

FOR SALE

CEDAR TREE BUSINESS PARK

East River Road and Preservation Boulevard
Sheffield Village, Ohio 44054



+/- 100 ACRES AVAILABLE

DIVISIBLE TO THREE (3) ACRES

PREMIER DEVELOPMENT SITES AVAILABLE

PROPERTY FEATURES



**+/- 100 ACRES
DIVISIBLE TO
THREE (3) ACRES**

**SALE PRICE
\$95,000/ACRE**

**FULLY PERMITTED
“NO ASSESSMENTS”**

OFFERING HIGHLIGHTS

- Improved shovel ready sites with underground utilities (6,720 linear feet of road/utility improvements)
- Turn key “build-to-suit” alternatives
- Pro-business community with incentives available
- 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
- Near Norfolk Southern Lorain County Rail Yard

CLOSE PROXIMITY TO MAJOR ROADWAYS

- 1.8 miles to Interstate 90 (via Detroit Road Route 254)
- 4.2 miles to Interstate 90 (via Colorado Road Route 611)
- 3.9 miles to Ohio Turnpike (I-80)
- 5.5 miles to the Avon Lake Ford Assembly Plant

PROPERTY ABOUT



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 three (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.

PROPERTY ABOUT



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. High voltage loop surrounding park.

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

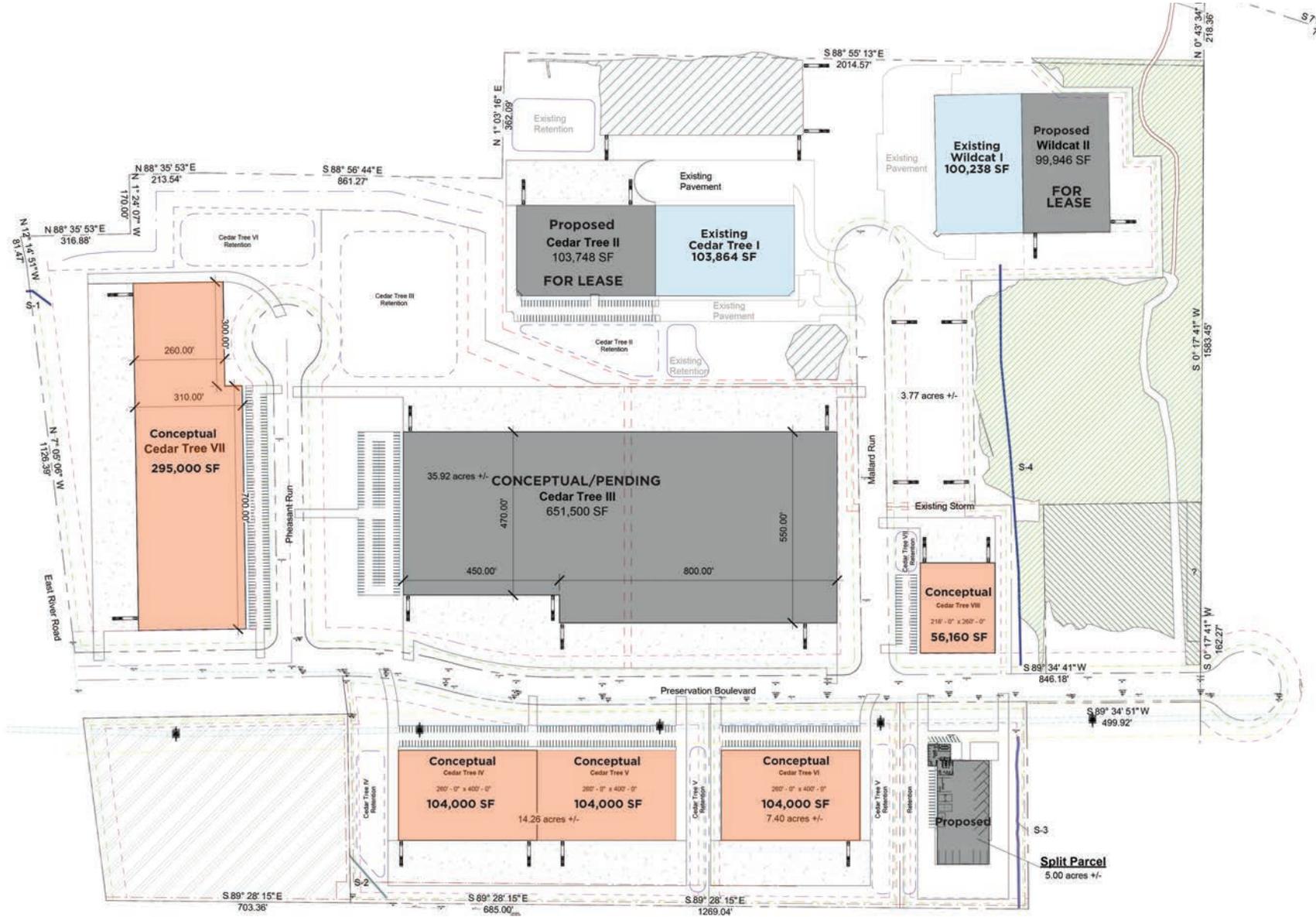
Water & Sewer: The water source is Lake Erie. Currently the Village is purchasing from Avon Lake and distributing water within the community. Current usage is 500,000 gallons per day with a water capacity at the business park of 1,200 gallons per minute with capability of adding more. Sewage treatment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

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.

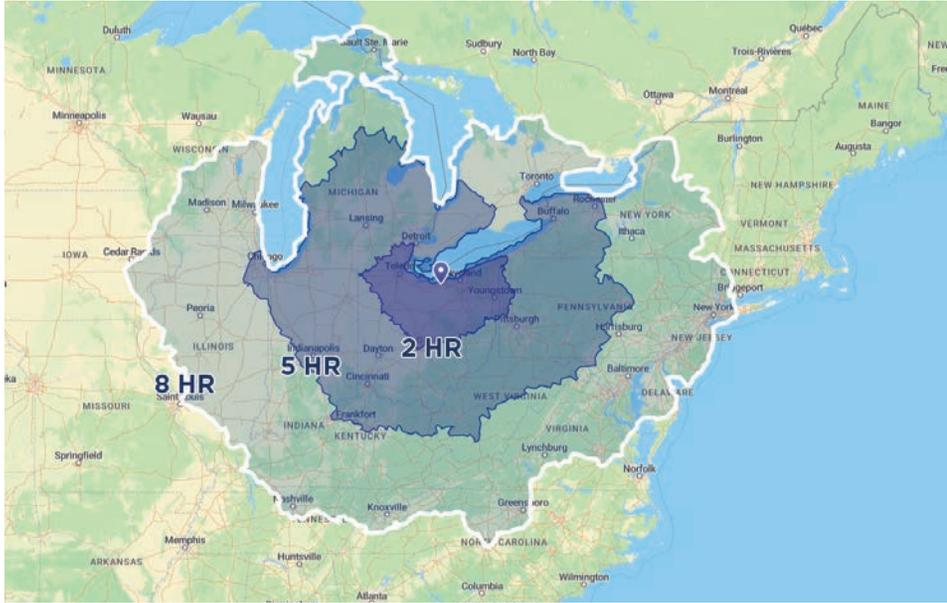
PROPERTY SITE PLAN

CONCEPTUAL DEVELOPMENT PLAN

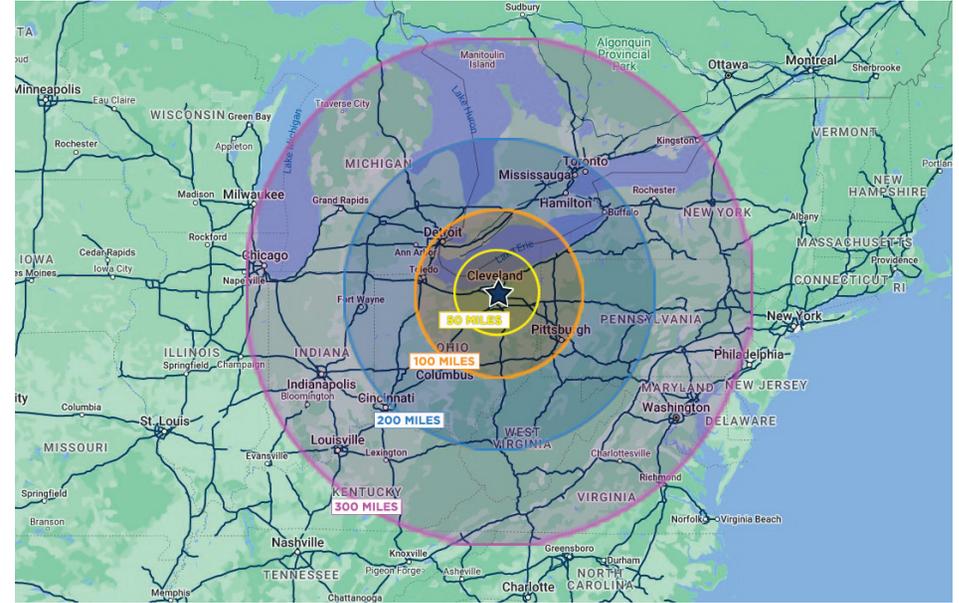


PROPERTY ABOUT

DRIVE-TIME FROM NE OHIO



RADIUS MAP

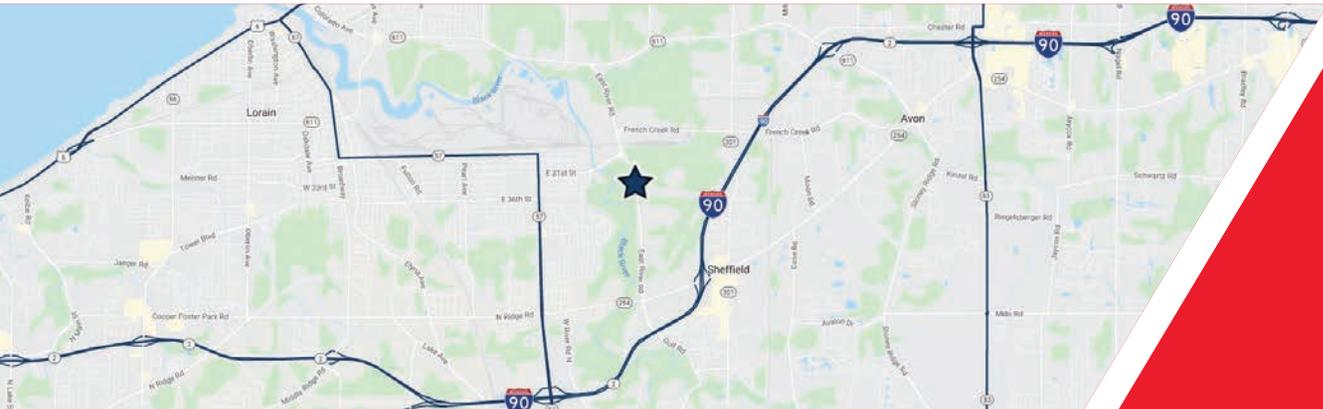


REGIONAL ACCESSIBILITY

CITY	POPULATION & METRO AREA	DISTANCE	DRIVE TIME
Cleveland	1,761,000	20 miles	20 m
Columbus	1,687,000	134 miles	1 h 56 m
Detroit	3,521,000	172 miles	2 h 34 m
Pittsburgh	1,699,000	120 miles	2 h 19 m
Cincinnati	1,764,000	243 miles	3 h 29 m
Indianapolis	1,858,000	307 miles	4 h 26 m
Louisville	1,107,000	340 miles	4 h 53 m
Chicago	8,901,000	353 miles	5 h 21 m
Toronto	6,313,000	300 miles	4 h 58 m
Washington D.C.	5,434,000	360 miles	6 h 1 m
Philadelphia	5,756,000	438 miles	6 h 56 m
New York	18,867,000	458 miles	7 h 10 m
Charlotte	2,204,000	503 miles	7 h 35 m



PROPERTY AERIAL MAP



Easy access
to I-90



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