



CUSHMAN &  
WAKEFIELD

CRESCO  
Real Estate

ARHAUS  
Corporate Headquarters

COSTCO  
WHOLESALE

BAYMONT  
INN & SUITES

CONSERVATION LAND

CONSERVATION  
LAND

4,073 VPD

E HINES HILL RD

91

47,174 VPD

BOSTON MILLS RD

8

CMS  
catastrophe  
MANAGEMENT SOLUTIONS

Allstate

37,019 VPD

INTERSTATE  
80

OHIO  
TURNPIKE

Omni  
by the Lake



6,010 VPD

IncaAztec  
SELF STORAGE

53,675 VPD

AMERICAN  
POOL & FOUNTAIN, LTD.

Hudson Crossing  
Business Park

11,541 VPD

heimen's

ACME  
Fresh Market

MAIN ST

W STREETSBO ST

**HUDSON BUSINESS PARK**  
E. Hines Hill Road, Hudson, Ohio 44236



# HUDSON BUSINESS PARK

E. Hines Hill Road, Twinsburg, Ohio 44236

## LOT SIZE

2 - 170 acres

## CITY OWNED LAND AVAILABLE FOR DEVELOPMENT

- Pricing is subject to project size and employment/payroll.
- Flexible site plans to fit your unique needs.
- Excellent access from the Ohio Turnpike and SR 8 interchange.
- All utilities are to the site including redundant power, redundant water and new ultra high speed fiber lines.
- Highly educated workforce in immediate vicinity.
- Half way between Cleveland and Akron for convenient labor accessibility.
- 30 minutes to Cleveland Hopkins and Akron Canton Airports.
- Adequate land mass to provide substantial future growth.
- All full service amenities are within ten minutes including health and wellness, financial services, emergency care, fast food, on demand day care, full service day care, multiple restaurants and downtown first and main shopping.

## HUDSON...IT'S ALL HERE!

- Named a Smart21 Community for 2018 by ICF
- 70 percent of residents have college degrees
- The best schools with the most choices
- Walkable Western Reserve charm with a historic core
- Vibrant, mixed-use downtown with offices, urban living, dining and fun
- Next door to a National Park!
- Ever-expanding trail network

## BUSINESS SUPPORT ESSENTIALS

- Velocity Broadband: 10GB high speeds - built for Hudson
- A bias to Innovate
- Pro-business City leadership
- Data center in new City Hall
- Co-location space: Downtown/South Hudson
- Growing roster of City technology partners

## SUCCESSFUL NEIGHBORS

- Little Tikes
- Allstate Insurance
- JoAnn Fabric and Craft Stores
- Meyer DC
- Lexi Comp
- Ramco Specialties
- Universal Screen Arts
- Gemo Medical
- Fortec Medical

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## HUDSON'S LIVING SANDBOX

### HUDSON'S LIVING SANDBOX

## BUILD, GROW, COLLABORATE... IN HUDSON



#### HUDSON... IT'S ALL HERE!

- Named a Smart21 Community for 2018 by ICF
- Ideally located at 80 and 8
- 70 percent of residents have college degrees
- The best schools with the most choices
- Walkable Western Reserve charm with a historic core
- Vibrant, mixed-use downtown with offices, urban living, dining and fun
- Next door to a NATIONAL PARK!
- Ever-expanding trail network
- Growing focus on sustainability



#### BUSINESS SUPPORT ESSENTIALS

- Velocity Broadband: 10GB high speeds—built for Hudson
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#### AREA INVESTMENT PARTNERS

- Acquire Investments, LLC
- Great Lakes Innovation and Development Enterprise (GLIDE)
- Summit County micro-loans
- Akron BioInvestments Funds, LLC



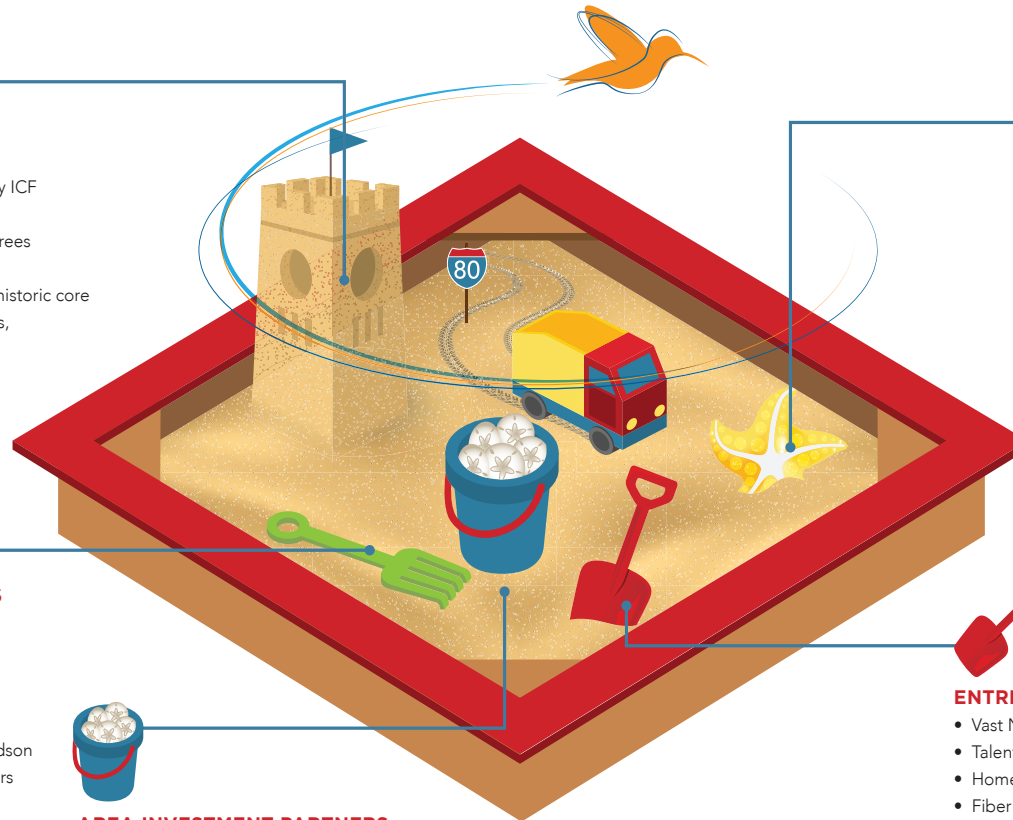
#### OUR INNOVATION AMBITIONS

- Fiber to businesses to drive demand
- Align with best-in-class technology companies
- Smart downtown district
- Smart municipal lighting, traffic and parking
- Integrate safety forces/first responders
- Innovation corridor/autonomous roadway delineated
- More vibrant constituent interaction: website, apps



#### ENTREPRENEURIAL RESOURCES

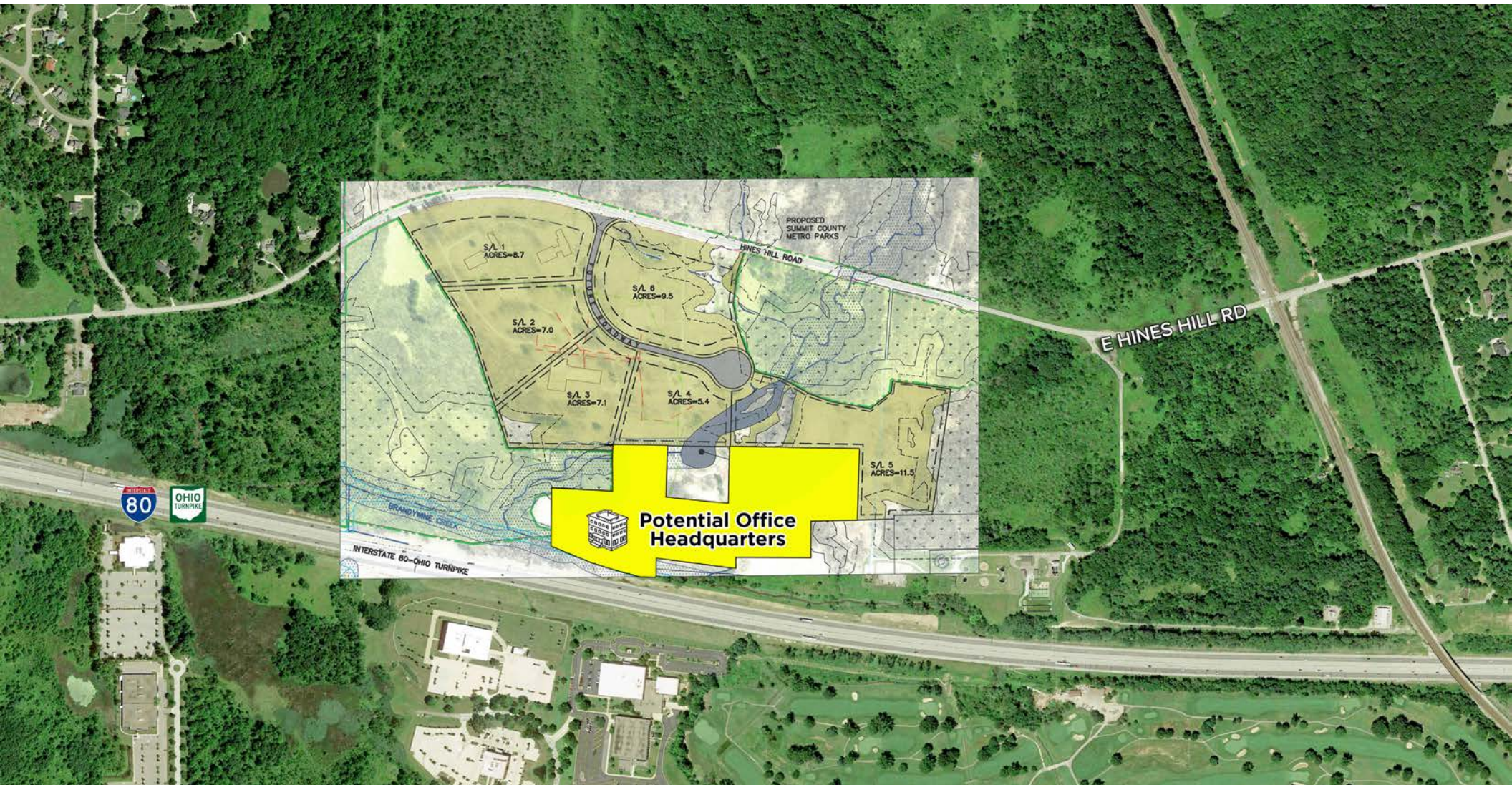
- Vast Northeast Ohio startup/scaleup ecosystem
- Talent/Research/Support from six nearby universities
- Home to the Burton D. Morgan Foundation
- Fiber connection to OARnet soon
- The Wang Innovation Center at WRA
- Hudson Library - Business Support Curriculum
- Network of Hudson CEOs and Innovators
- Growing Hudson roster of technology companies
- New HCTV entrepreneurial programming





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