

FOR SALE

LOMBARDO BUSINESS PARK

ONCE-IN-A-GENERATION LAND OFFERING

GRANGER ROAD (ROUTE 17), CLOVERLEAF PARKWAY & WEST CANAL ROAD
VALLEY VIEW, OH 44125



OFFICE | MEDICAL | RETAIL | LIGHT INDUSTRIAL

- + High Profile Sites from 2.3 acres up to 7.1 acres
- + Build to Suit opportunity
- + Central location with easy access to I-77 and I-480
- + Economic Incentives Available
- + Excellent location for office, medical, retail and industrial uses
- + Pro-Business Community; low real estate taxes
- + Area of Large Infrastructure Investment



PLEASE CONTACT

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CBRE, INC.

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Cleveland, OH 44113

www.cbre.us/cleveland

Professionally Managed and Owned By Lombardo Investments LLC:



www.lombardobusinesspark.com

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LOMBARDO BUSINESS PARK LAND SITE FEATURES AND PRICING

- + Three sites from 2.3 to 7.1 acres (Not Divisible)
- + Sites are fully improved
- + Excellent freeway access to I-77 at Rockside Road or Brecksville Road (Route 21) & access to I-480 at E. 98th St. (Transportation Blvd)
- + Close proximity to Metroparks and Towpath Trail
- + Access to skilled, quality labor force due to central location.
- + 10 minutes from Downtown Cleveland
- + Convenient to Hopkins Airport and all Cuyahoga County suburbs



2.3 Acres

- + Frontage on Granger Road (Route 17)
- + Corner parcel (NW Cloverleaf Parkway & Granger/Route 17)
- + Pricing: \$840,000 (\$365,000 per acre)



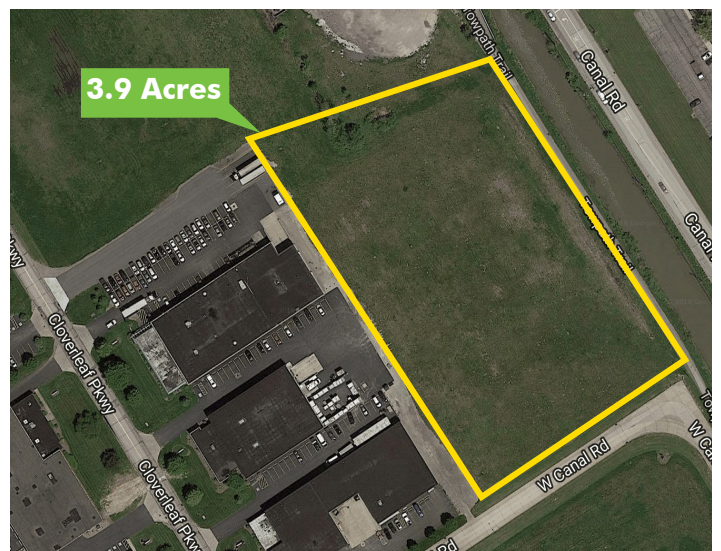
6.4 Acres

- + Frontage on Granger Road (Route 17)
- + Corner parcel (NE Cloverleaf Parkway & Granger/Route 17)



7.1 Acres

- + Located at the end of cul-de-sac
- + Pricing: \$1,925,000 (\$275,000 per acre)



3.9 Acres

- + Highly visible from West Canal & Canal Road
- + Pricing: \$1,162,200 (\$298,000 per acre)

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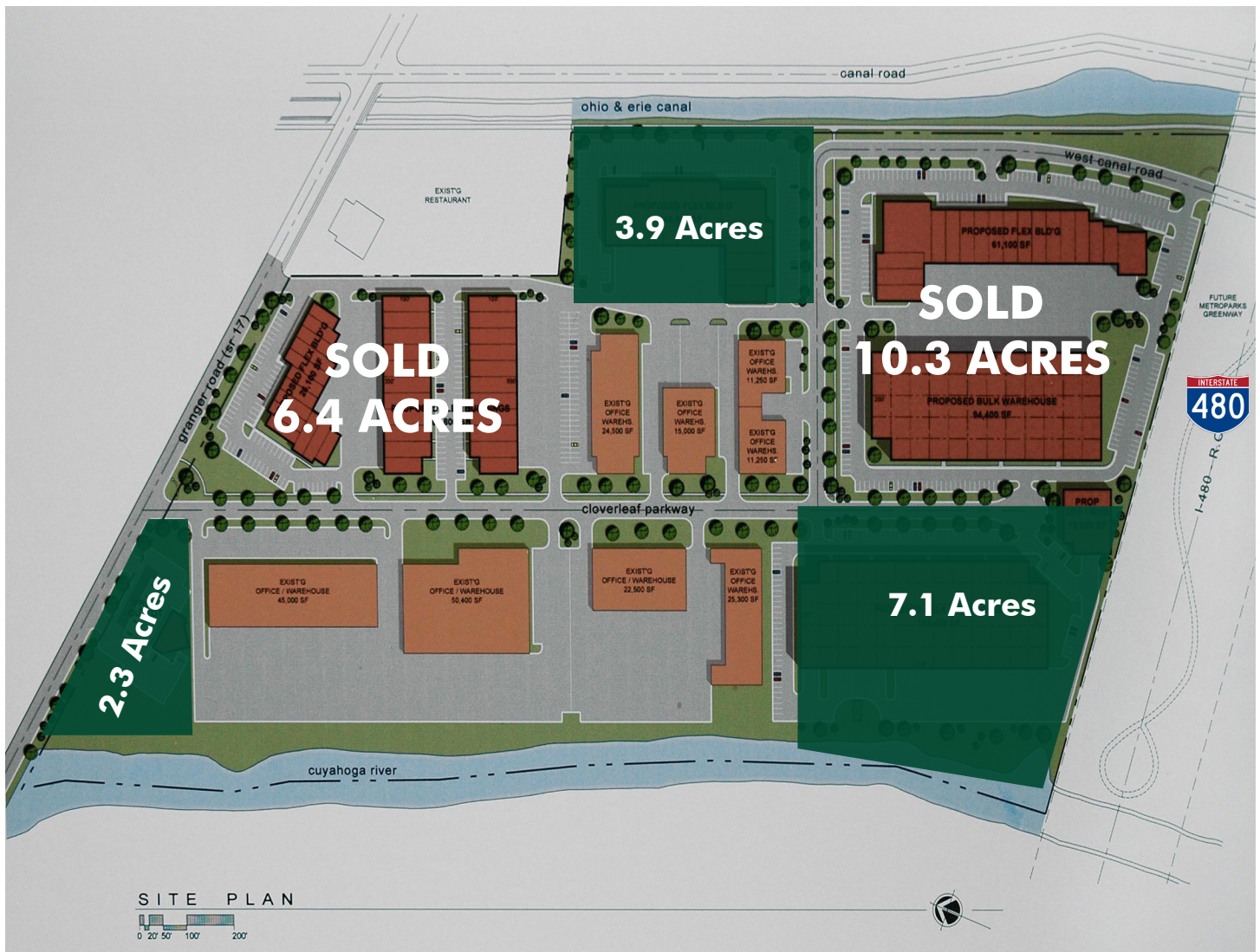


BUSINESS PARK FEATURES AND SPECIFICATIONS

- + 52 acre business park with great corporate neighbors
- + 3rd lowest tax rate in Cuyahoga County
- + Future development opportunities
- + First-class address in the heart of Cleveland's Business Corridor
- + Restaurants & entertainment district nearby including
- + Near Cinemark at Valley View
- + Deed restrictions to maintain quality of construction and uses for future projects



SITE CONCEPT PLAN



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DRONE FOOTAGE



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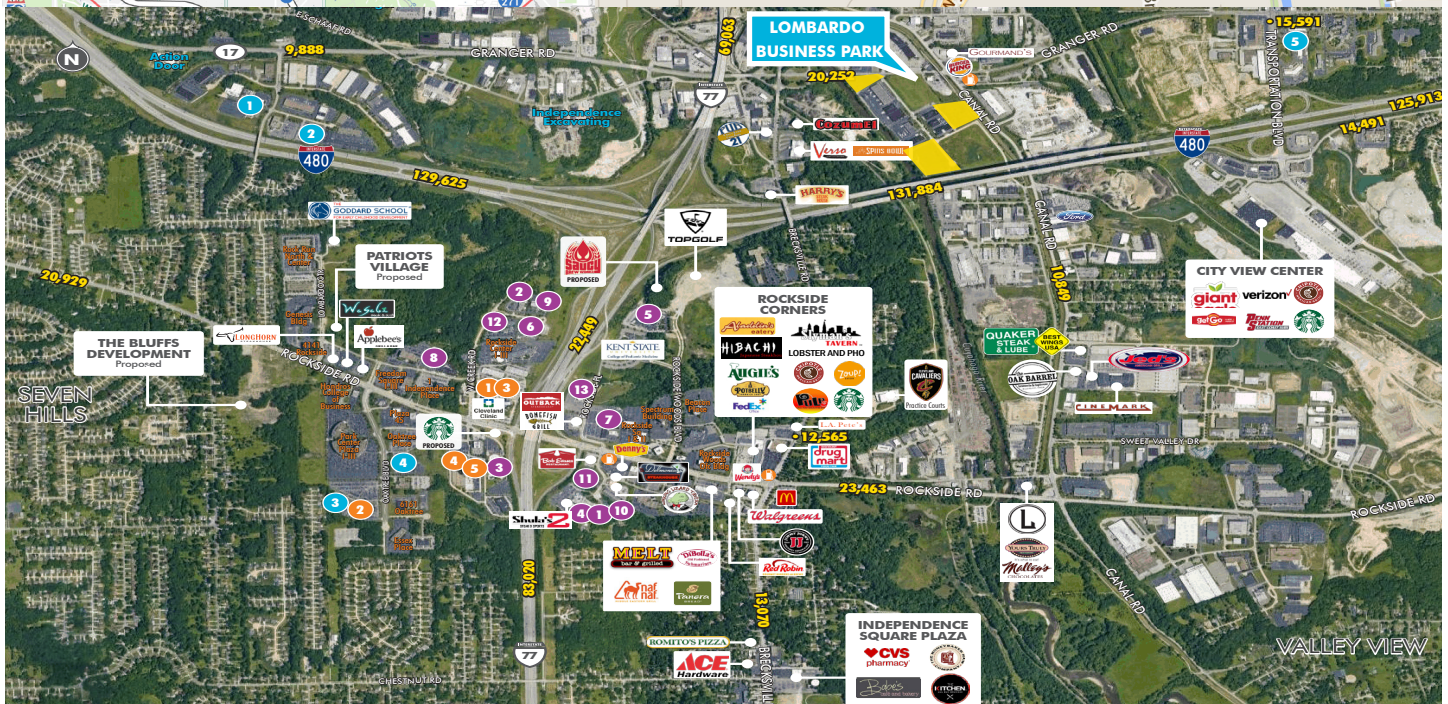
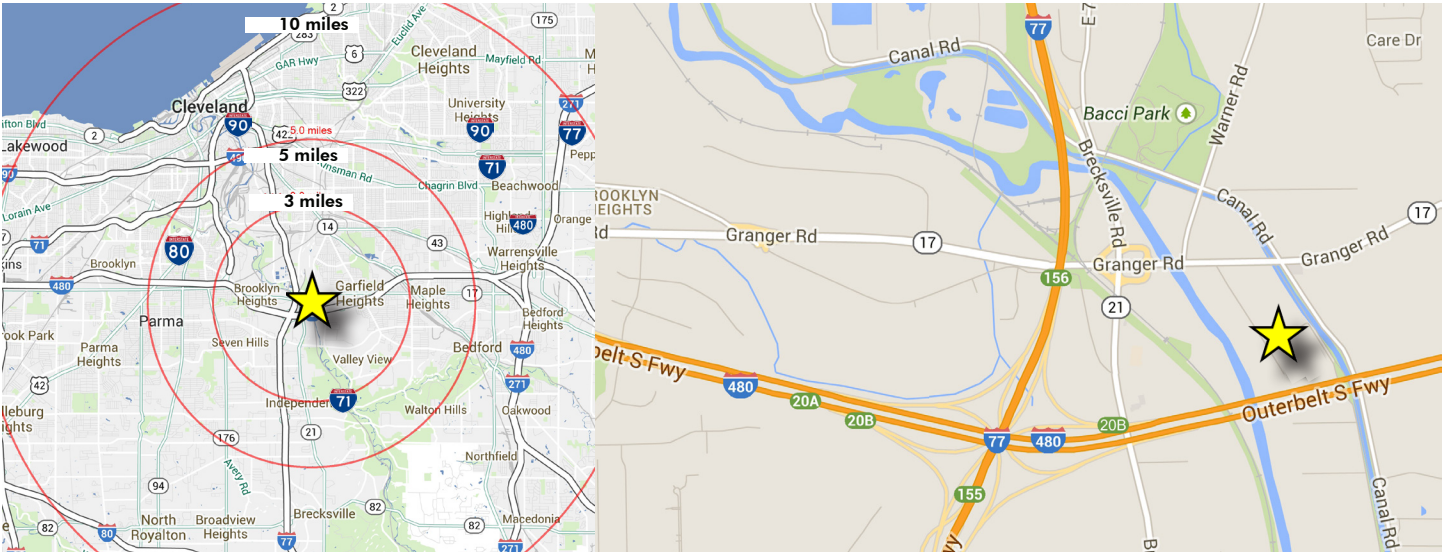


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