

INDUSTRIAL DEVELOPMENT OPPORTUNITY

100,000 TO 1,500,000 SF
BUILD-TO-SUIT



NWC BAUMHART ROAD & ROUTE 2
VERMILION, OH



OPPORTUNITY OVERVIEW

Up to 1.5M SF Available Build-to-Suit

Located at the Western edge of the Cleveland, Ohio market on Route 2 (I-90) interchange, and three miles away from I-80 (Ohio Turnpike), this site provides quick access to multiple Ohio and Michigan markets with direct freeway access and the potential for a rail spur. Additionally, this site is well-positioned within a 100 mile radius of multiple major cities, providing distributors ideal connectivity.

KEY DETAILS



SITE SIZE
119.6 ACRES



HIGHWAY VISIBILITY
3,900 FEET



ZONING
INDUSTRIAL



POTENTIAL
RAIL SERVICE

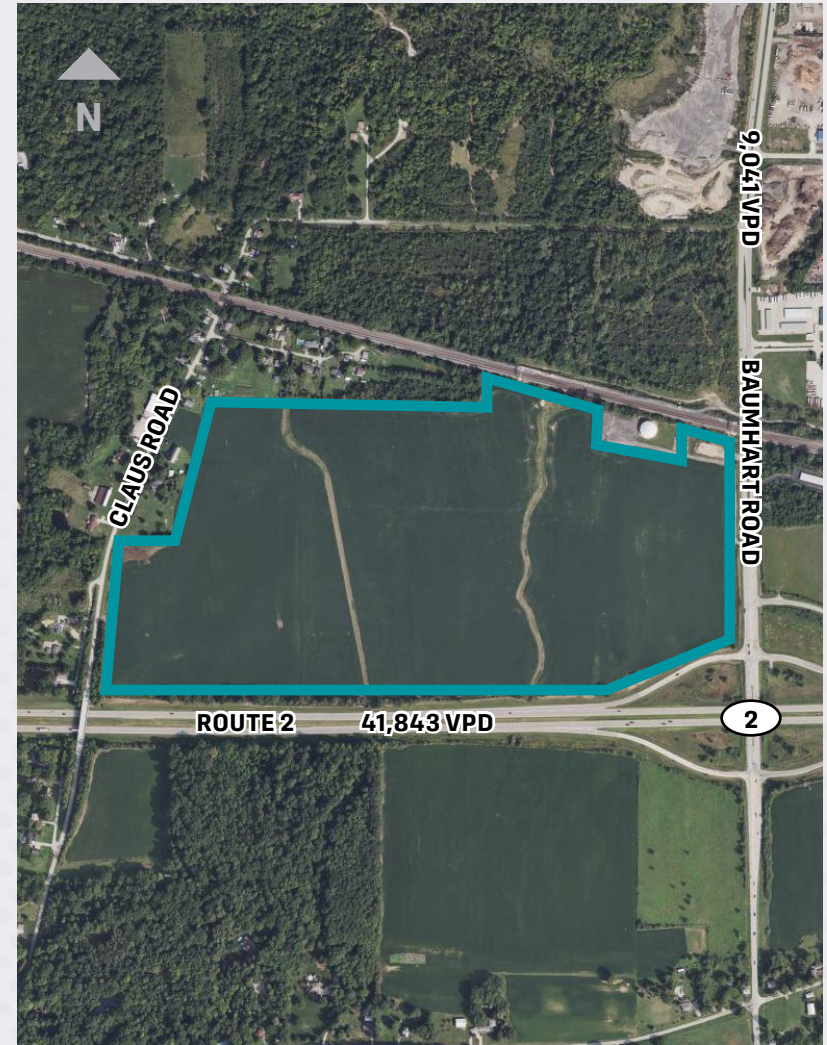


COUNTY
LORAIN



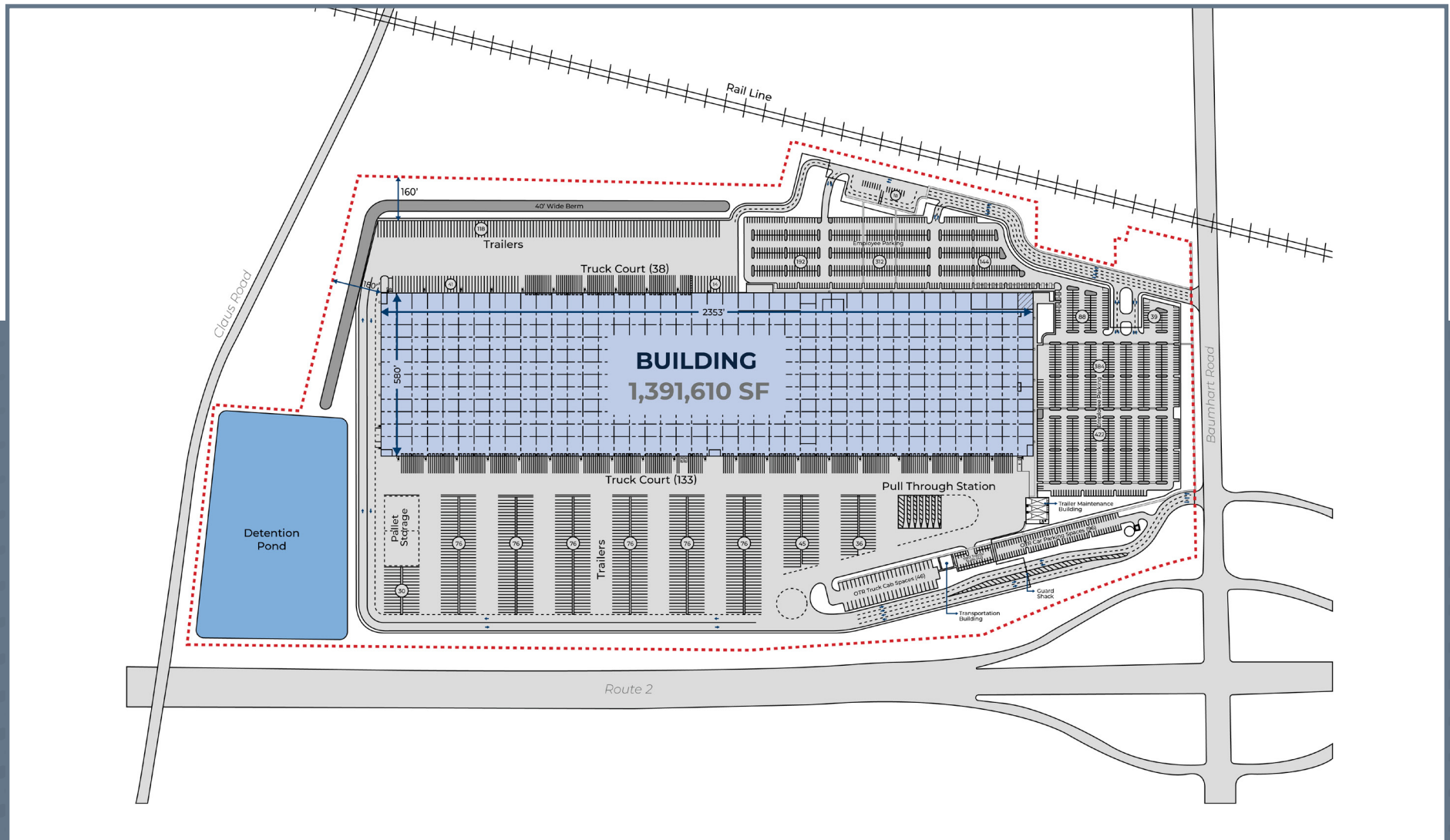
CONVENIENT ACCESS
TO HIGHWAYS

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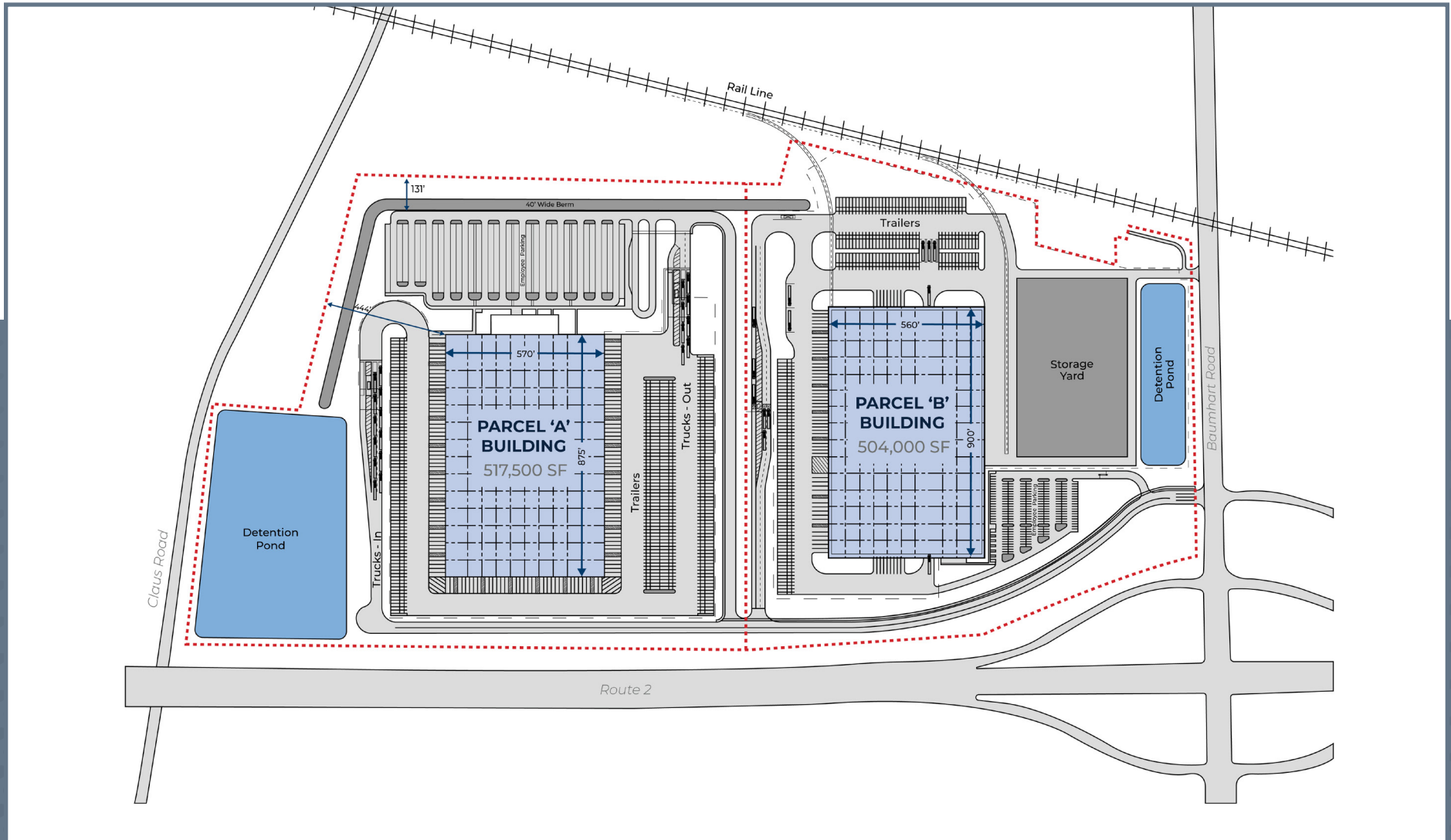
SITE PLAN

SINGLE BUILDING



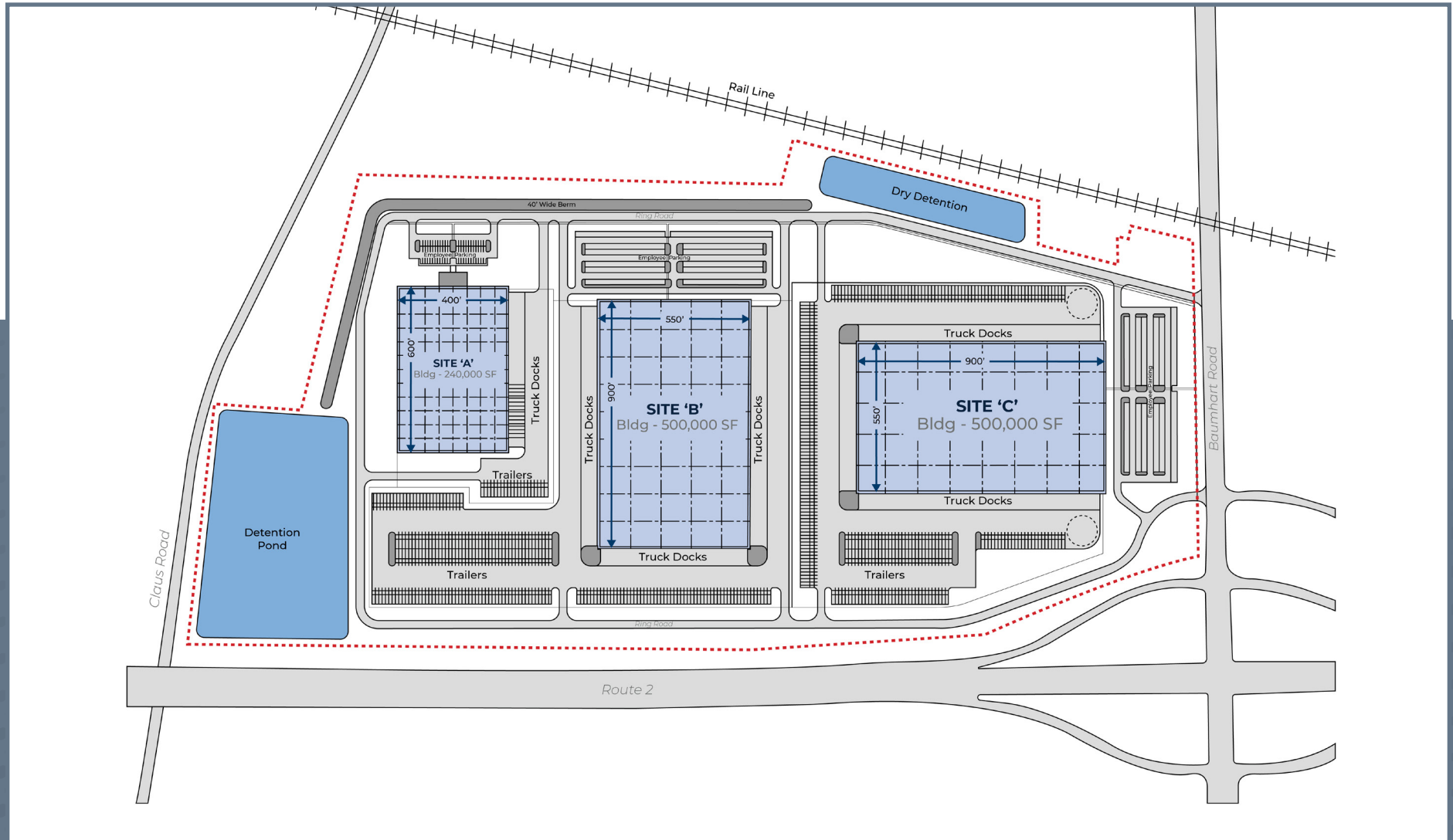
SITE PLAN

2 BUILDINGS

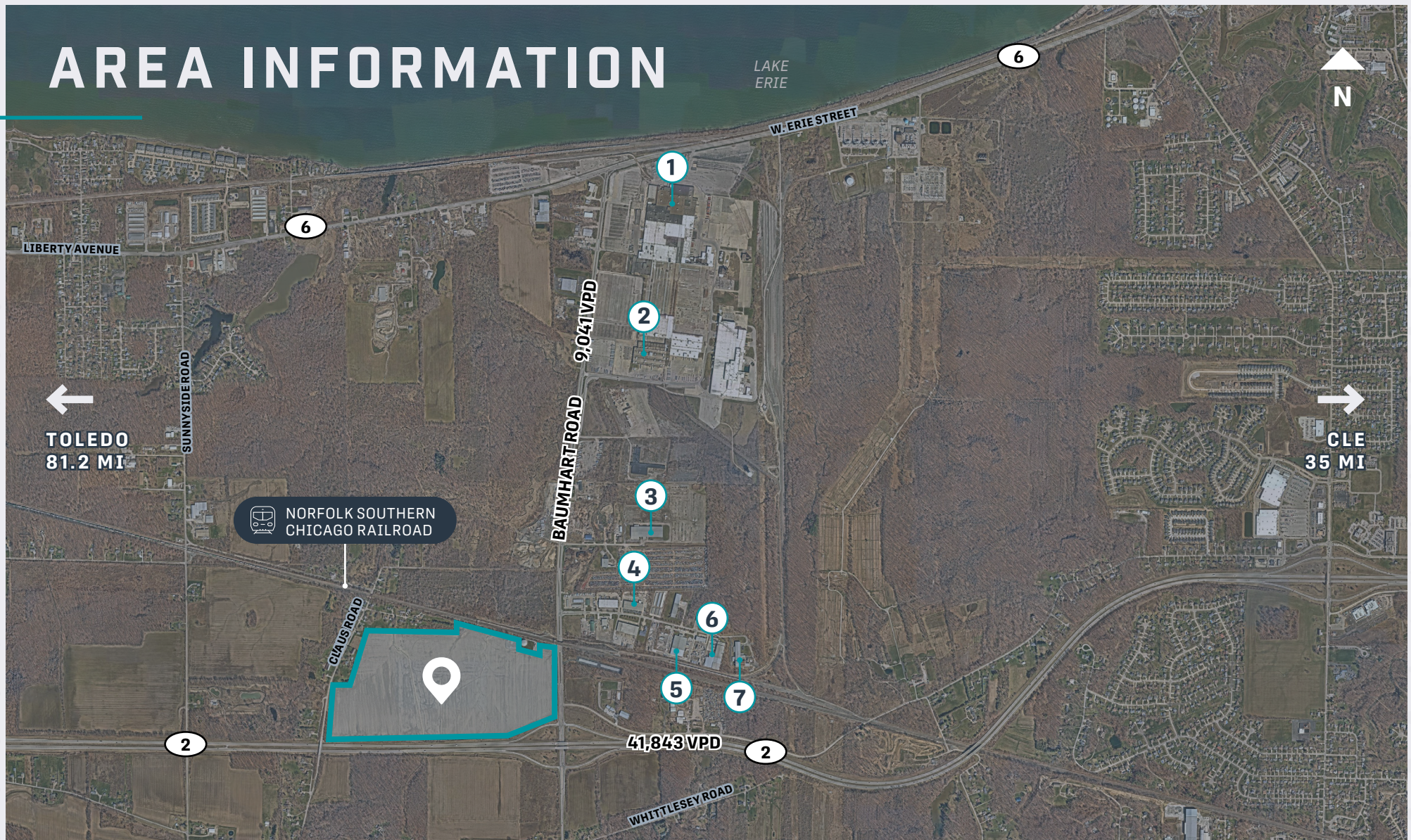


SITE PLAN

3 BUILDINGS



AREA INFORMATION



BUSINESSES

- | | |
|--------------------------------|---|
| 1. Jiffy Products of America | 5. RDF Logistics |
| 2. Heidelberg Distributing Co. | 6. Ergomat, Inc. |
| 3. Tubular Steel Inc. | 7. Materion Performance Alloys and Composites |
| 4. FedEx Ship Center | |

DRIVE TIMES

INTERSTATE 90

3.3 mi. 5 min.

CLEVELAND, OH

35 mi. 35 min.

CLEVELAND HOPKINS INT'L AIRPORT

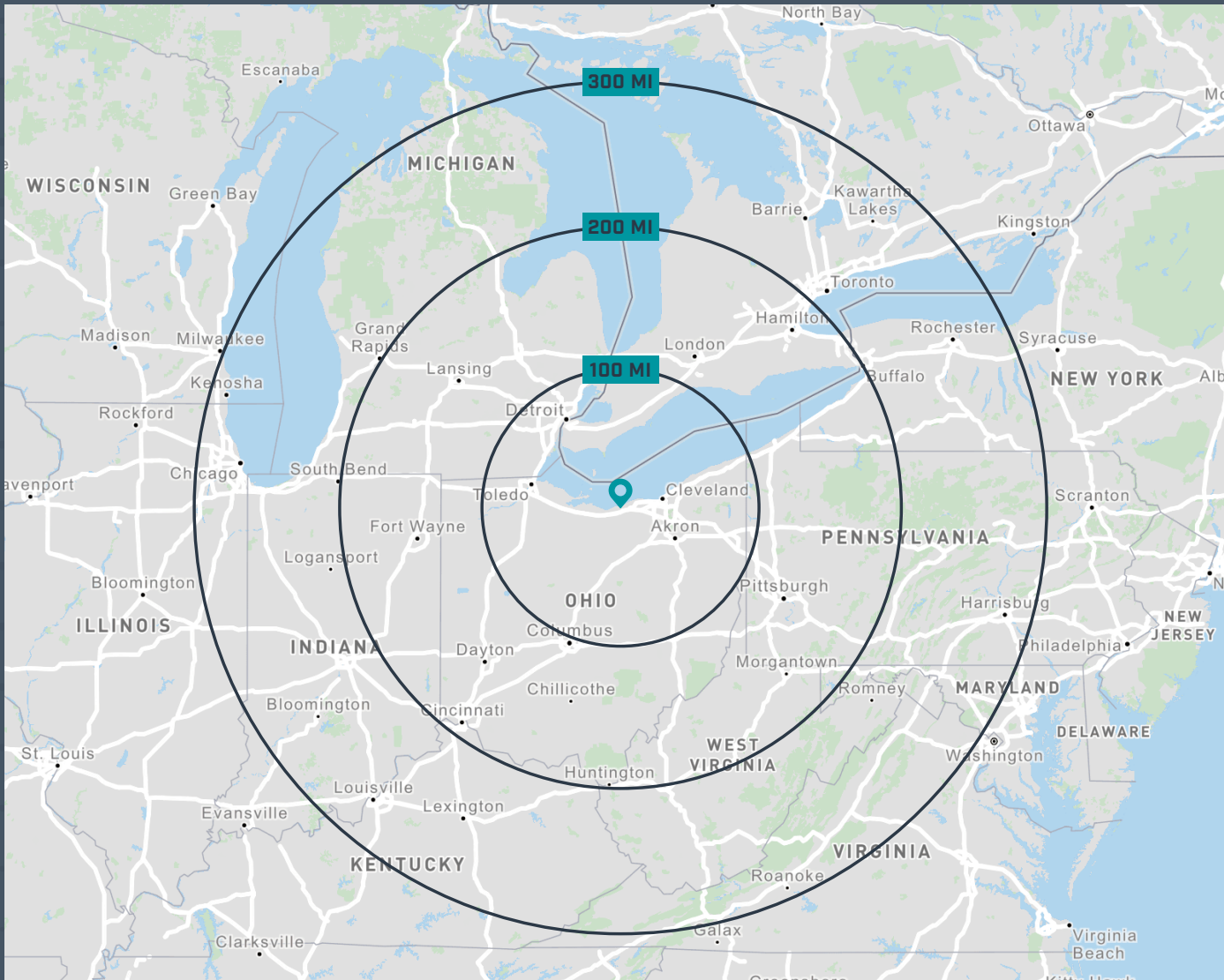
27.4 mi. 30 min.

TOLEDO, OH

81 mi. 1 hr. 14 min.

EXCELLENT AREA PROXIMITY

Drive Times to Major Cities in 300 Mile Radius



TOLEDO, OH
1 HOUR

DETROIT, MI
2 HOURS

COLUMBUS, OH
2 HOURS

PITTSBURGH, PA
2.5 HOURS

FORT WAYNE, IN
2.75 HOURS

SOUTH BEND, IN
3.5 HOURS

BUFFALO, NY
3.5 HOURS

CINCINNATI, OH
3.5 HOURS

INDIANAPOLIS, IN
4.5 HOURS

CHICAGO, IL
5 HOURS

LOUISVILLE, KY
5 HOURS

Area Demographics

CATEGORY	10 MINUTES	20 MINUTES	30 MINUTES
2023 Population	59,516	212,751	551,765
2028 Population <i>Projection</i>	59,811	213,772	550,973
2023 Population 25 & Over	43,904	149,764	395,857
2023 Employees	20,654	94,459	253,839
2023 Businesses	1,698	6,442	17,442
2023 Households	25,133	88,250	232,292
2023 Avg. HH Income	\$91,028	\$82,579	\$97,722
2023 Median HH Income	\$67,053	\$57,297	\$68,079
2023 Avg. HH Value	\$234,868	\$216,954	\$247,963
2023 Median HH Value	\$203,668	\$184,819	\$214,442

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