

FOR SALE

# 6800 S Marginal Avenue

Cleveland, Ohio 44103



Immediate Capacity Ready for Data Center Development on 60 Acres of Land



Projected  
Developed by:



# PROPERTY FEATURES



## 60 Acres

Total Site Size

## Low Latency

Dense Fiber Networks

## 50+ MW

load study underway

## Opportunity Zone

Tax Incentives Available



**FORMER POWER PLANT SITE**  
Robust Utility Infrastructure

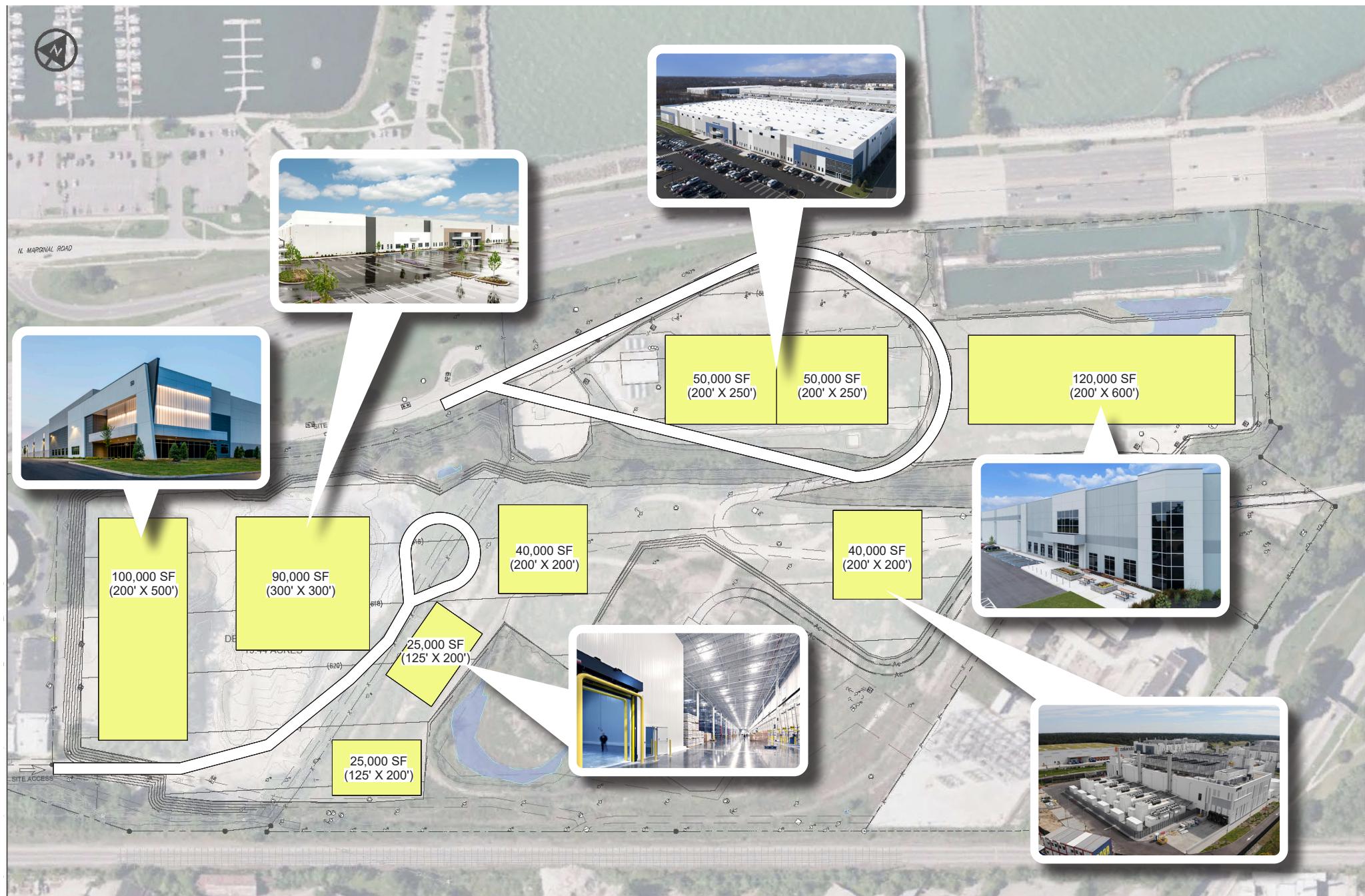


**LAKE ERIE COOLING**  
Access to Abundant Water Supply

## HIGHLIGHTS

- ±60 acres of prime waterfront-adjacent land with immediate visibility from I-90 and proximity to downtown Cleveland's rapidly expanding lakefront district
- Exceptional redevelopment potential for industrial, mixed-use, or large-scale logistics users within the City of Cleveland Opportunity Zone
- Ideal data center location. Former First Energy power plant and unlimited water access from Lake Erie
- Rare large-parcel availability inside the Cleveland urban core, ideal for users seeking scale and workforce proximity
- Strong public and private investment momentum surrounding the lakefront, downtown, and Opportunity Corridor fueling long-term appreciation potential

# CONCEPT SITE PLAN



# LOCAL FIBER MAP

6800 S. Marginal Rd, Cleveland, OH

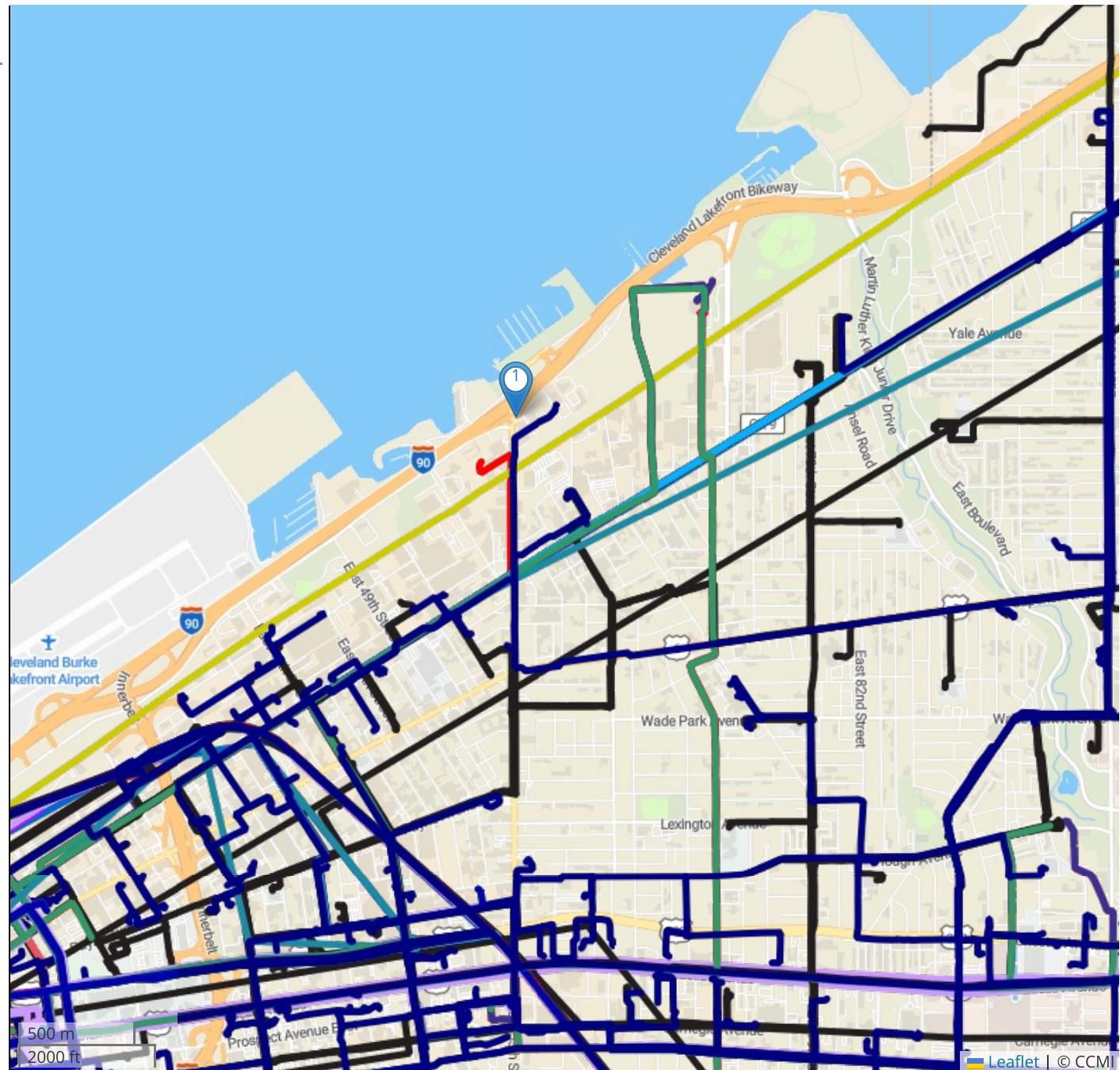
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## Metro Networks

- ✓ Breezelne
- ✓ Breezelne Leased
- ✓ Crown Castle
- ✓ Enlite by CEC - Leased
- ✓ Everstream
- ✓ ExteNet Systems
- ✓ MCFN
- ✓ Segra
- ✓ Spread Networks
- ✓ Uniti Fiber
- ✓ Windstream
- ✓ Windstream - Dark
- ✓ WOW! Business
- ✓ Zayo Metro

## Long Haul Networks

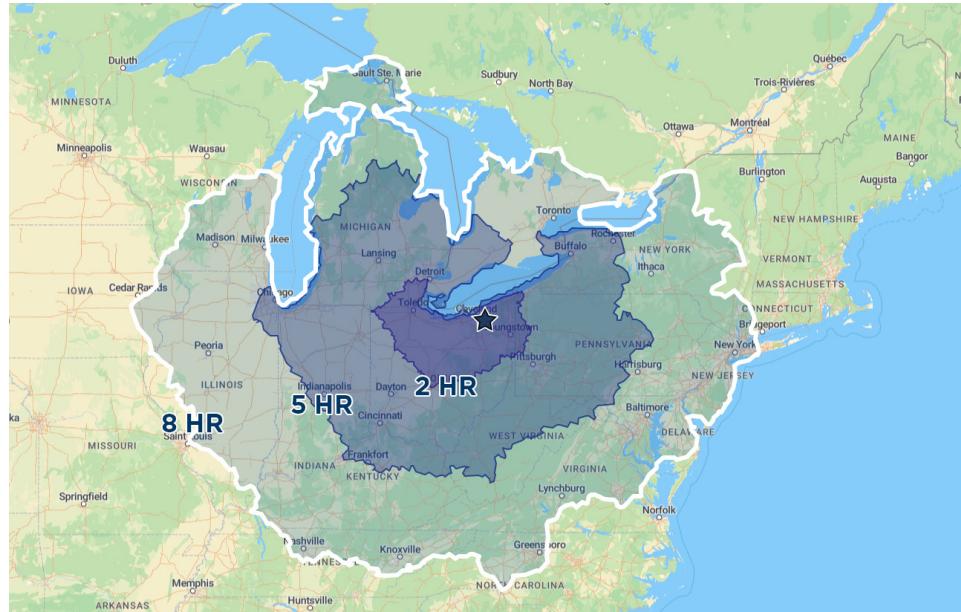
- ✓ Arelion - North America
- ✓ Hudson Fiber LH Leased
- ✓ Sprint Long Haul
- ✓ Uniti Fiber Long Haul
- ✓ Windstream Long Haul
- ✓ Zayo Long Haul
- ✓ Zayo North America



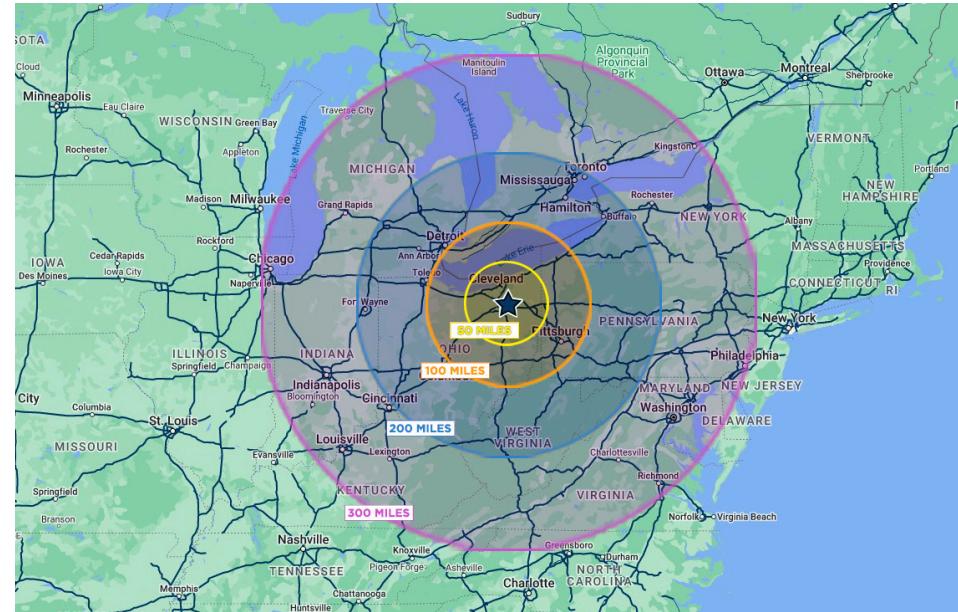
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# PROPERTY ABOUT

## 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



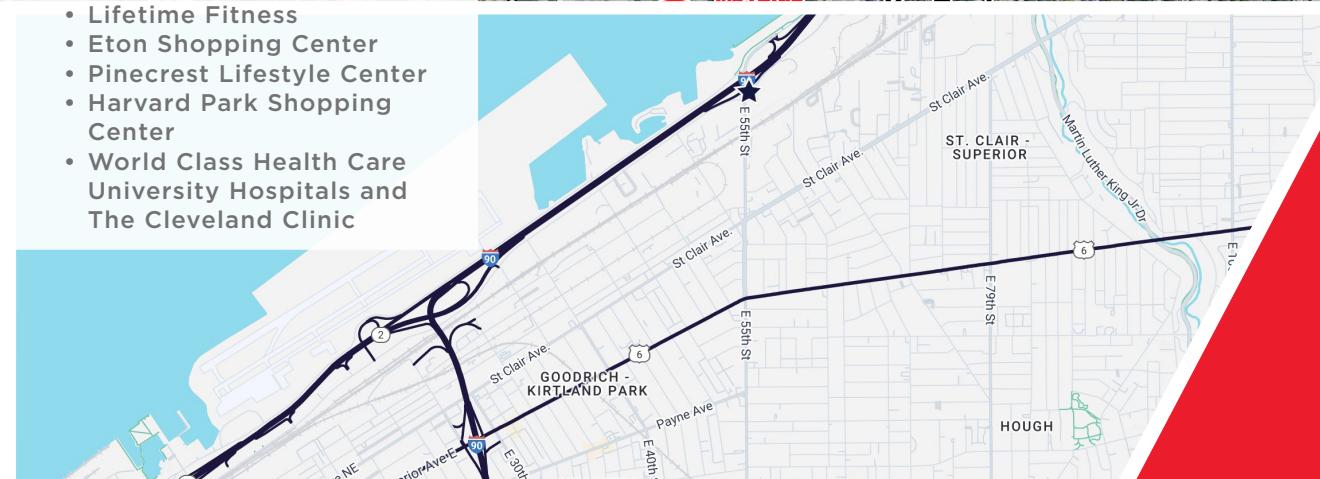
# PROPERTY AERIAL MAP

## 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-90 & SR-2





# CLEVELAND OVERVIEW

Cleveland is a growing Midwestern hub known for its affordability, skilled workforce, strong healthcare sector, and exceptional transportation access. Situated on Lake Erie, the city connects directly to I-90, I-71, and I-77, major rail lines, and the Port of Cleveland—making it an efficient base for manufacturing, logistics, and distribution.

Backed by a diverse economy spanning healthcare, finance, advanced manufacturing, and technology, Cleveland attracts companies seeking cost-effective operations and high-quality talent.

## Cleveland: Business Advantages

### Strategic Location

- Access to 60% of the U.S. and Canadian population within an 8-hour drive
- Deep-water Great Lakes port with international shipping access
- Robust interstate network supporting regional and national distribution

### Competitive Cost Structure

- Lower operating costs than major coastal markets
- Affordable industrial and office space
- Attractive tax environment

### Skilled Workforce

- Strong labor pool in manufacturing, healthcare, logistics, and trade careers
- More than 25 colleges and universities in the region
- Pipeline supported by major institutions such as Cleveland State University, Case Western Reserve University, and Cuyahoga Community College



## Lifestyle & Culture Snapshot

Cleveland offers big-city amenities with Midwestern friendliness, making it an appealing market for companies relocating or expanding.

### Rock & Roll Hall of Fame

Located along the lakefront, the Rock Hall is one of Cleveland's top cultural landmarks—an architectural icon and a major tourism anchor attracting visitors worldwide. It reflects the city's long history of musical influence and national recognition.

### Playhouse Square

The second-largest performing arts district in the U.S., Playhouse Square features historic theaters, Broadway shows, concerts, and comedy. It anchors a vibrant district filled with new restaurants, residential towers, and corporate offices.

### Professional Sports

Cleveland is passionate about its teams, each playing in state-of-the-art facilities downtown:

- Cleveland Browns – NFL
- Cleveland Cavaliers – NBA
- Cleveland Guardians – MLB

Sports drive year-round energy in the city, supporting hospitality, retail, and tourism.

### Parks & Waterfront

Cleveland sits along Lake Erie's shoreline and the award-winning Cleveland Metroparks system—over 24,000 acres of trails, beaches, golf courses, and green space. Edgewater Park, The Flats, and new lakefront developments continue to enhance the city's quality of life.

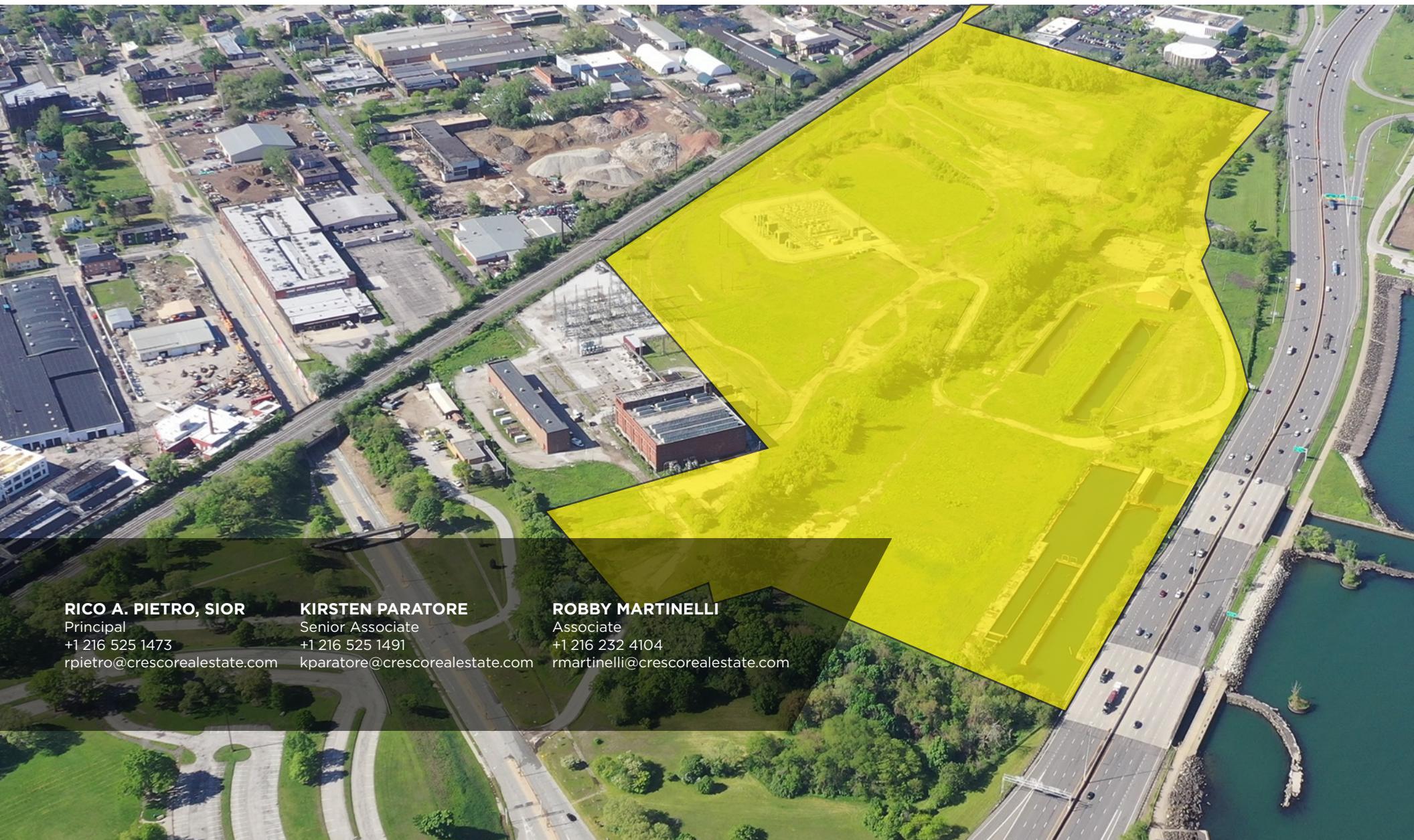
## Economic Anchors & Employers

Cleveland's economy is supported by globally recognized institutions and industry leaders, including:

- Cleveland Clinic – consistently ranked among the top hospitals in the world
- University Hospitals & MetroHealth – major regional healthcare systems
- Sherwin-Williams Global Headquarters – located Downtown
- Progressive, Eaton, KeyBank, Parker Hannifin – Fortune 1000 headquarters
- NASA Glenn Research Center – innovation in aerospace and engineering
- Manufacturing & distribution leaders throughout Northeast Ohio

## Why Companies Choose Cleveland

- Central Midwest logistics hub supporting efficient national distribution
- Deep talent pool in engineering, manufacturing, healthcare, and trades
- Affordable living costs that help attract and retain employees
- Growing districts like Ohio City, Hingetown, Midtown, and the HealthTech Corridor
- Strong civic investment in infrastructure, lakefront redevelopment, and mixed-use projects



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