

FOR LEASE
Avon International Commerce Park
37988 Avon Commerce Parkway, Avon, OH

NAI Pleasant Valley

6 Minutes to Ford Assembly Plant

Over 121,000 SF Remaining / Build-to-Suit

PHASE I: 175,000 SF LEASED!
PHASE II: 55,000 SF AVAILABLE NOW!



arkinetics
architects+urbanists



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Property Features

Click Below for 

[Drone Video](#)

- AVAILABLE: Multiple buildings, over 121,000 SF
- PHASE I: 175,000 SF LEASED
- PHASE II: 55,000 SF Available NOW
 - Warehouse & offices build-to-suit
- CLEAR HEIGHT: 32' minimum height
- COLUMN SPACING: 50'x50'
- LIGHTING: LED
- LOCATION: Minutes from Lorain Community College
- CONSTRUCTION: Pre-cast concrete
- FLOOR SLAB: 6" minimum
- PARKING: 150 spaces (expandable to 320)
 - Trailer: 95 spaces
- ZONING: M1 & M2
- LOADING DOCKS & DRIVE-INS: build-to-suit
- SPRINKLER: ESFR
- UTILITIES:
 - Water/Sewer: City of Avon
 - Natural Gas: Columbia Gas Co.
 - Electrical Supplier: First Energy Corp.
- CITY & COUNTY TAX INCENTIVES: Possible property, income, job creation, & work force incentives



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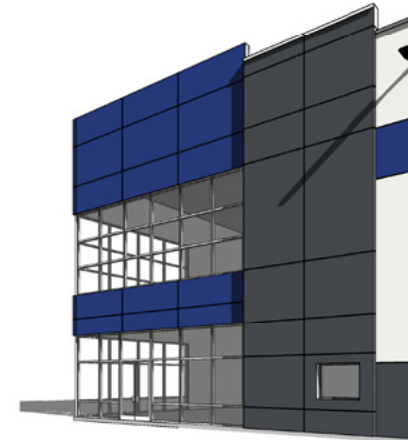
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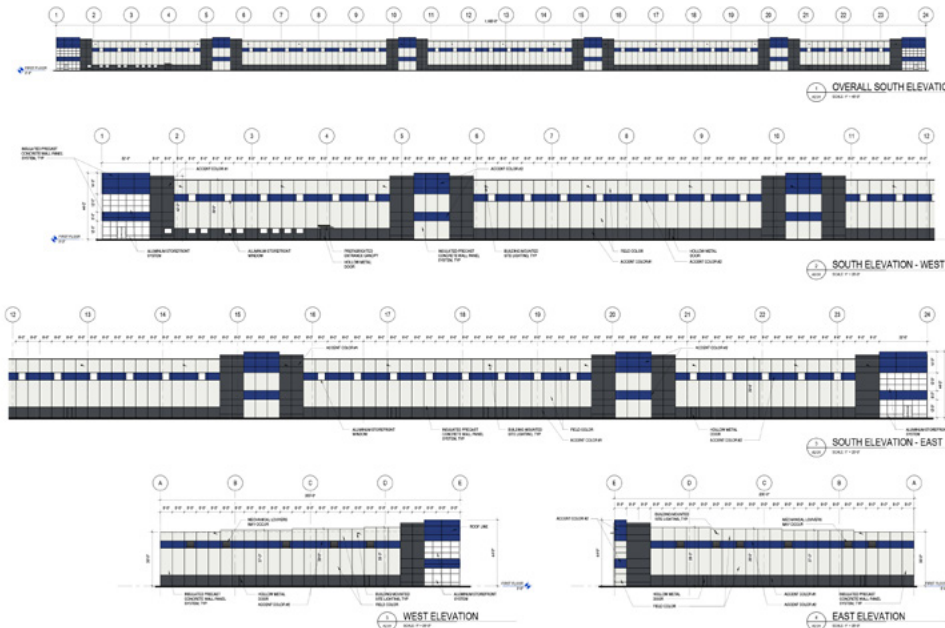
Exterior Elevations



6 EXTERIOR PERSPECTIVE
SCALE: A2.01



7 EXTERIOR PERSPECTIVE
SCALE: A2.01



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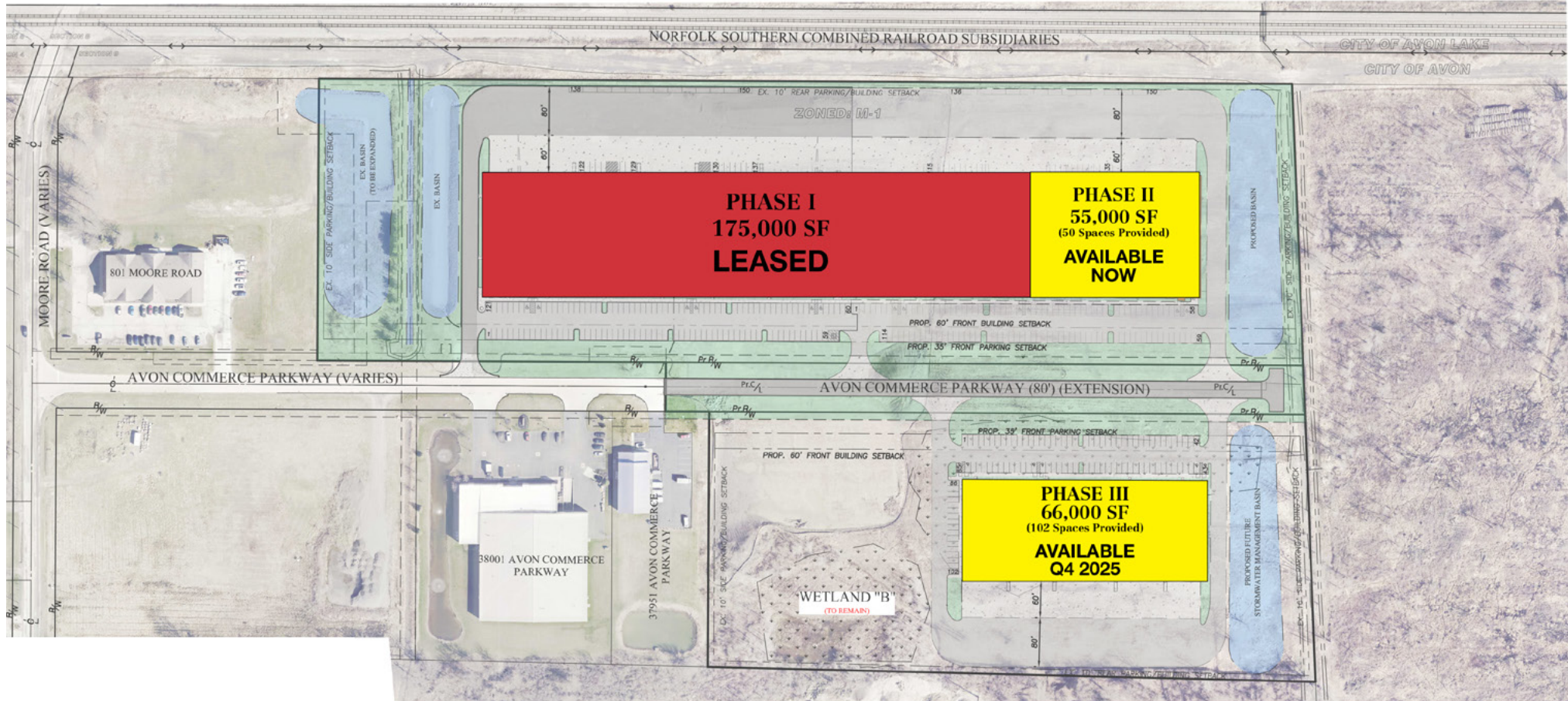
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Site Plan



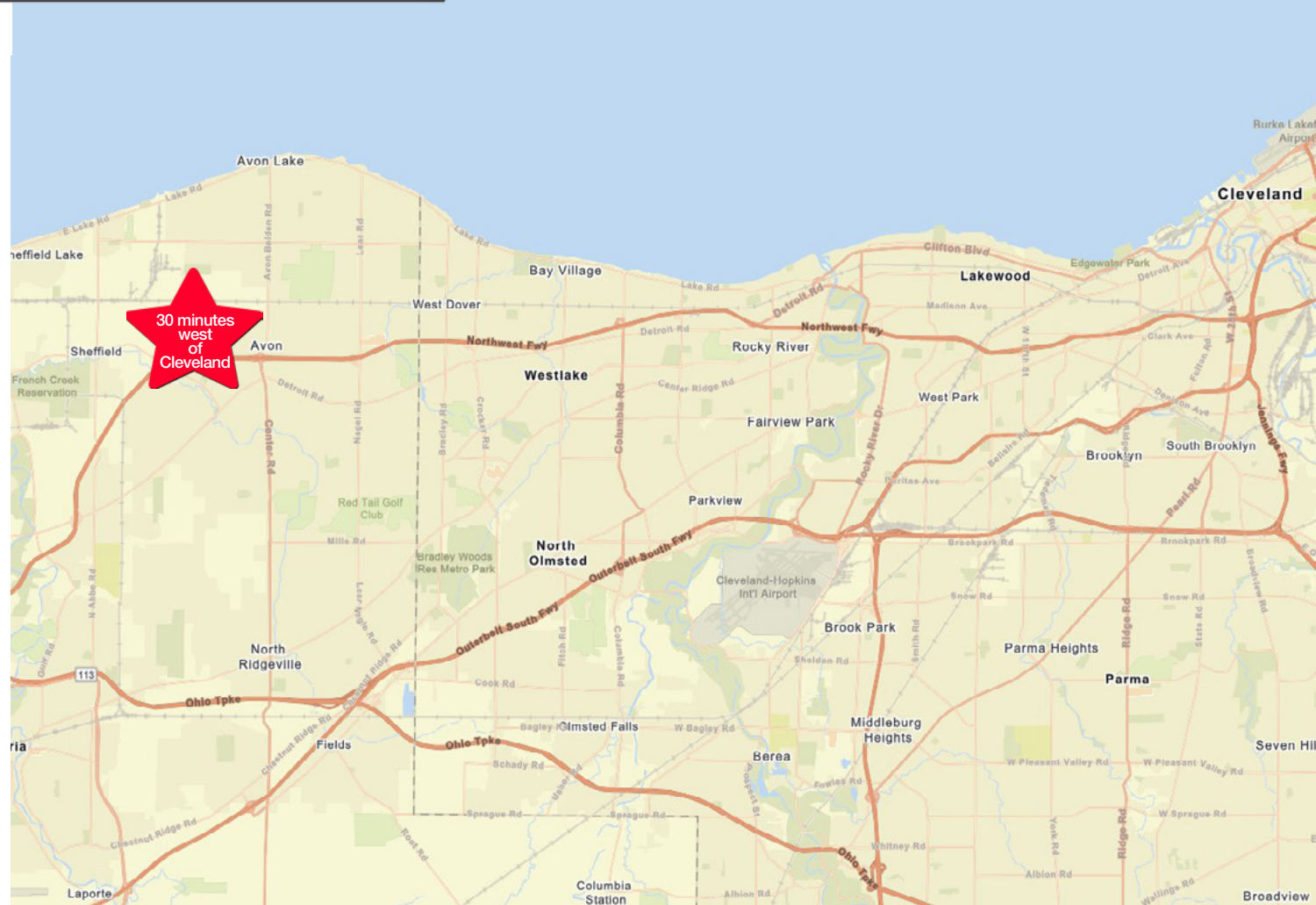
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Location Highlights / Routes

- Reach the largest Midwest, Northeast and Mid Atlantic Markets within a days drive
- Close to Canada's largest market, Toronto, population of 6.5 million.
- 15 major markets with population's over 60 million, within 450 miles. Reach 1/2 the population in a 2-day drive
- As a top region for overall logistics infrastructure, Avon, OH has efficient access to multiple modes of transportation and to global networks.



I-90 To Buffalo & New England

I-71 To Columbus, Cincinnati & points south

I-77 To Charlotte, NC

I-80 To Chicago & Michigan (allows triples & 48" double trailers)

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Area Overview



6 minutes to Ford Ohio Assembly Plant via 611 W and OH-301 N

8 minutes to Cuyahoga Community College Westlake Campus via I-90 E

18 minutes to Lorain County Community College via I-90 W and OH-301 S

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