

BUILD-TO-SUIT
FLEXIBLE OPTIONS

FOR LEASE

KENNEDY BUSINESS PARK



CBRE

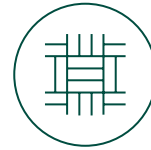
**KENNEDY INDUSTRIAL PARKWAY
WILLOUGHBY, OH 44094**

DEVELOPMENT HIGHLIGHTS



FLEXIBLE BUILDING LAYOUTS

±16.6 Acres Available. Sample site plans include building footprints from 30K SF to 92K SF, alternate options will be considered.



DIVERSE ZONING

Airport District Zoning allows for variety of uses including Office, R&D, Light Industrial, Retail and Hotel.

[Zoning Map](#) | [Zoning Code](#)



ACCESSIBLE LOCATION

Less than 30 minutes from Cleveland. Access to SR-2, I-271, & I-90. 34 minutes to Cleveland Hopkins International Airport.



LOCAL INCENTIVES AVAILABLE

[Tax Incentive Grant Program](#)
[Enterprise Zone Program](#)

STRONG LABOR POOL



243,752

POPULATION



121,649

EMPLOYEES



107,319

HOUSEHOLDS



\$237,079

AVG. HOUSING VALUE



\$95,689

AVG. HH INCOME



44.5

MEDIAN AGE

SITE AERIAL



LOST NATION AIRPORT

LOST NATION SPORTS PARK

LINCOLN ELECTRIC

KENNEDY GROUP

VECTOR AVIATION

KELLEY AEROSPACE

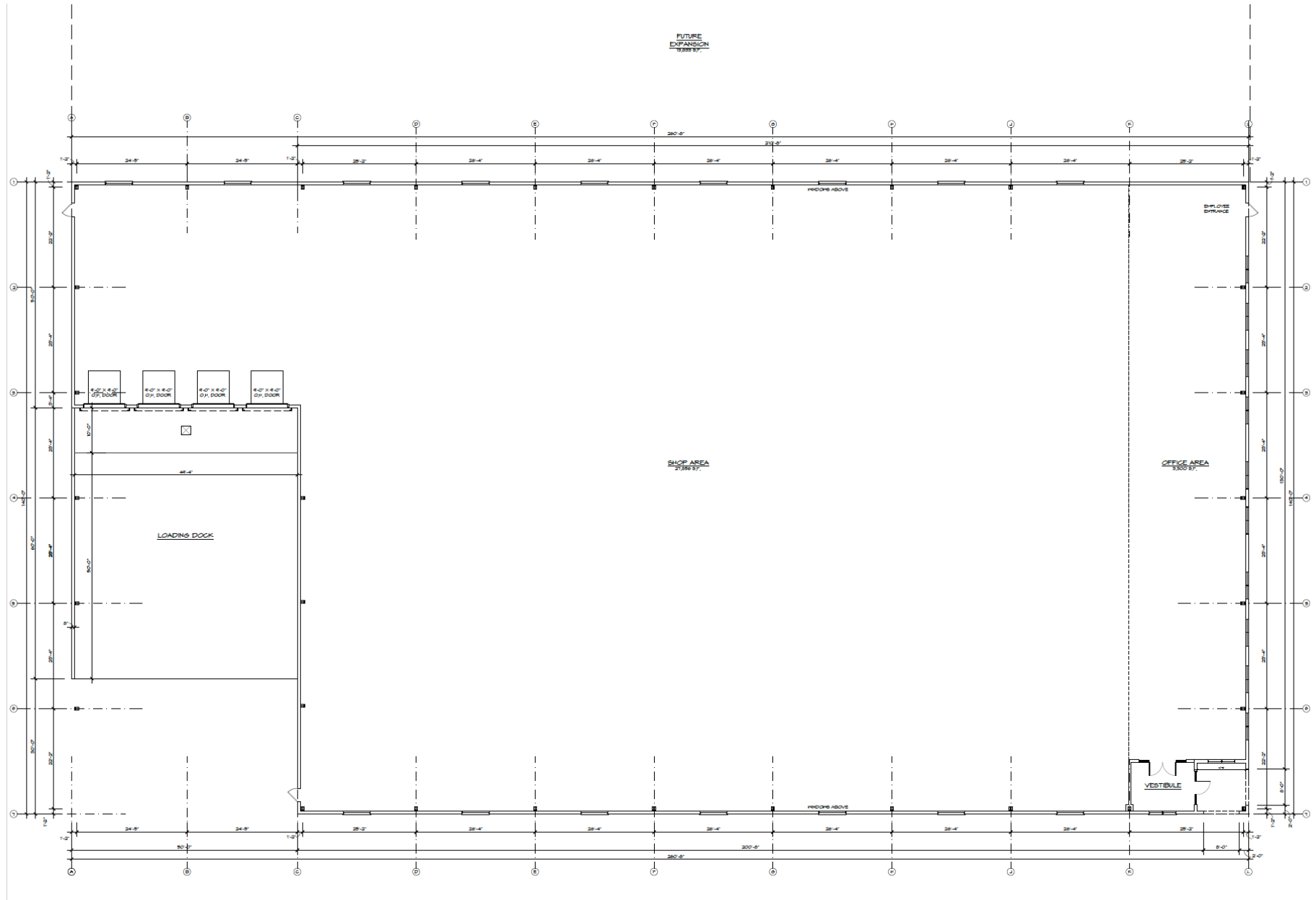
KOTTLER METAL

LOST NATION ROAD

19,730 VPD

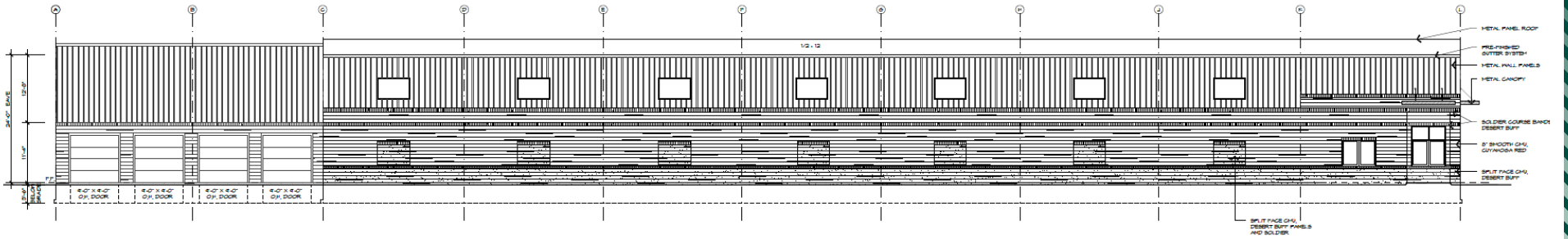
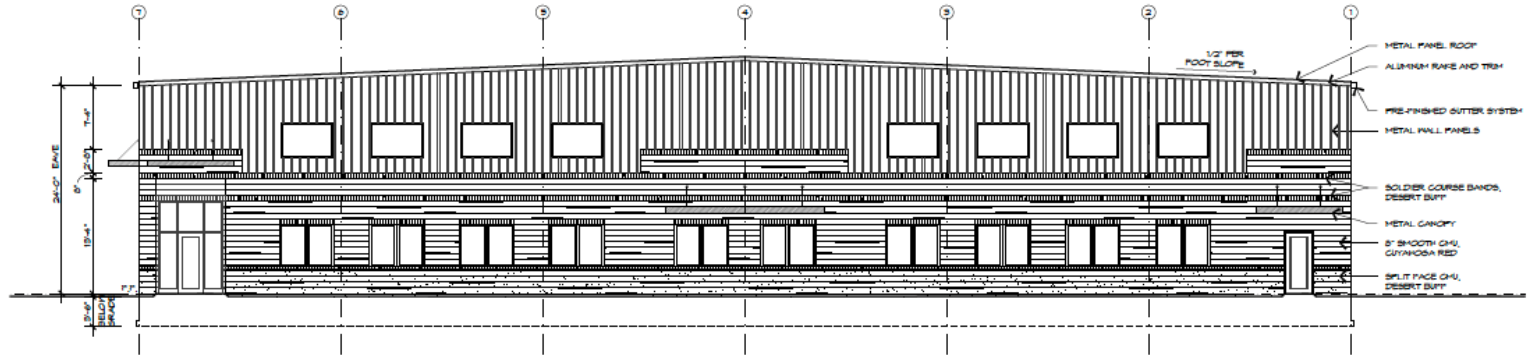
LAKE SHORE BLVD

SAMPLE FLOOR PLAN | BUILDING A



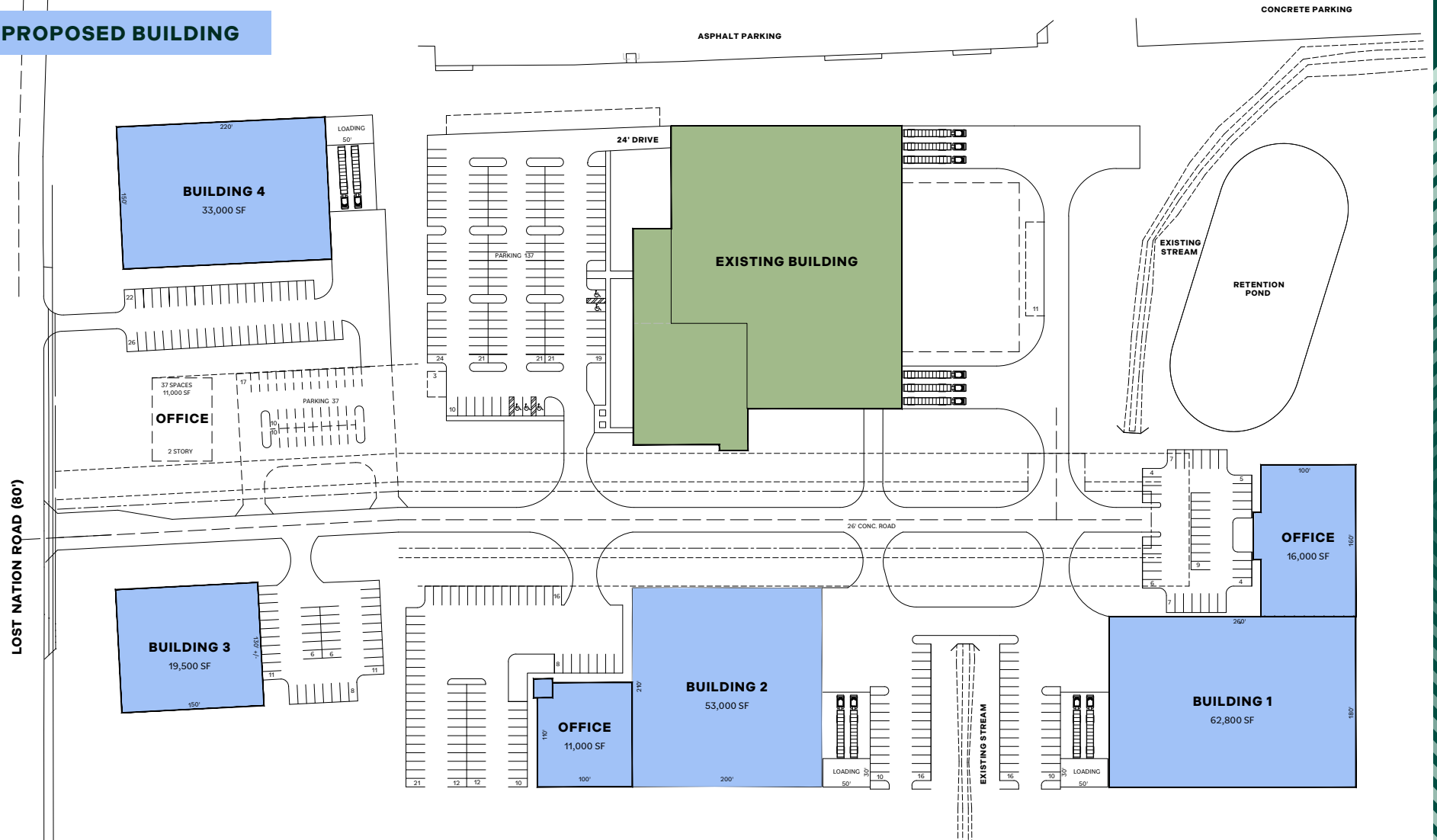
PLAN APPROVED BY CITY

SAMPLE ELEVATION | BUILDING A



SAMPLE SITE PLAN #2

PROPOSED BUILDING

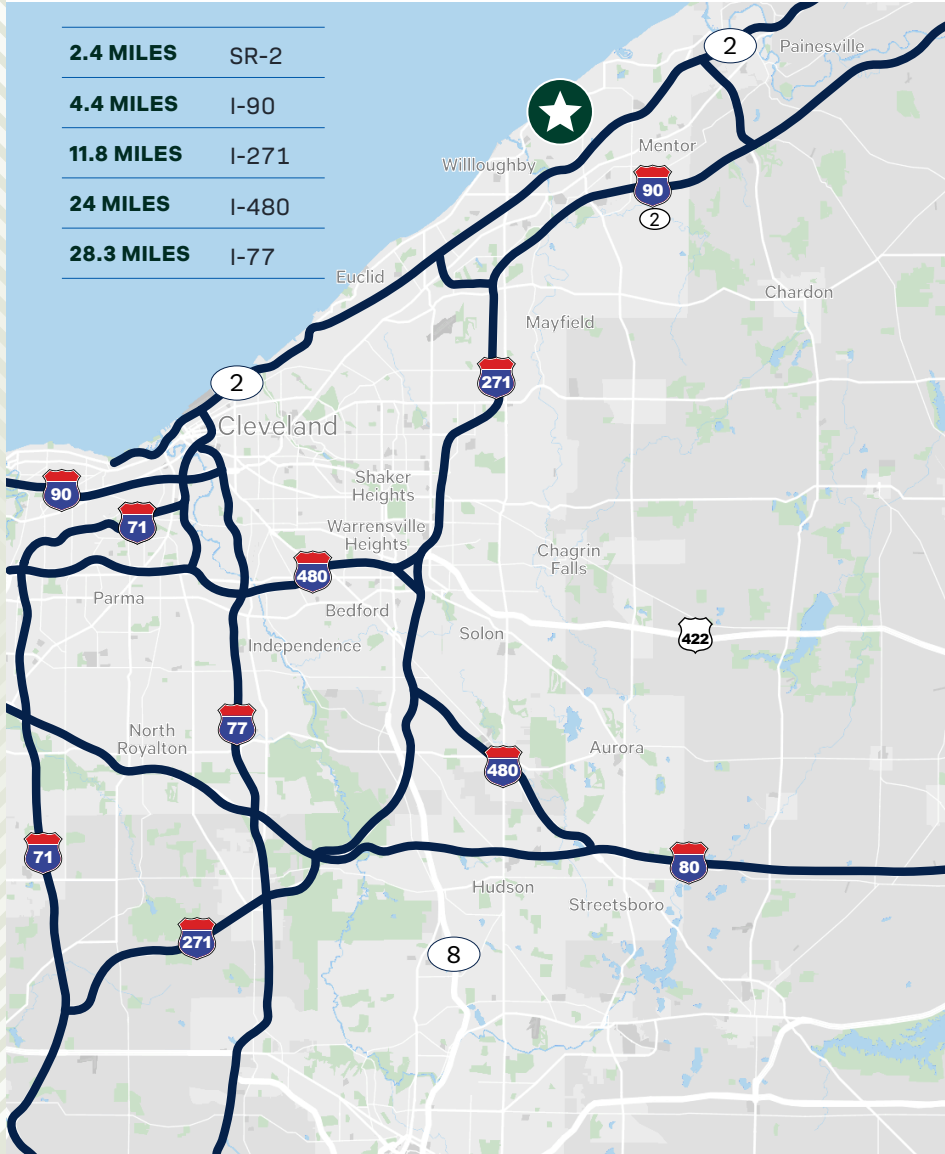


CLEAR HEIGHT	24'	LIGHTING	LED
DOCKS/DRIVE-INS	4 docks, 1 drive-in per building	SPRINKLER	Wet (Ability to Upgrade to ESFR)
POWER	1200 amp, 3 phase, 480 volt	OFFICE SPACE	To Suit, potential for 2 story
PARKING	Ample	BUILDING MATERIALS	Split-faced block, brick & steel

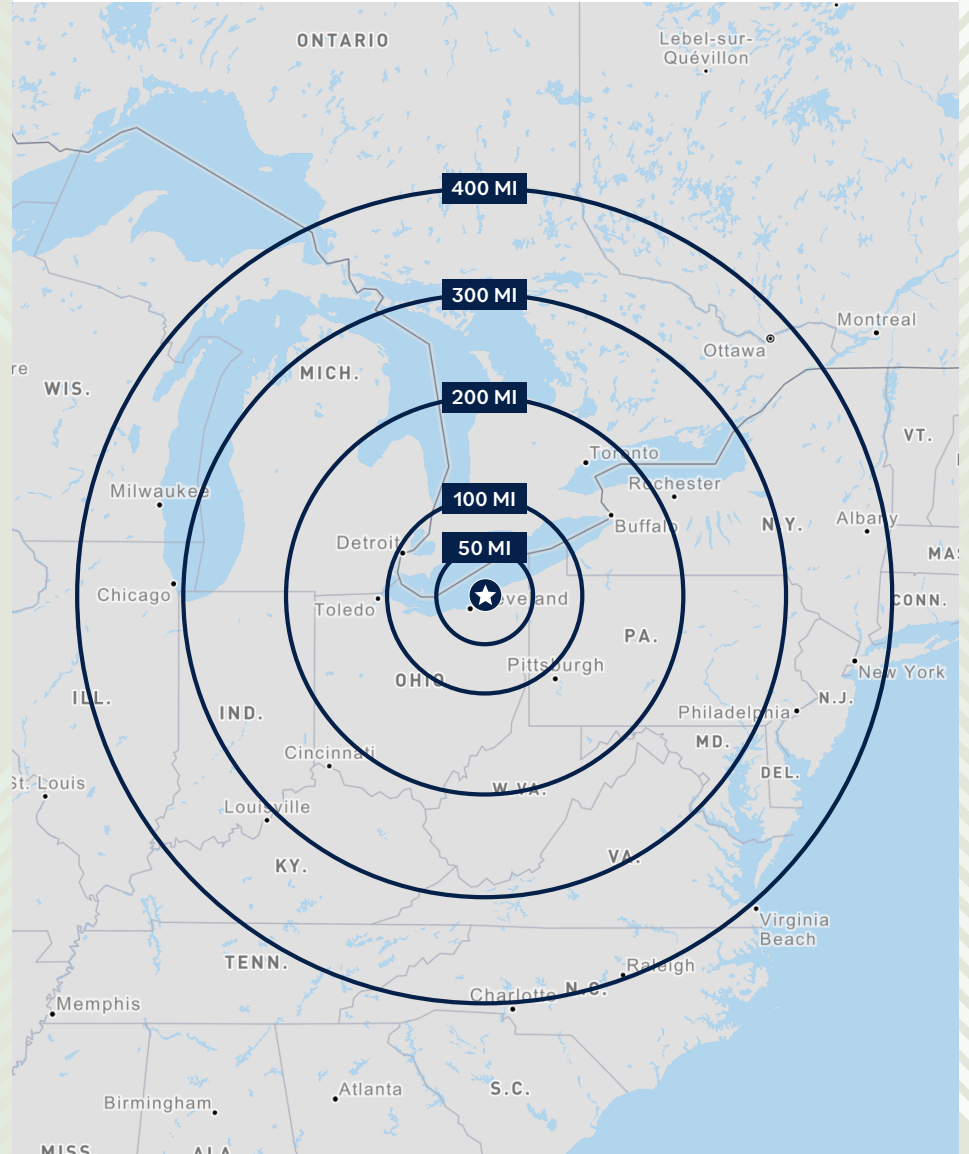
PROPERTY LOCATION

DISTANCE TO MAJOR INTERCHANGES

2.4 MILES	SR-2
4.4 MILES	I-90
11.8 MILES	I-271
24 MILES	I-480
28.3 MILES	I-77



LOCATION & DISTANCE TO MAJOR POPULATION AREAS



TOP INDUSTRIAL EMPLOYERS NEARBY

GROUP 1

1. Lincoln Electric • 540 employees
2. Amazon • 1,000 employees
3. Lubrizol • 1,500 employees

GROUP 2

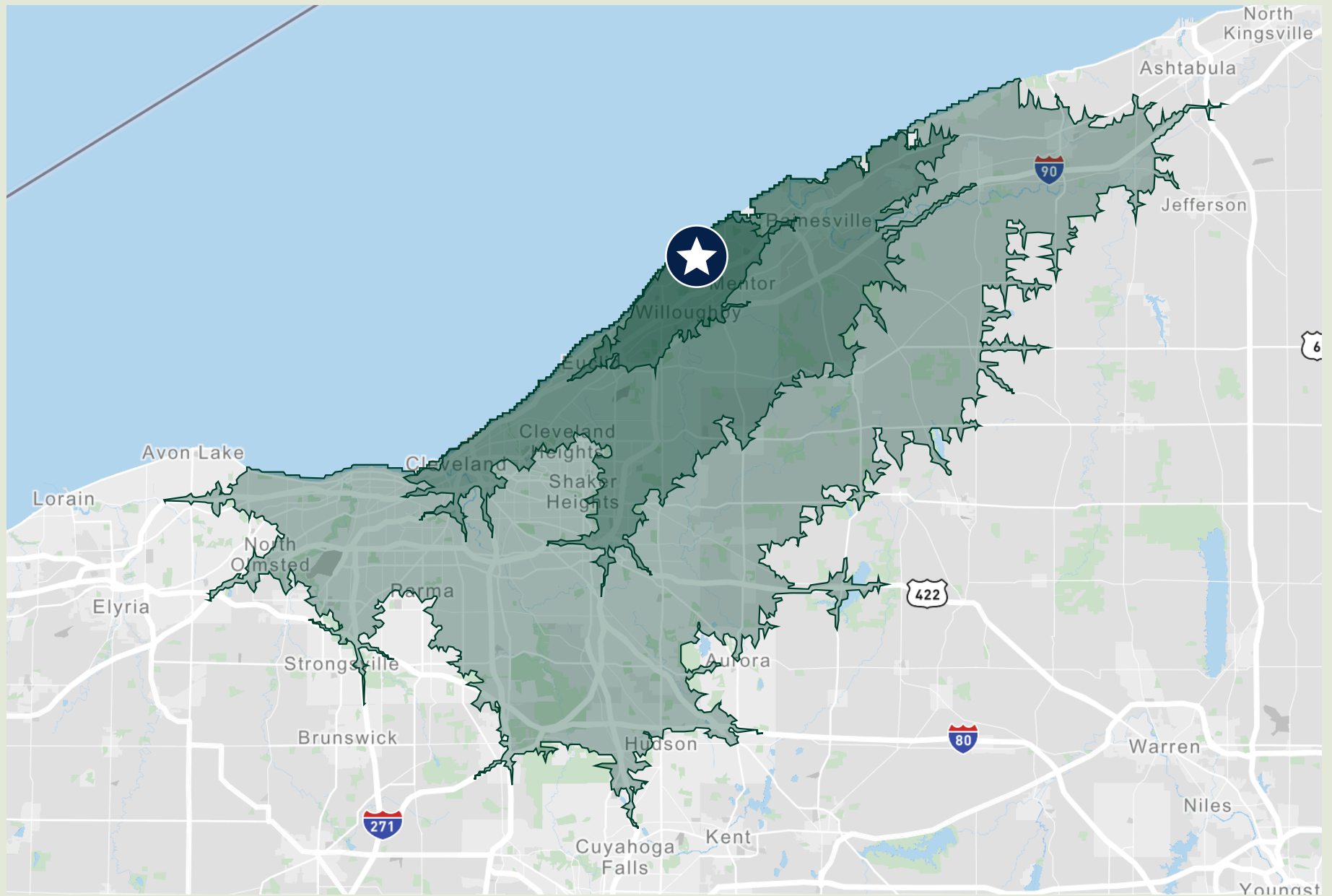
4. NHVS International Inc • 450 employees
5. Avery Dennison • 300 employees

GROUP 3

6. PCC Airfoils • 450 employees
7. Parker Hannifin Corp • 300 employees
8. STERIS • 1,043 employees



COMMUTE TIMES



15 MINUTES

30 MINUTES

45 MINUTES

KENNEDY BUSINESS PARK



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