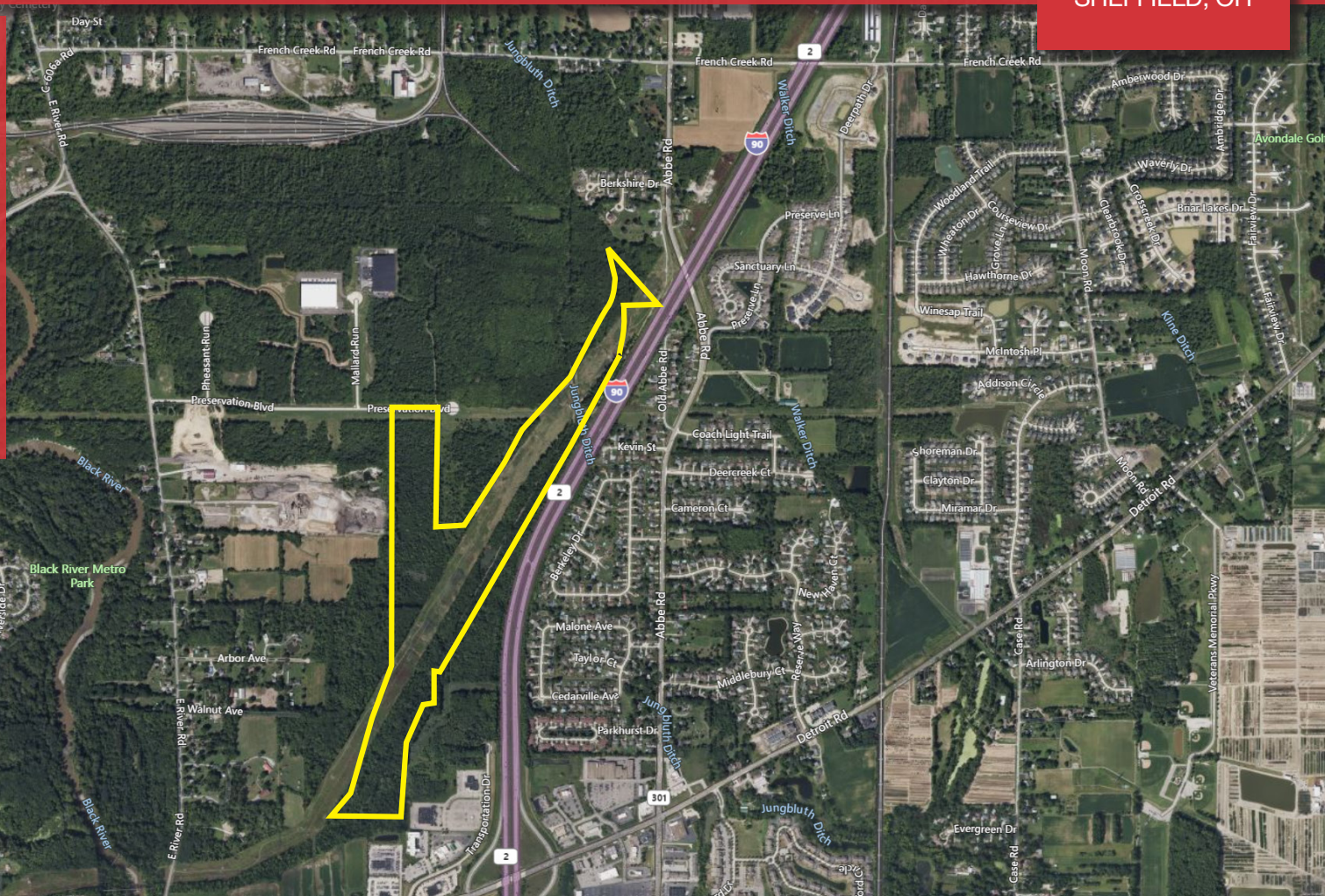


±107.3 ACRES FOR SALE

INTERSTATE 90 @
FRENCH CREEK RD
SHEFFIELD, OH

- Located on the west side of Abbe Road, north of French Creek Road
- All utilities including water, sanitary sewer, electric and gas are nearby
- Divisible

Asking Price:
\$3,755,500
\$35,000/acre



 For more information

Steve Pastor

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NAI Global Industrial Chairperson

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Bryce Custer, SIOR, CCIM

Broker, Petrochemical & Energy Services

 330 418 9287

 bryce@naispring.com

ELECTRIC



Provider: First Energy / Ohio Edison

NATURAL GAS



Provider: Columbia Gas of Ohio

WATER



Provider: Sheffield Lake / Avon Lake Regional

SEWER



Provider: Sheffield Lake / Avon Lake Regional



Situated off of
Interstate 90 and
French Creek Road



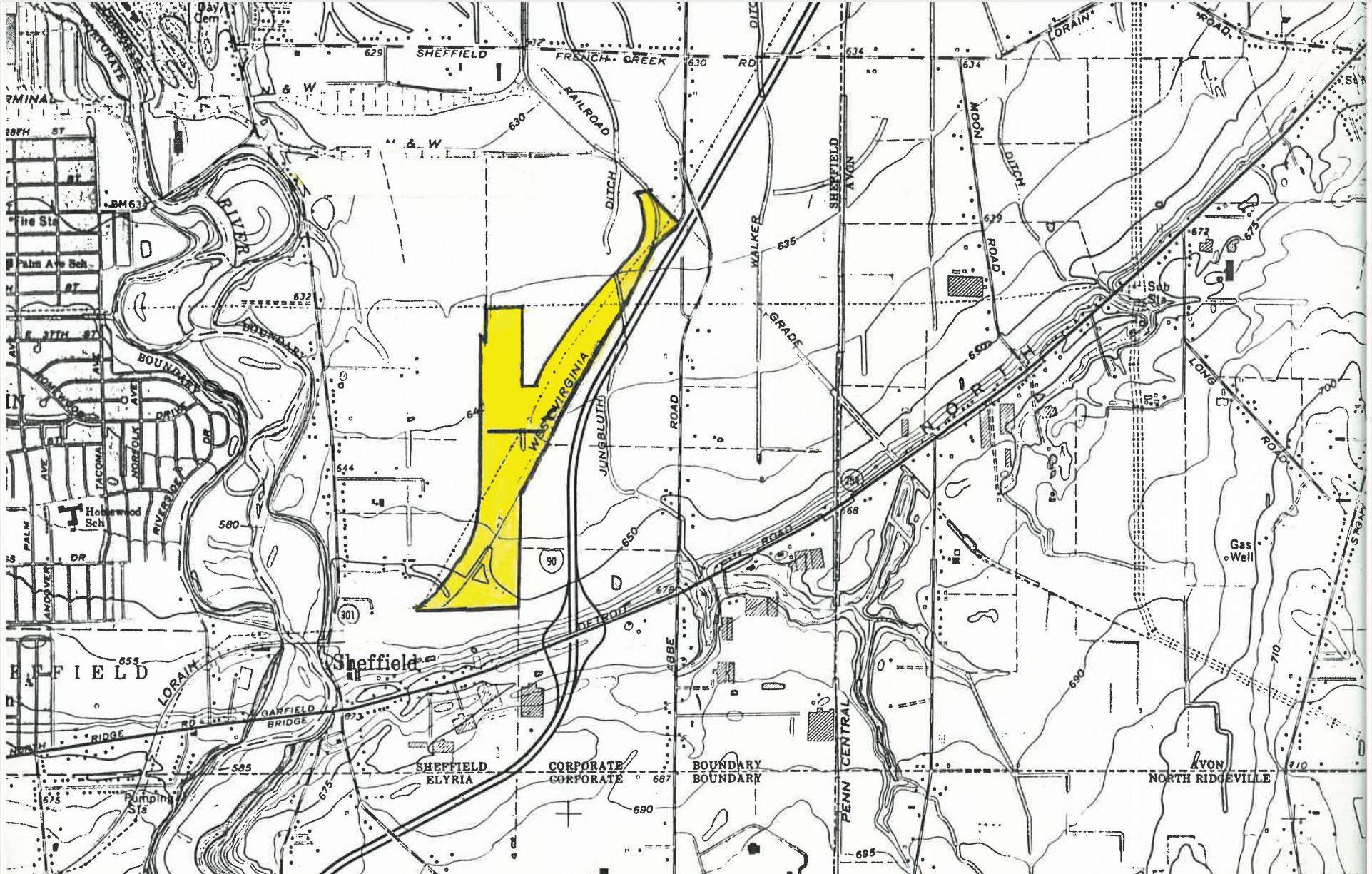
Population exceeds 125,000
within 15 miles



Site is zoned Industrial and
Industrial Park

SITE PLAN

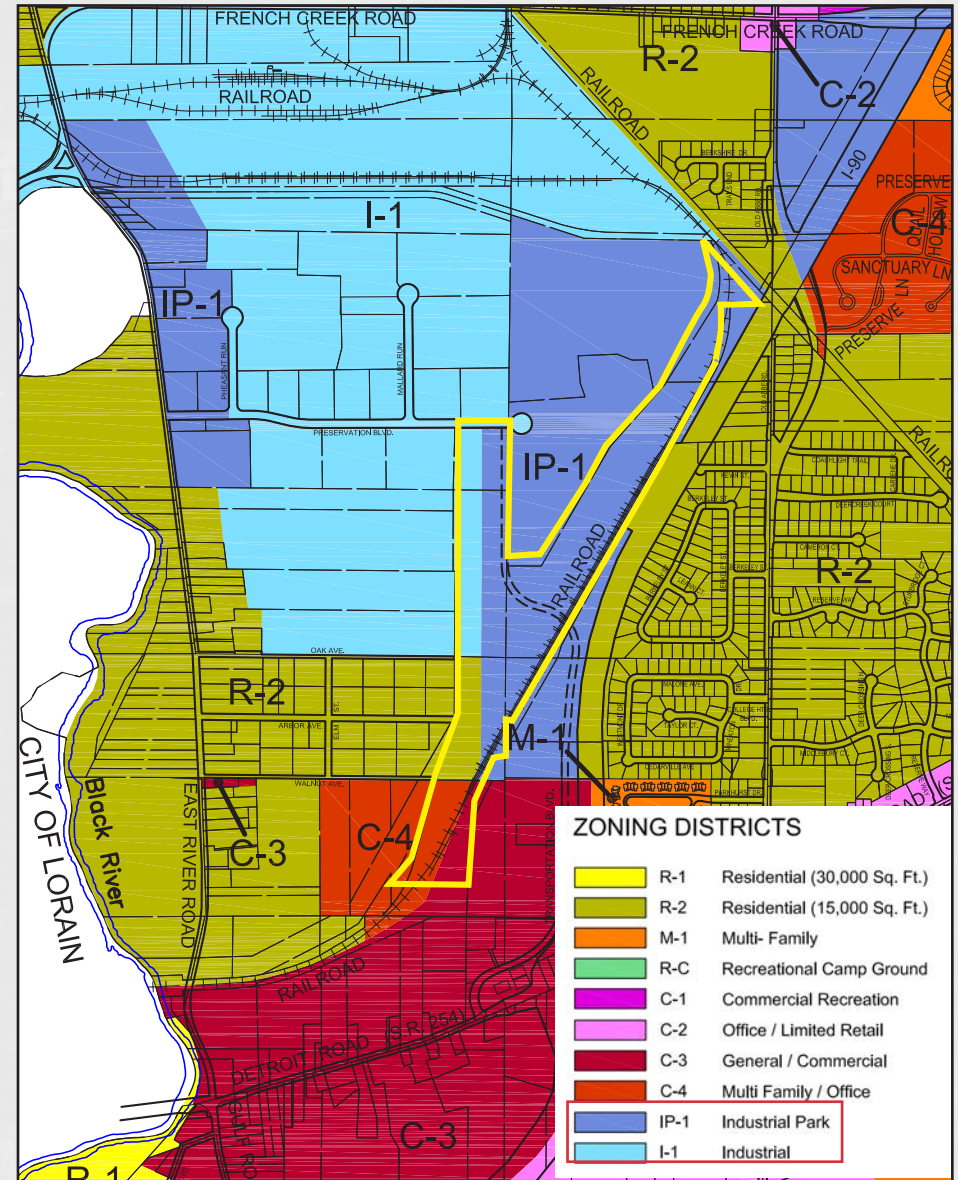
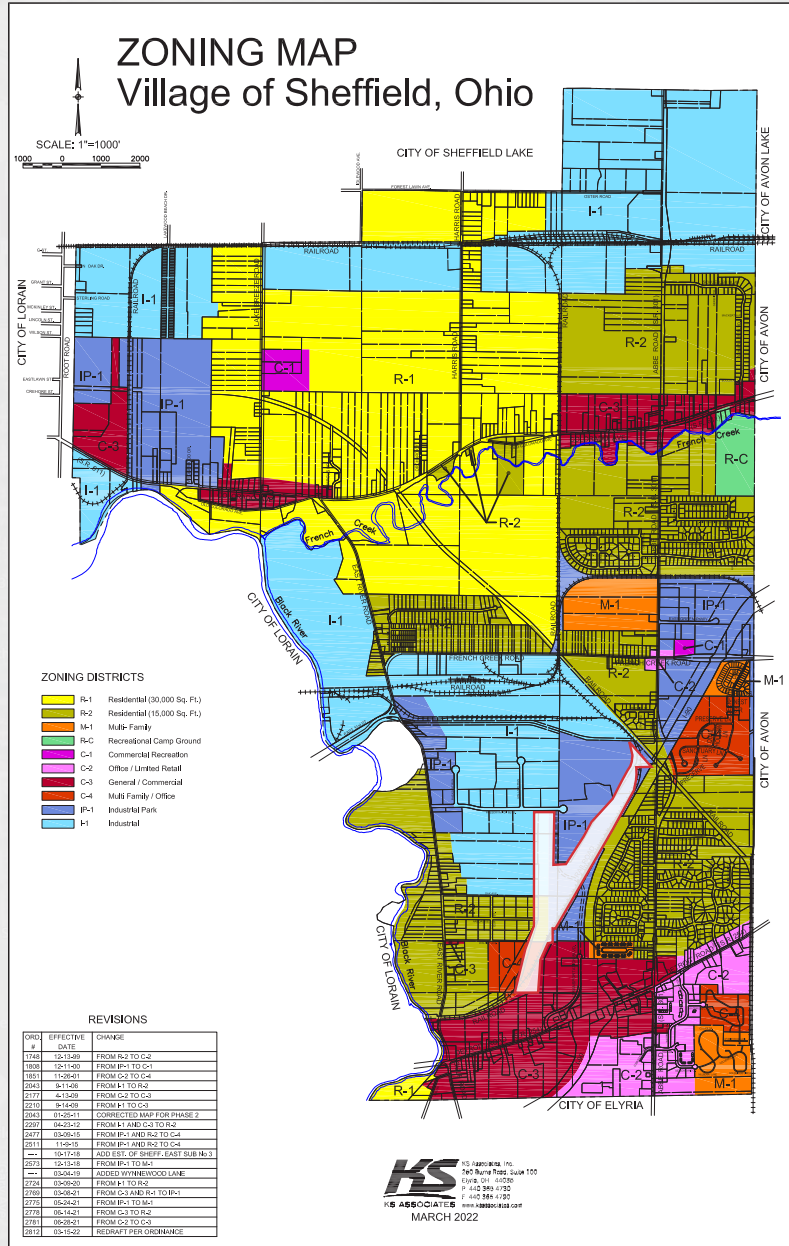
INTERSTATE 90 @
FRENCH CREEK RD
SHEFFIELD, OH



NEIGHBORING BUSINESSES

INTERSTATE 90 @
FRENCH CREEK RD
SHEFFIELD, OH





The industrial district regulations are established to provide for manufacturing, industrial and related uses and facilities within the community in conformance with specific standards and in a manner compatible with the primarily residential character of Sheffield. Two industrial districts have been established to meet the needs of the community.

(a) Industrial Park (I.P.-1) Provide areas to encourage the grouping of professional, research and administrative uses, and the distribution and handling of goods and materials in a clean and non-intrusive manner while promoting the design of an appropriate Industrial Park environment considering the location of buildings, landscaping and circulation.

(b) Industrial (I-1) Provide areas to accommodate general industrial uses including processing, fabrication, packaging, assembly and related functions. In order to accommodate such industrial uses, outdoor storage related to such uses is permitted.

1149.02 PERMITTED USES.

In the Industrial Park (I.P.-1) and Industrial (I-1) Districts, land and structures shall be used or occupied, and structures shall be erected, reconstructed, enlarged, moved or structurally altered, only for a principal use specified for such district in Section 1149.02(a), a conditional use in accordance with Section 1149.02(b), or an accessory use to a permitted principal or conditional use in accordance with Section 1149.02(c).

(a) Principal Uses. The principal uses enumerated in Schedule 1149.02 denoted with a “P”, are permitted by right in the district indicated provided that all requirements of other Village ordinances and this Code have been met.

(b) Conditional Uses. The categories of conditional uses enumerated in Schedule 1149.02 denoted with a “C”, may be permitted in the district indicated, provided they conform to the conditions, standards and requirements of Chapter 1153 and are approved for a particular zoning lot in accordance with the administrative procedures in Section 1109.04.

(c) Accessory Uses. The accessory uses, buildings and structures enumerated in Schedule 1149.02 denoted with an “A”, may be permitted in association with and subordinate to a permitted principal or conditional use in the district indicated provided they conform to the regulations in 1149.07 .

ZONING USES: IP-1 & I-1

INTERSTATE 90 @
FRENCH CREEK RD
SHEFFIELD, OH

	I.P.-1 Industrial Park	I-1 Industrial
A. OFFICES		
1. Administrative offices	P	P
2. Laboratories/Research Facilities	P	P
B. BUSINESS SERVICES, EQUIPMENT SALES, SUPPLIES (when in completely enclosed buildings)		
1. Sales and service of construction equipment, farm machinery, recreational vehicles and other large equipment	P	P
2. Carpet cleaning, dry cleaning, office supply, etc.	P	P
3. Wholesale Establishment	P	P
4. Vehicle, appliance and equipment repair services	P	P
5. Printing and publishing	P	P
C. STORAGE/DISTRIBUTION (when in completely enclosed buildings)		
1. Warehouse/Distribution facility	P	P
2. Construction trades/contractors facility	P	P
3. Storage and distribution of flammable gases in tanks above ground and flammable liquids below ground		P
4. Truck terminal		P
5. Metal salvage or junk storage (in a wholly enclosed building)		P
D. MANUFACTURING/PACKAGING/ FABRICATION/ASSEMBLY (when in completely enclosed buildings)		
1. Food and drink preparation, production and storage	P	P
2. Fabrication and assembly operations	P	P
3. Machine shop	P	P
4. Light Industrial uses that meet the definition and comply with the performance standards	P	P
5. Heavy industrial uses that meet the definition and comply with the performance standards		P
6. Manufacture of products from raw materials		C
E. OTHER USES		
1. Instructional or training facilities	P	P
2. Animal hospitals/Kennels		P
3. Public utility transmission and distribution stations	C	C
4. Public service and maintenance facilities	C	P
5. Public safety facilities	C	C
6. Child day care center	C	C
7. Auto Sales and Repair Garages		P
8. Adult uses		C
9. Wireless Communication Towers	C	C
10. Indoor Commercial Recreation	C	C
F. OUTDOOR ACTIVITIES		
1. General storage of materials accessory to a principal use which is in a principal building.		C
2. Parking of fleet vehicles used in operation of principal use	C	P
3. Sales, rental and leasing of vehicles, trucks and equipment		P
G. ACCESSORY BUILDINGS AND USES		
1. Off-street parking and loading facilities	A	A
2. Signs	A	A
3. Accessory Buildings	A	A
4. Employee Cafeterias	A	A
5. Fences	A	A
6. Medical Clinics, Cafeterias, Child Day Care and Recreational Facilities in association with a permitted use and located in the same building	A	A

ABOUT SHEFFIELD, OH

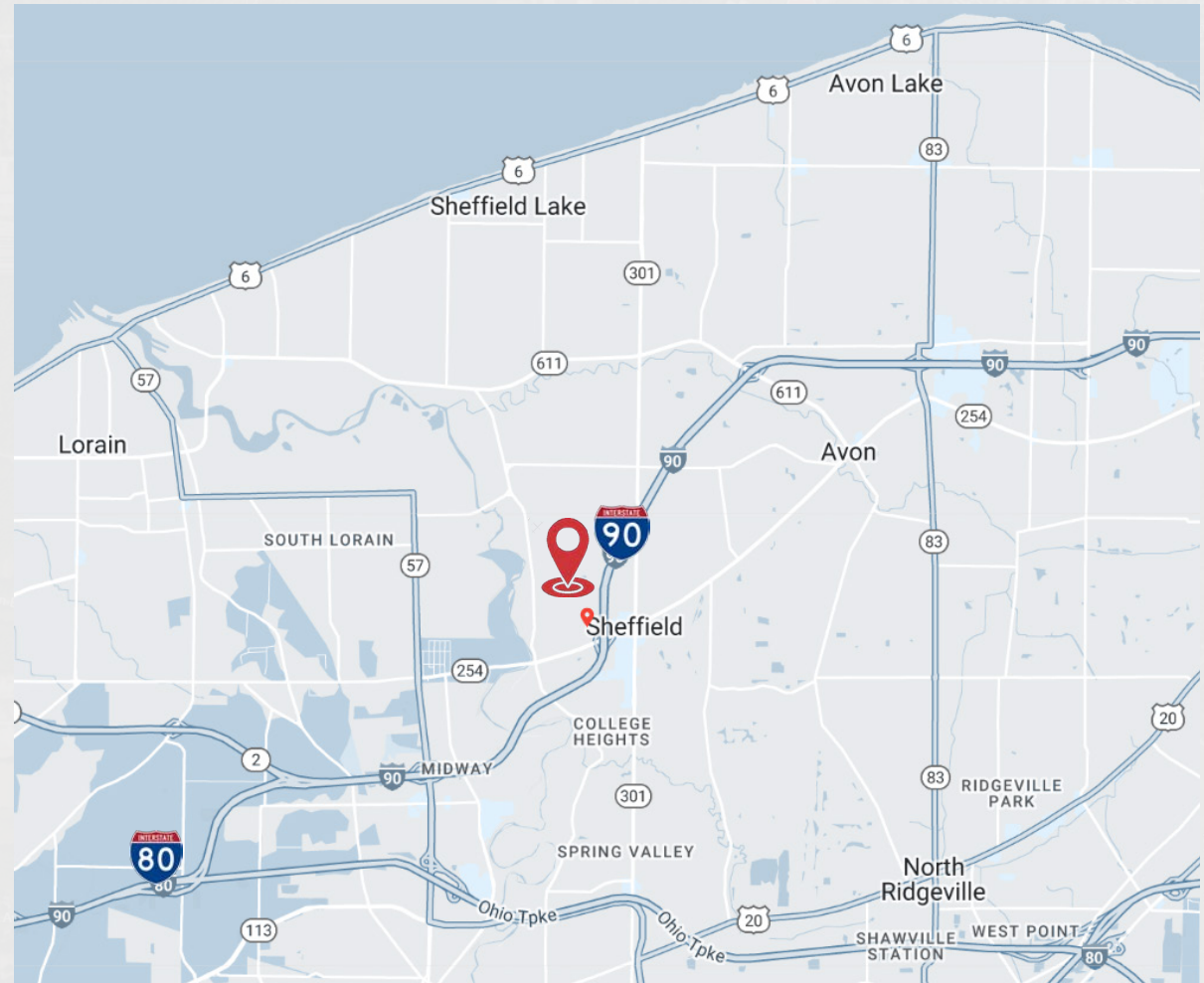
INTERSTATE 90 @
FRENCH CREEK RD
SHEFFIELD, OH

Sheffield is a village in Lorain County, Ohio, along the Black River. The population was 4,135 at the 2020 census. It is part of the Cleveland metropolitan area.

Estimated median household income in 2021: \$88,392 (it was \$59,816 in 2000) Sheffield: \$88,392 OH: \$62,262

Cleveland Hopkins International Airport is 20.3 miles from subject property.

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	3,991	43,852	131,306
Avg. HHI	\$98,204	\$89,626	\$80,543



ABOUT NORFOLK SOUTHERN

INTERSTATE 90 @
FRENCH CREEK RD
SHEFFIELD, OH



Norfolk Southern Corporation (NYSE: NSC) is one of the nation's premier transportation companies. Its Norfolk Southern Railway Company subsidiary operates approximately 19,500 route miles in 22 states and the District of Columbia, serves every major container port in the eastern United States, and provides efficient connections to other rail carriers. Norfolk Southern is a major transporter of industrial products, including chemicals, agriculture, and metals and construction materials. In addition, the railroad operates the most extensive intermodal network in the East and is a principal carrier of coal, automobiles, and automotive parts.

About NORFOLK SOUTHERN



MAKING CONNECTIONS

Norfolk Southern (NYSE: NSC) has served the freight transportation needs of America for nearly two centuries, connecting businesses and communities to the marketplaces of the world — creating jobs, supporting economies, and transporting goods on safe, environmentally friendly rail.

- 43 PORTS SERVED**
- 61 AUTOMOTIVE FACILITIES SERVED**
- 55 INTERMODAL TERMINALS**
- 154 TUNNELS**
- 62,700 FREIGHT CARS**
- 250 SHORT LINE CONNECTIONS**
Adds 20,000+ miles to NS network
- CONNECTS**
with Western rail carriers
- 4,155 LOCOMOTIVES**
- 9,706 BRIDGES**
- 41 RAIL-TRUCK TRANSFER FACILITIES**