

# FRENCH CREEK BUSINESS PARK

4601 Preservation Boulevard, Sheffield Village, Ohio 44054

**FOR LEASE**



## New High Bay Distribution

### OFFERING HIGHLIGHTS

- 155,692 SF “State-of-the-Art” Industrial Complex on 11 acres
- Prestigious Business Park Setting
- High Cube Class A Pre-Cast Concrete Construction
- Ample Truck Docks w/Levelers - Drive-Ins
- Available 1st quarter 2022
- ESFR Fire Protection
- Easy access to I-90, I-80 (Ohio Turnpike) and the Ford Motor Company Assembly Plant
- Tax Abatement in Place
- Pro-active business community

#### JOSEPH V. BARN, SIOR

Principal

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#### LIBERTY DEVELOPMENT COMPANY



**LIBERTY**  
DEVELOPMENT COMPANY

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### PROPERTY SPECIFICATIONS

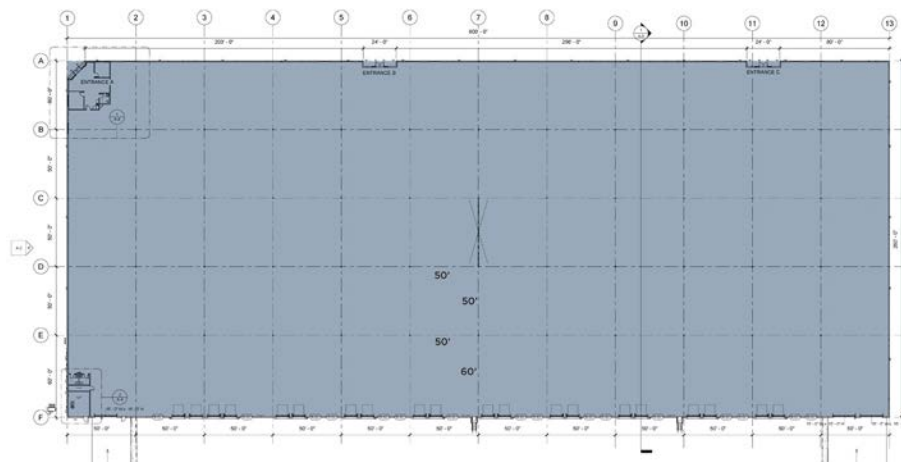
	PHASE 1
<b>TOTAL SF</b>	155,692 SF
<b>CONSTRUCTION</b>	Pre-cast insulated Concrete/Steel
<b>OFFICE SF</b>	To suit
<b>ROOF</b>	Sloped, TPO-R22 insulation
<b>CLEAR HEIGHT</b>	32' - 36'
<b>COLUMN SPACING</b>	50'x50' / 60' speed bay at docks
<b>FLOOR</b>	6" - 4000 PSI reinforced concrete floor slab with Ashford finish
<b>SPRINKLER</b>	ESFR
<b>HEAT</b>	Cambridge HTHV blow through space heaters
<b>LIGHTING</b>	LED
<b>ELECTRICAL</b>	1600A / 480V / 3P
<b>DRIVE INS</b>	Three (3) 16'w x 16'h
<b>DOCKS</b>	20 - 9' x 10' doors (16 additional knockouts)
<b>LEVELERS</b>	20 - 35,000 lb. mechanical dock levelers
<b>AVAILABLE</b>	4th quarter 2021
<b>PARKING</b>	115 cars
<b>EXPANSION</b>	Landlord owns entire business park

### LEASE RATE

Warehouse - \$6.20/SF NNN

Office - \$14.00/SF NNN

Estimated Expenses - \$0.85/SF



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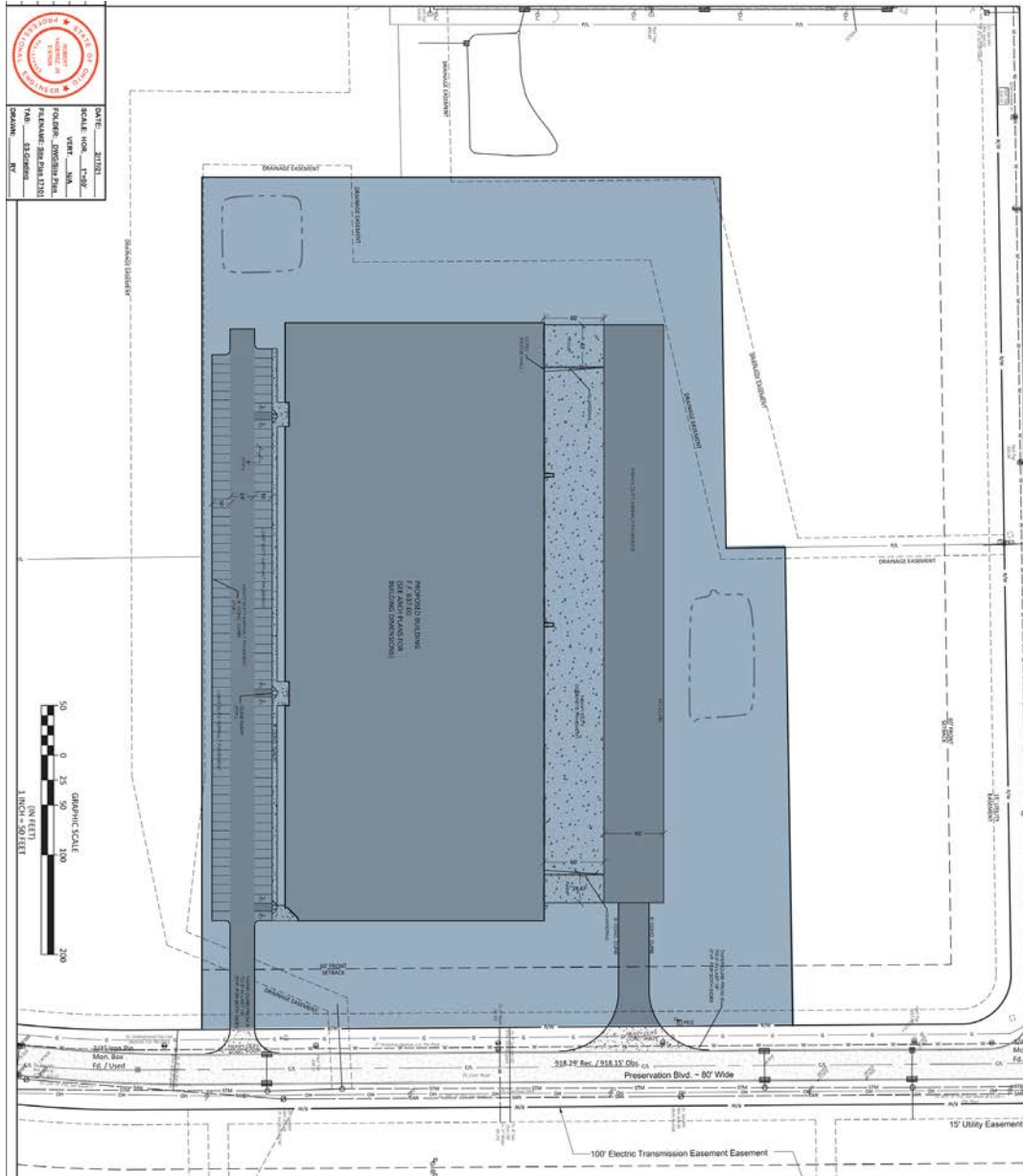
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### SITE MAP



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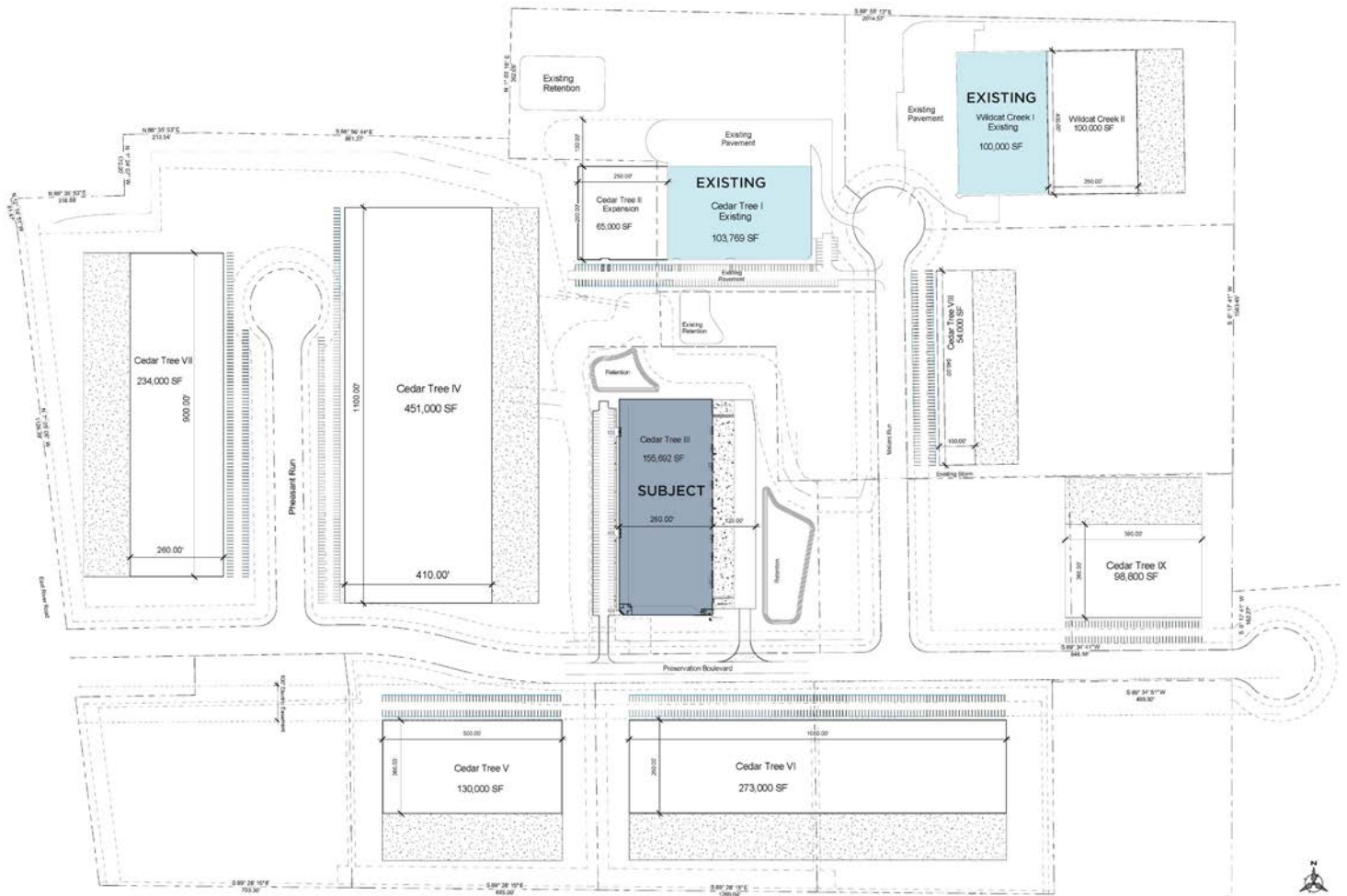
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## CONCEPTUAL DEVELOPMENT PLAN



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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. High voltage loop surrounding park.

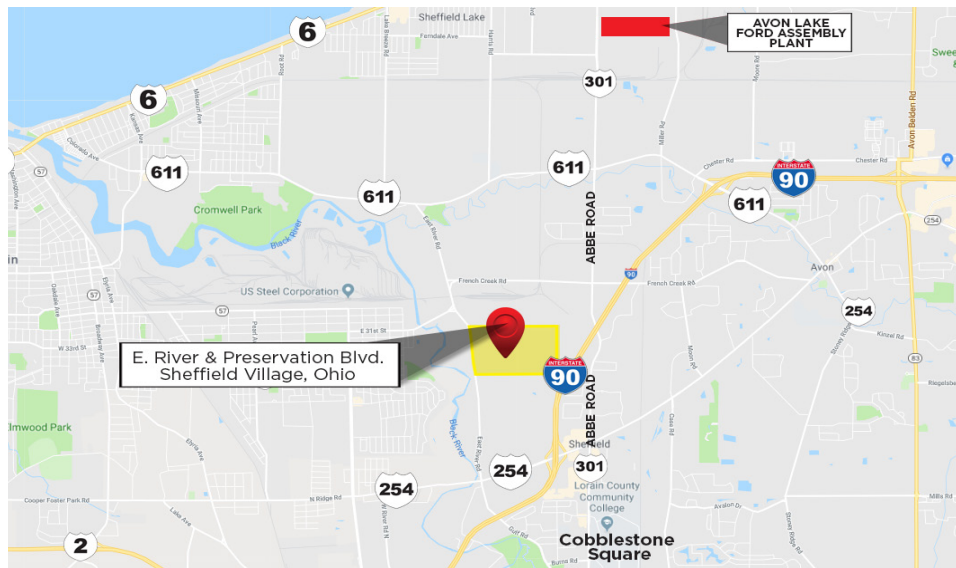
**Gas:** Columbia Gas of Ohio Inc. serves as the distribution system for Sheffield Village.

**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. Fiber optics run throughout the park.

**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 Avenue  
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