

# FOR LEASE

**Cedar Tree Center I**  
**3620 Mallard Run**  
**French Creek Business Park**  
SHEFFIELD VILLAGE, OHIO 44054



## New High Bay Distribution

# OFFERING HIGHLIGHTS

- 207,474 SF “State-of-the-Art” Industrial Complex on 12.36 acres
- Prestigious Business Park Setting
- High Cube Class A Pre-Cast Concrete Construction
- ESFR Fire Protection
- Ample Truck Docks w/Levelers - Drive-Ins
- Phase 1 - 103,527 SF - Divisible to 39,000 SF
- Available immediately
- Easy access to I-90, I-80 (Ohio Turnpike) and the Ford Motor Company Assembly Plant
- 75% tax Abatement in Place
- Pro-active business community

**JOSEPH V. BARN, SIOR**  
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**LIBERTY DEVELOPMENT COMPANY**



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### LEASE RATE

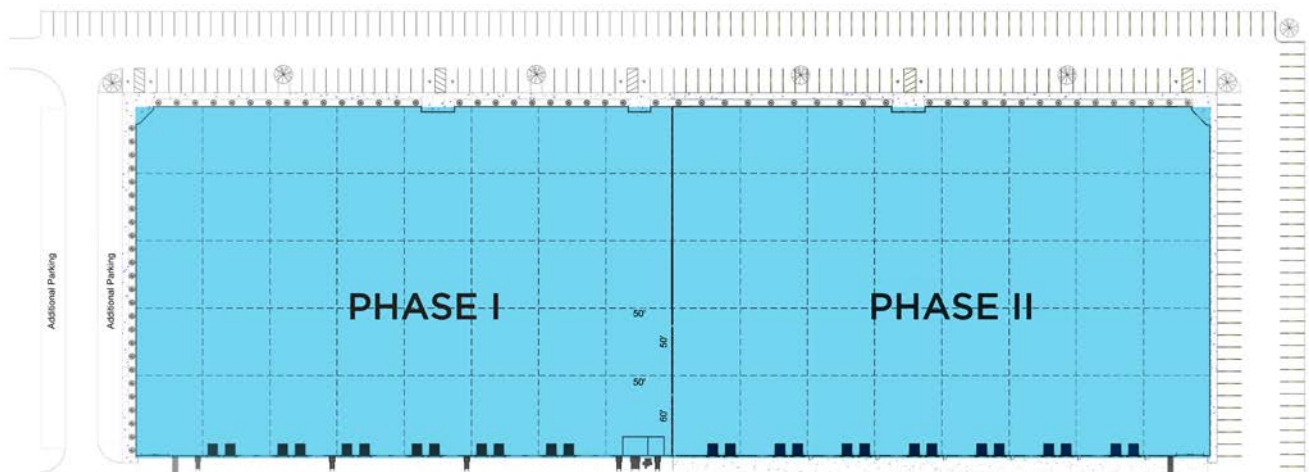
Warehouse - \$5.75/SF NNN

Office - \$12.00/SF NNN

Estimated Expenses - \$.75/SF

## PROPERTY SPECIFICATIONS

	PHASE 1	PHASE 2
<b>TOTAL SF</b>	103,527 SF	103,531 SF (subject to modification)
<b>CONSTRUCTION</b>	Pre-cast insulated Concrete/Steel	Pre-cast insulated Concrete/Steel
<b>OFFICE SF</b>	To suit	To suit
<b>ROOF</b>	Sloped, TPO-R22 insulation	Sloped, TPO-R22 insulation
<b>CLEAR HEIGHT</b>	32' - 36'	32' - 36'
<b>COLUMN SPACING</b>	50'x50' / 60' speed bay at docks	50'x50' / 60' speed bay at docks
<b>FLOOR</b>	6" - 4000 PSI reinforced concrete floor slab with Ashford finish	6" - 4000 PSI reinforced concrete floor slab with Ashford finish
<b>SPRINKLER</b>	ESFR	ESFR
<b>HEAT</b>	Cambridge HTHV blow through space heaters	Cambridge HTHV blow through space heaters
<b>LIGHTING</b>	LED	LED
<b>ELECTRICAL</b>	1600A / 480V / 3P	1600A / 480V / 3P
<b>DRIVE INS</b>	1 - 20'w x 14'h	1 - 20'w x 14'h
<b>DOCKS</b>	12 - 9' x 10' doors (8 additional knockouts)	14 - 9' x 10' doors (12 additional knockouts)
<b>LEVELERS</b>	12 - 35,000 lb. mechanical dock levelers	14 - 35,000 lb. mechanical dock levelers
<b>AVAILABLE</b>	2nd Quarter 2019	To be announced
<b>PARKING</b>	150 cars	159 cars
<b>EXPANSION</b>	Landlord owns entire business park	Landlord owns entire business park



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## Area Information and Map

### 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.

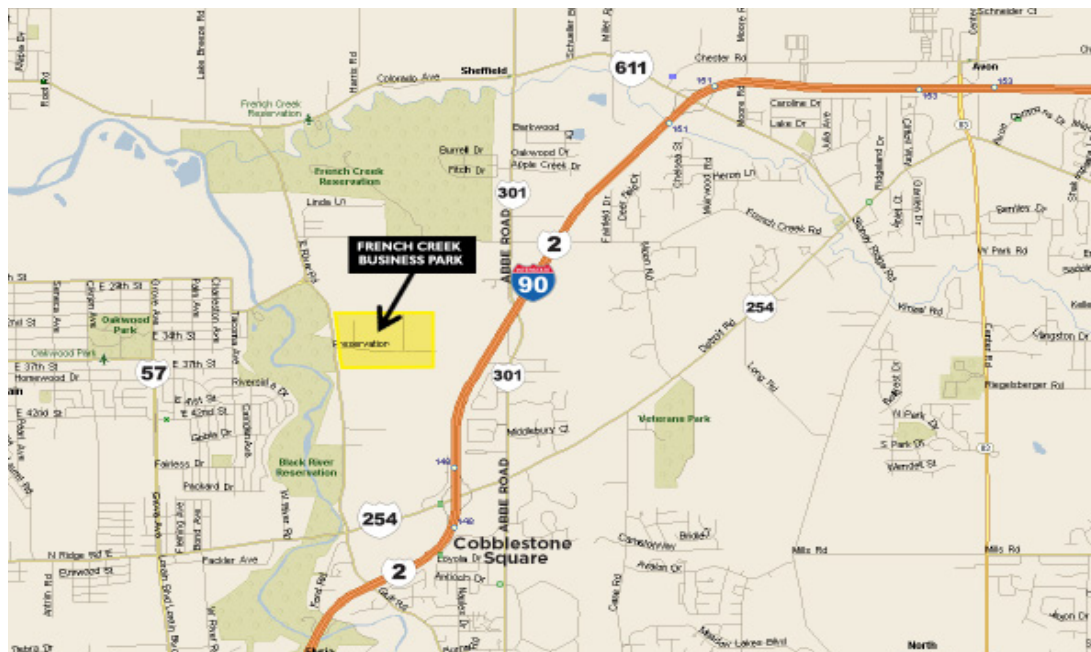
**Telecommunications:** CenturyLink is the provider of communication needs to the community.

### 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 6.1%. Existing employers are able to draw from a skilled, highly productive workforce.

### Area Amenities

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



### Sheffield Village

Mayor John D. Hunter  
4340 Colorado, Ave.  
Sheffield Village  
Ohio 44054  
440.949.6325

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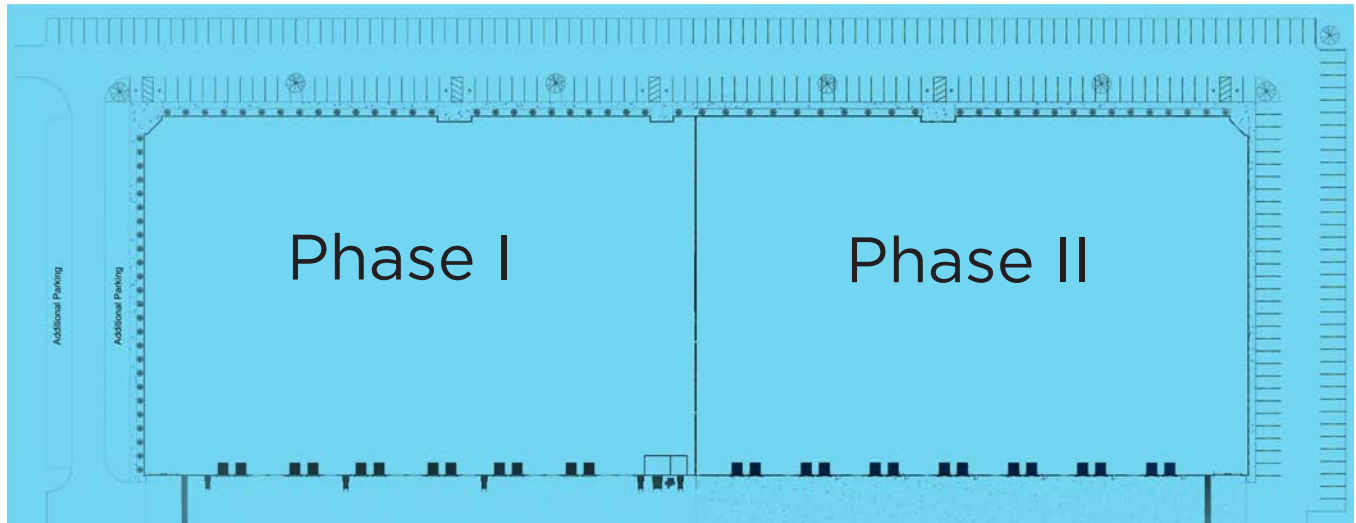
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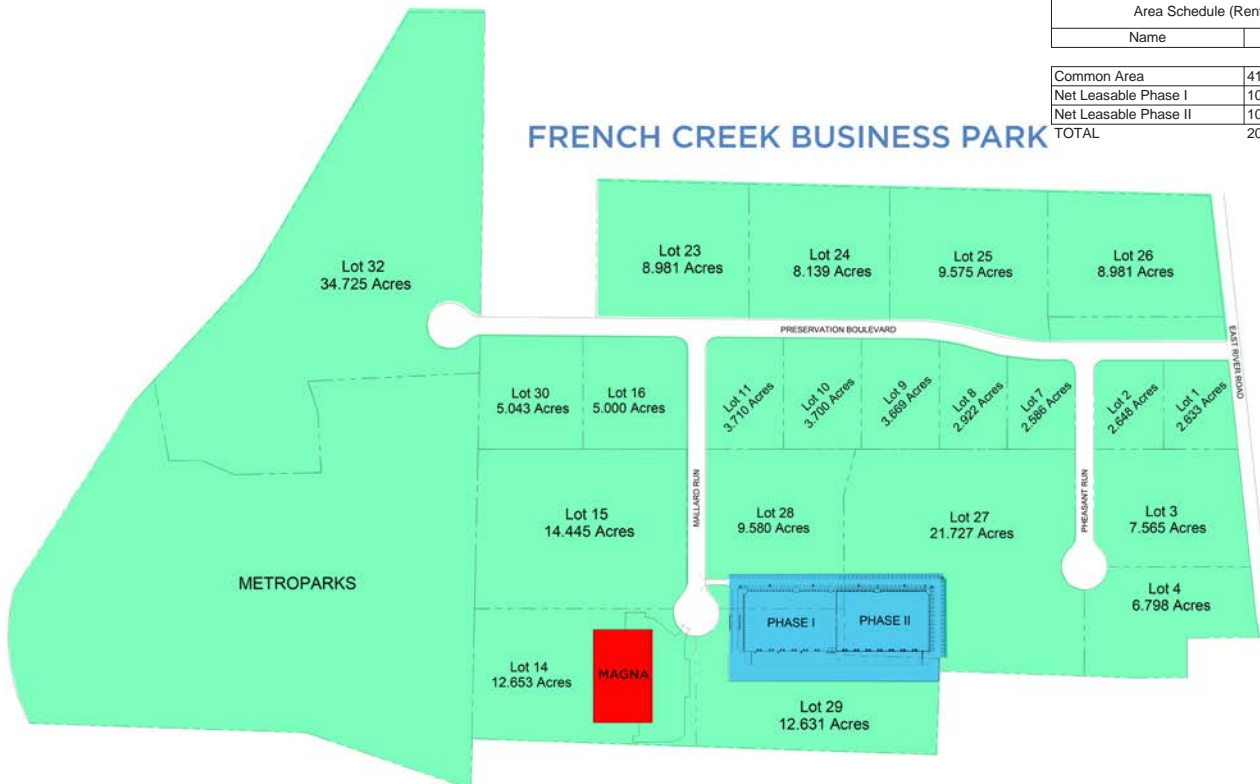
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**Floorplan and Site Map**



Area Schedule (Rentable)	
Name	Area
Common Area	415 SF
Net Leasable Phase I	103,527 SF
Net Leasable Phase II	103,531 SF
<b>TOTAL</b>	<b>207,474 SF</b>



**175 ACRES - FULLY IMPROVED SITES AVAILABLE**

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