

FOR LEASE

22000 Millcreek Boulevard

Highland Hills, Ohio 44122



**200,000-400,000 SF High Cube “Class A”
Industrial Complex with Excellent Interstate Access**

Projected Spring
2025 Delivery



Projected
Developed by:



PROPERTY FEATURES



400,000 SF

TOTAL BUILDING SIZE

\$8.00/SF NNN

STARTING LEASE RATE

31 ACRES

TOTAL SITE SIZE

\$1.25/SF

ESTIMATED NNN EXPENSES

PROPERTY SPECIFICATIONS

| | | |
|---------------------|---|----------------------|
| BUILDING OPTIONS | Two (2) 200,000 SF | One (1) 400,000 SF |
| BUILDING DIMENSIONS | Two (2) 400' x 500' | One (1) 400' x 1000' |
| YEAR BUILT | Spring 2025 | |
| CONSTRUCTION | Pre-cast insulated concrete | |
| COLUMN SPACING | 50' x 50' typical; 50' x 60' speed bay | |
| CEILING HEIGHT | 32' | |
| ROOF | .060 mil EPDM with R-25 insulation | |
| SPRINKLER | ESFR | |
| LIGHTING | LED - 2' x 4' high bay fixtures | |
| HEAT | Cambridge unit heaters | |
| DOCKS | Fifteen (15) | Fourteen (14) |
| | 9'x10' doors with seals and 35,000 lb mechanical levelers (more can be added) | |
| DRIVE-IN DOORS | Two (2) 12'x14' | |
| FLOOR | 7" - 4000 PSI reinforced concrete floor slab with Ashford finish | |
| POWER | 1200A/480V/3P | |
| PARKING | 196 spaces (with additional land banked) | |

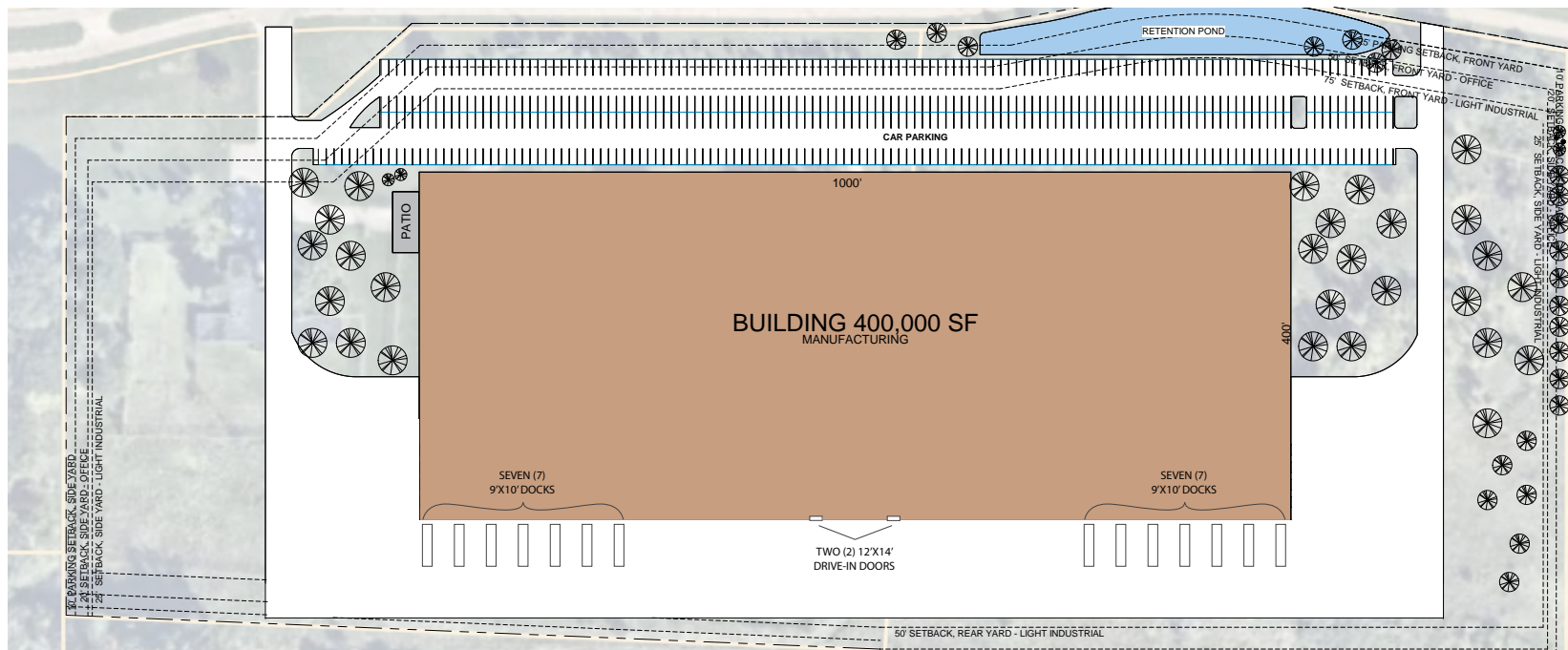
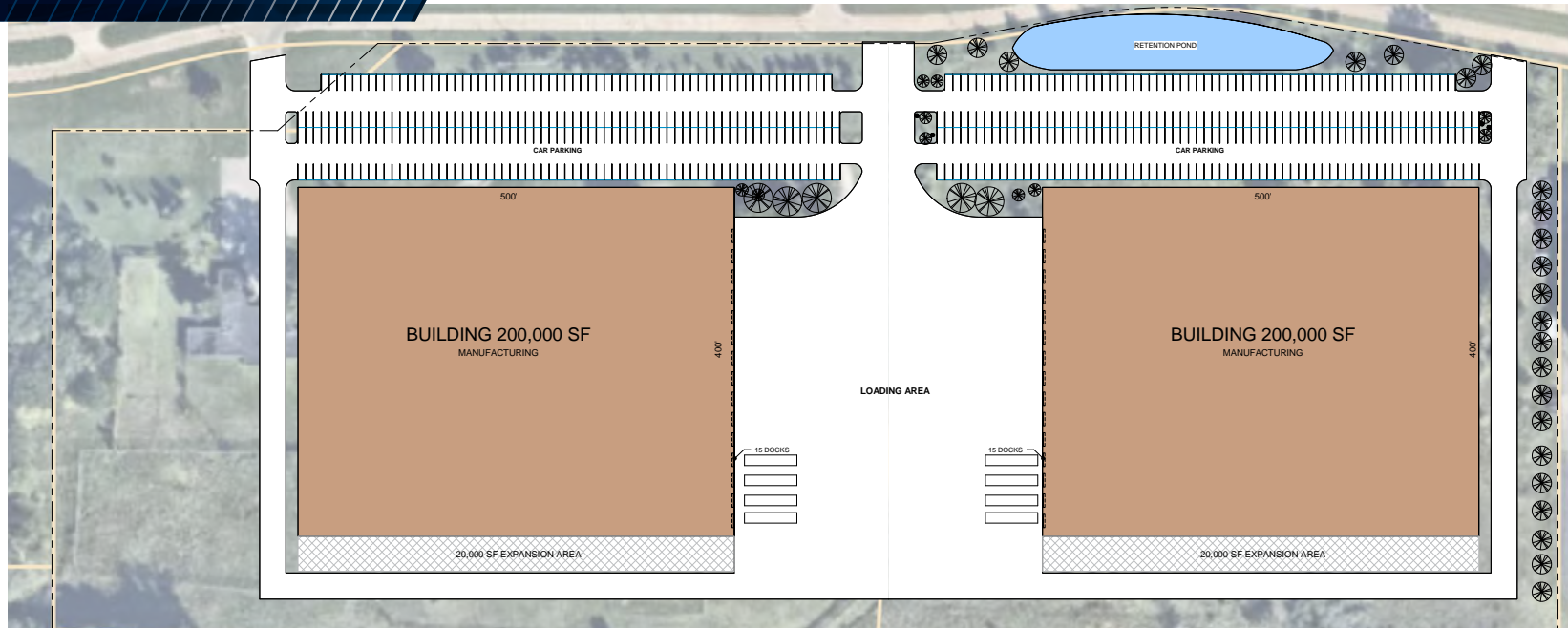
HIGHLIGHTS

- New development opportunity in the most desirable office/industrial/commercial submarket in Northeast Ohio
- Strategically located with easy access to major highways and transportation hubs making it convenient for businesses to distribute their products regionally or nationally
- Incentives available
- Proximity to suppliers and customers can reduce transportation costs and lead times which is especially important for just-in-time manufacturing and distribution
- Millcreek Boulevard offers ingress and egress both on Harvard and Green roads
- Site is capable of meeting heavy power requirements for manufacturing and data centers

CURRENT AVAILABILITY

| | | |
|---|--|---------------------------------------|
| 400,000 SF TOTAL SPACE AVAILABLE | TO SUIT OFFICE SPACE | 400,000 SF INDUSTRIAL SPACE |
| 14 - 15 DOCKS 9'X10' W/LEVELERS & SEALS | TWO (2) 12'X14' DRIVE-IN DOORS | 32' CLEAR CEILING HEIGHT |

CONCEPT SITE PLAN



PROPERTY LOCATION



LOCATION HIGHLIGHTS

Since its establishment as a political subdivision in 1990, the Village of Highland Hills has become one of Greater Cleveland's premiere suburbs. Located near Interstate 271, the Village is home to several major corporations, but still retains the tranquility of residential streets.

The municipal services are first-class and boast of financial stability due to prudent fiscal management. In a close proximity to restaurants, houses of worship, retail stores and food markets, Highland Hills is truly a great place to work, do business and to raise a family.

The Village has come a long way since its founding and they strive to keep up the high standards set by its leadership.

JOIN THE HOTTEST MARKET IN NORTHEAST OHIO



Chagrin Highlands is a 630-acre corporate community located directly off the I-271 corridor. Chagrin Highlands will offer roughly 3.5 million sf of office space, 250,000 SF of retail, and 1,000 on site hotel rooms with Eaton Corporation's Eaton Center campus, University Hospitals Ahuja Medical Center and LifeTime Fitness.



Opened in spring 2018, Pinecrest OFFERS high end retail shopping, upscale dining, and first class entertainment venues. Pinecrest consists of 400,000 SF of retail, 150,000 SF of office, AC Hotel BY Marriott and 87 high end apartments.



Eton is world class shopping and dining at its finest. One of the most sought out shopping destinations in Northeast Ohio, Eton contains a good mixture of both national and local tenants and nine (9) restaurants that cater to every taste and price point.



OHIO STATS

Top States for Business #5
Area Development 2023

Most MegaProjects in U.S. 2022 #2
2019-2021

Access to Capital CNBC #3
Best States for Business 2018

Labor Productivity #1
Growth Rate Midwest 2013

Reshoring + FDI Jobs in U.S. Reshoring Initiative #2
2015

Econ Dev Projects Site #3
Selection Magazine 2022 2011

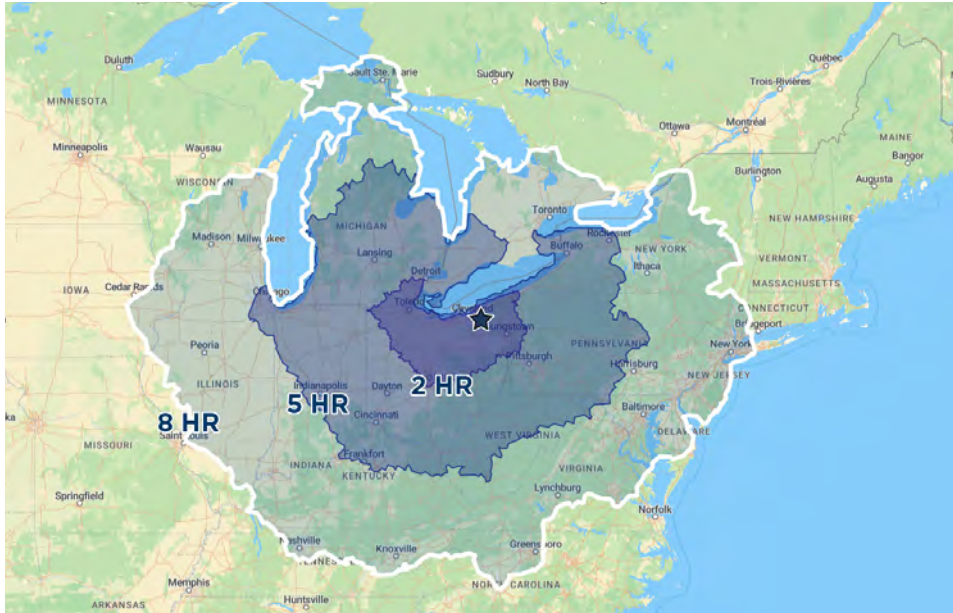
GDP Growth in Midwest #1
2011-2022 IN, KY, MI, PA, WV 1999-2010

Economic Diversity Pace #2
Fastest Regional Peers, Moody's

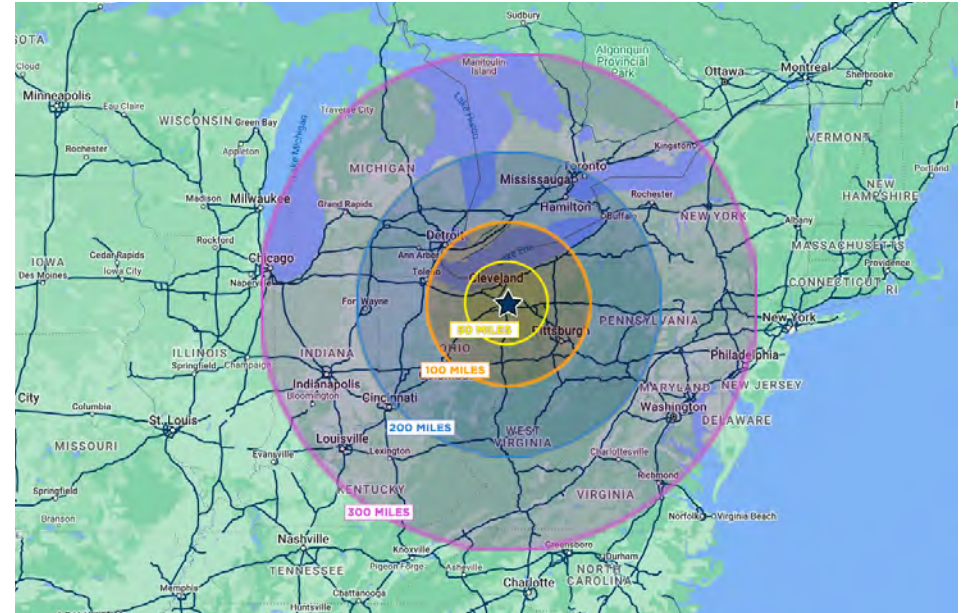
Global Groundwork Index #1
Site Selection Magazine

PROPERTY ABOUT

DRIVE-TIME FROM NE OHIO



RADIUS MAP



REGIONAL ACCESSIBILITY

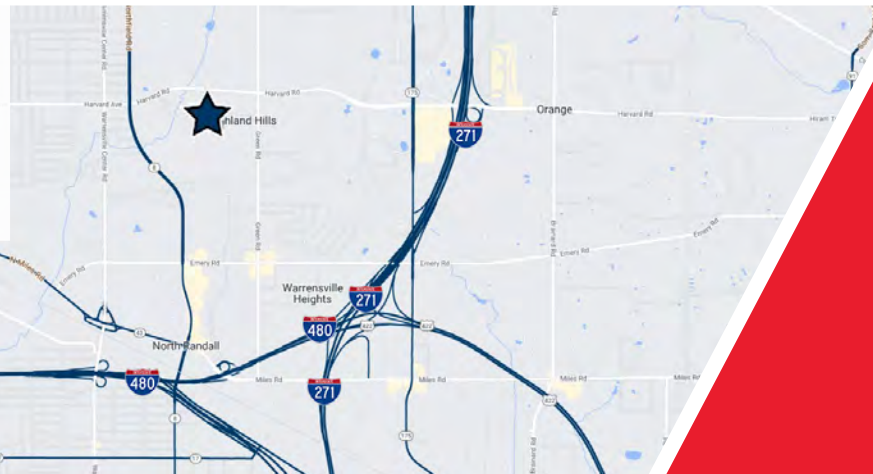
| CITY | POPULATION & METRO AREA | DISTANCE | DRIVE TIME |
|-----------------|-------------------------|-----------|------------|
| Cleveland | 1,761,000 | 17 miles | 25 m |
| Columbus | 1,687,000 | 142 miles | 2 h 6 m |
| Detroit | 3,521,000 | 189 miles | 2 h 48 m |
| Pittsburgh | 1,699,000 | 108 miles | 1 h 40 m |
| Cincinnati | 1,764,000 | 250 miles | 3 h 45 m |
| Indianapolis | 1,858,000 | 315 miles | 4 h 41 m |
| Louisville | 1,107,000 | 348 miles | 5 h 15 m |
| Chicago | 8,901,000 | 365 miles | 5 h 20 m |
| Toronto | 6,313,000 | 267 miles | 4 h 30 m |
| Washington D.C. | 5,434,000 | 346 miles | 5 h 18 m |
| Philadelphia | 5,756,000 | 406 miles | 6 h 6 m |
| New York | 18,867,000 | 444 miles | 6 h 38 m |
| Charlotte | 2,204,000 | 505 miles | 7 h 22 m |



PROPERTY AERIAL MAP

AREA/NEIGHBORHOOD AMENITIES

- A growing Class A office and retail market
- Contiguous to Chagrin Highland Office Park
- Numerous hotels including Marriott, Double Tree, Aloft, Embassy Suites, and more
- Jack Thistledown Racino
- Highland Park Golf Club and area's most prestigious country clubs
- Lifetime Fitness
- Eton Shopping Center
- Pinecrest Lifestyle Center
- Harvard Park Shopping Center
- World Class Health Care University Hospitals and The Cleveland Clinic



Excellent access to I-480 & I-271



RICO A. PIETRO, SIOR

Principal
+1 216 525 1473
rpietro@crescorealestate.com

KIRSTEN PARATORE

Associate
+1 216 525 1491
kparatore@crescorealestate.com

ROBBY MARTINELLI

Associate
+1 216 232 4104
rmartinelli@crescorealestate.com

ALEX VALLETTO

Associate
+1 216 525 1485
avalletto@crescorealestate.com

COLE SORENSON

Associate
+1 216 525 1470
csorensen@crescorealestate.com

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6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com