



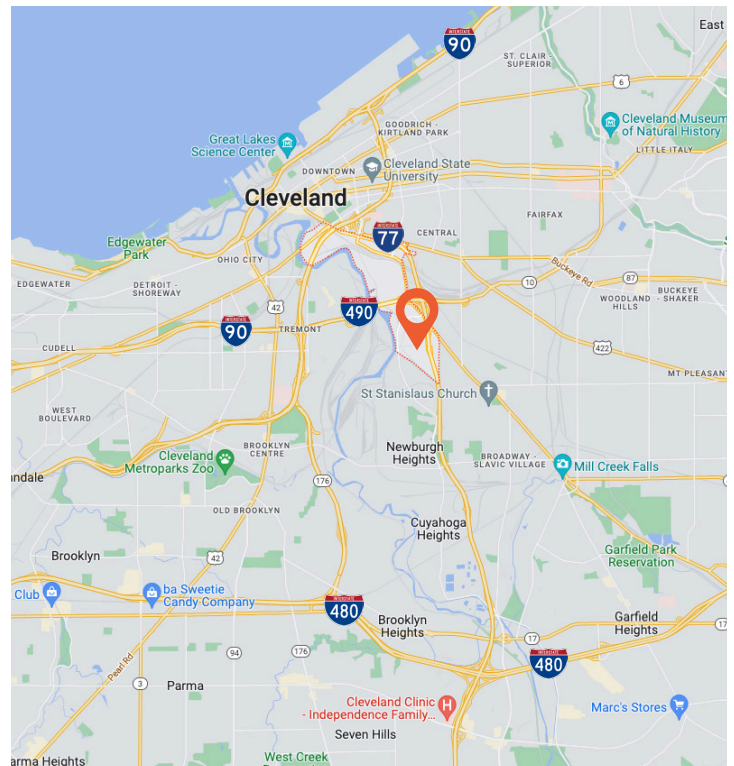
\* site perimeter is approximate

## CUYAHOGA VALLEY INDUSTRIAL CENTER

Cleveland, OH

### PROPERTY FEATURES:

- 40+ AC available
- Site can accommodate two 400,000 SF buildings
- Within 0.1 mile of two highway exits
- Rail-ready: rail to the site with rail bed
- Heavy utility capacity on-site
- One mile of highway visibility
- Site divisible to 15 acres



### FOR MORE INFORMATION CONTACT:

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# SITE OVERVIEW

# CUYAHOGA VALLEY INDUSTRIAL CENTER



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**Job Ready Site**  
Certified

## ACCESS

MODE	PROVIDER	DISTANCE
ROAD	Heidtman Parkway E. 44th Street / Pershing Ave. E. 49th Street / Fleet Ave.	Direct
INTERSTATE	I-77 (four-way access) I-490 I-71 I-480 I-90	0.1 miles 0.5 miles 1.5 miles 3 miles 2 miles
RAIL	Wheeling & Lake Erie Railway Access to both CSX & Norfolk Southern	On-site
AIRPORTS	Cleveland-Hopkins Int'l Burke Lakefront	10 miles 3.5 miles
PORT	Port of Cleveland Cuyahoga River Dock	3.5 miles 0.5 miles

## UTILITIES

UTILITY	CAPACITY
WATER	12" extension from 30" line
SEWER	12" line, 1.1 to 1.6 million gallons daily
ELECTRIC	6MW, Min. 480/277 volts 3-phase power
GAS	300,000 CFH via 12" extension from 18" main, max. op. pressure of 95 psi



## 40+ ACRES

### LOCATION & ACCESSIBILITY

- One-mile of highway visibility
- 112,000 AADT counts
- Centrally located in most populated region in US
- 1<sup>st</sup> in Midwest and 4<sup>th</sup> in US as location for logistics management
- Cleveland is within a one-day drive or two-hour flight of 50% of the US Population
- Excellent highway and rail infrastructure

## SHOVEL-READY

STATE OF OHIO CERTIFIED JOB READY SITE

WITHIN 500 MILES:

- 49% of US. Manufacturing Employment
- 44% of US. Households
- 45% of US. Effective Buying Income
- 46% of US. Earnings
- 60% of Fortune 500 US Headquarters



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