffield Village.

Water & Sewer: The water source is Lake Erie. Currently the Village is purchasing from Avon Lake and distributing water within the community. Current usage is 500,000 gallons per day with a water capacity at the business park of 1,200 gallons per minute with capability of adding more. Sewage treatment is provided throughout the Village. Current treatment capacity is 11.25 MGD with an average daily treated of 5.84 MGD.

Telecommunications: CenturyLink is the provider of communication needs to the community.

Labor

Based on the Ohio Department of Job & Family Services, the available workforce for Lorain County is approximately 150,400 with an unemployment rate of 5.7%. Existing employers are able to draw from a skilled, highly productive workforce.

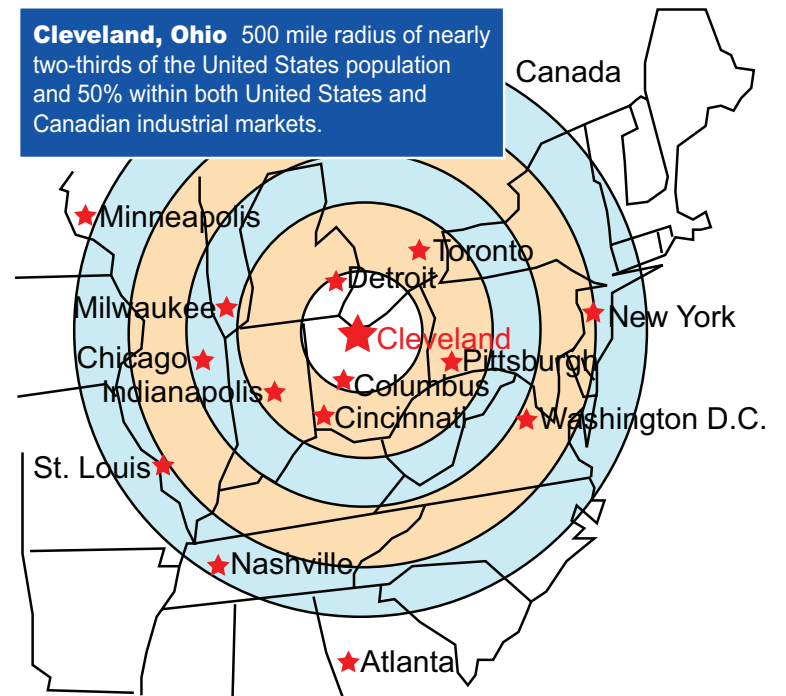
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AREA INFORMATION



3637 Mallad Run

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