

COMMERCE PARK



BUILDING THE FUTURE

Industrial Sites Available - 5 to 125 Contiguous Acres

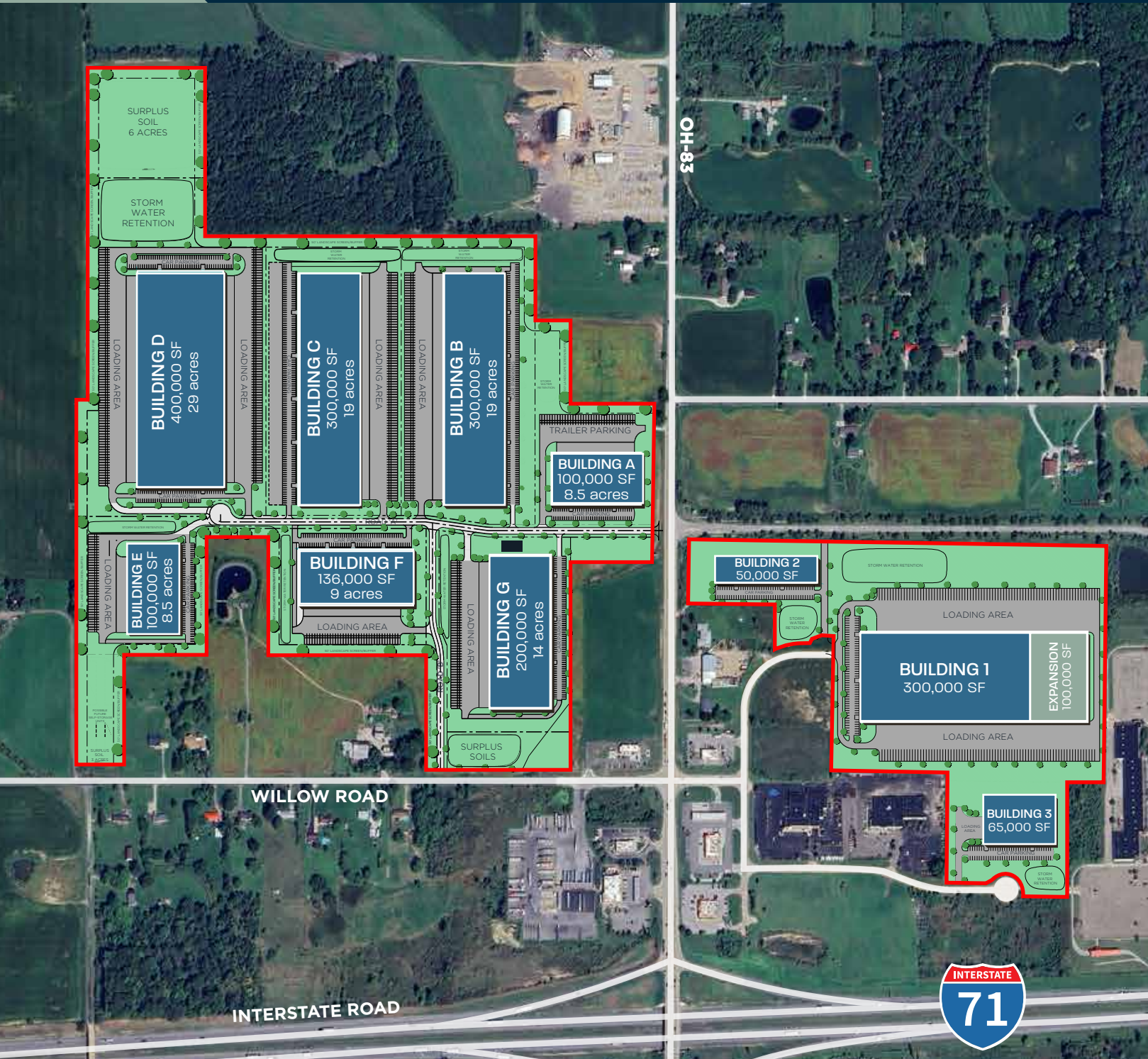


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MASTER SITE PLAN



Immediate access to I-71



Zoned Industrial



163 Acres of prime industrial land available, divisible to 5 acres



Built to suit lease or sale



Shovel ready sites with all utilities in place



Tax abatement in place



Centrally located – with both Cleveland and Columbus within 80 Miles



Robust labor pool

UTILITIES

Electric

Electric at Site?	yes
Distance to nearest distribution electric line (<69kV)?	<1 mile
Nearest distribution electric line size (kV)	69kV
Distribution Excess Capacity (MW)	yes
Distance to nearest transmission electric line (>69kV)?	14.45 miles to 138kV line
Distance to nearest substation	<1 mile
Electric Provider	LMRE
Additional Electric Details	working on electric survey

Gas

Gas at Site?	yes
Distance to Natural Gas Distribution Line	0 miles
Distribution Gas Line Size	4"
Distribution Gas Line Pressure	350 psig
Gas excess distribution capacity at site	yes
Distance to Natural Gas Transmission Line	0 miles

Water

Waterline at site?	yes
Water line size (inches)	12"
Water provider	Lodi water

Wastewater

Sewer on site?	yes
Sewer line size	12"
Excess Sewer Capacity at site	yes
Sewer Provider	Lodi

Environmental/Due Diligence

Phase I Complete?	Yes
Did Phase I Recommend a Phase II (Y/N)?	No
Phase II Complete?	NA
Environmental Study Comments	None
Geotechnical Study Completed?	Yes
Wetlands Delineation Completed?	Yes
Jurisdictional Determination Completed?	Yes
Archeological Study Completed	Yes

LOCATION

Commerce Park 71 is ideally located on I-71 and offers immediate highway access and connectivity to nearby submarkets, cities and close proximity to a strong labor pool.



<0.5 miles to I-71



45 minutes to downtown Cleveland



35 minutes to Cleveland-Hopkins International Airport



Within a 5-hour drive of Cincinnati, Columbus, Indianapolis, Chicago, Pittsburgh, Detroit and more.

AREA DEMOGRAPHICS WITHIN 30 MILES



45,091
Total businesses



681,330
Total employees



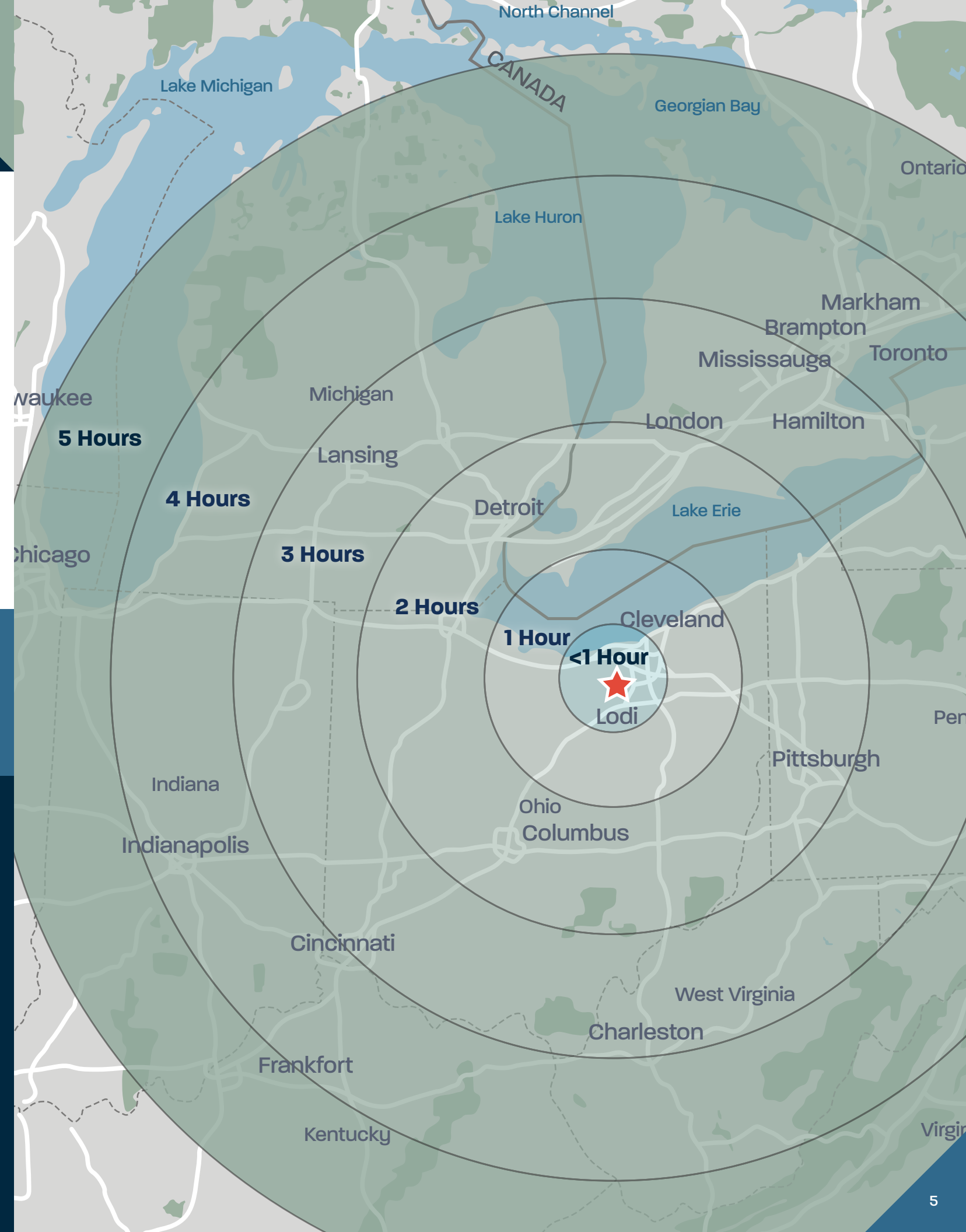
1,426,466
Total residential population



721,762
Labor force



172,117
Blue collar workers



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