



WARREN
TECH PARK



Warren, Ohio

184 ACRES

FOR WHAT'S NEXT IN SUSTAINABLE
ENERGY SOLUTIONS AND TO SUPPORT
TOMORROW'S MANUFACTURING

Build-To-Suit
R&D/Flex/Industrial
Opportunities For Lease

CBRE



WARREN TECH PARK



Through ownership, investment, and alignment, Warren Tech Park will create a **unique ecosystem** that allows the creation, validation, and rapid deployment of forward-thinking energy solutions.

With **world class facilities**, company-owned strategic property development locations, **access to industry expertise**, and co-location with emerging and startup companies, Warren Tech Park serves as an **incubator, accelerator, and technical and innovation center** in which to demonstrate, pilot and scale these innovations.



184 ACRES TOTAL
150 acres of shovel-ready land



FLEXIBLE OPTIONS
for leasing as-is, redeveloped,
or a hybrid of both



MULTIPLE TENANTS
can be accommodated



TENANT IMPROVEMENT
can start immediately



STRATEGIC LOCATION
within Voltage Valley



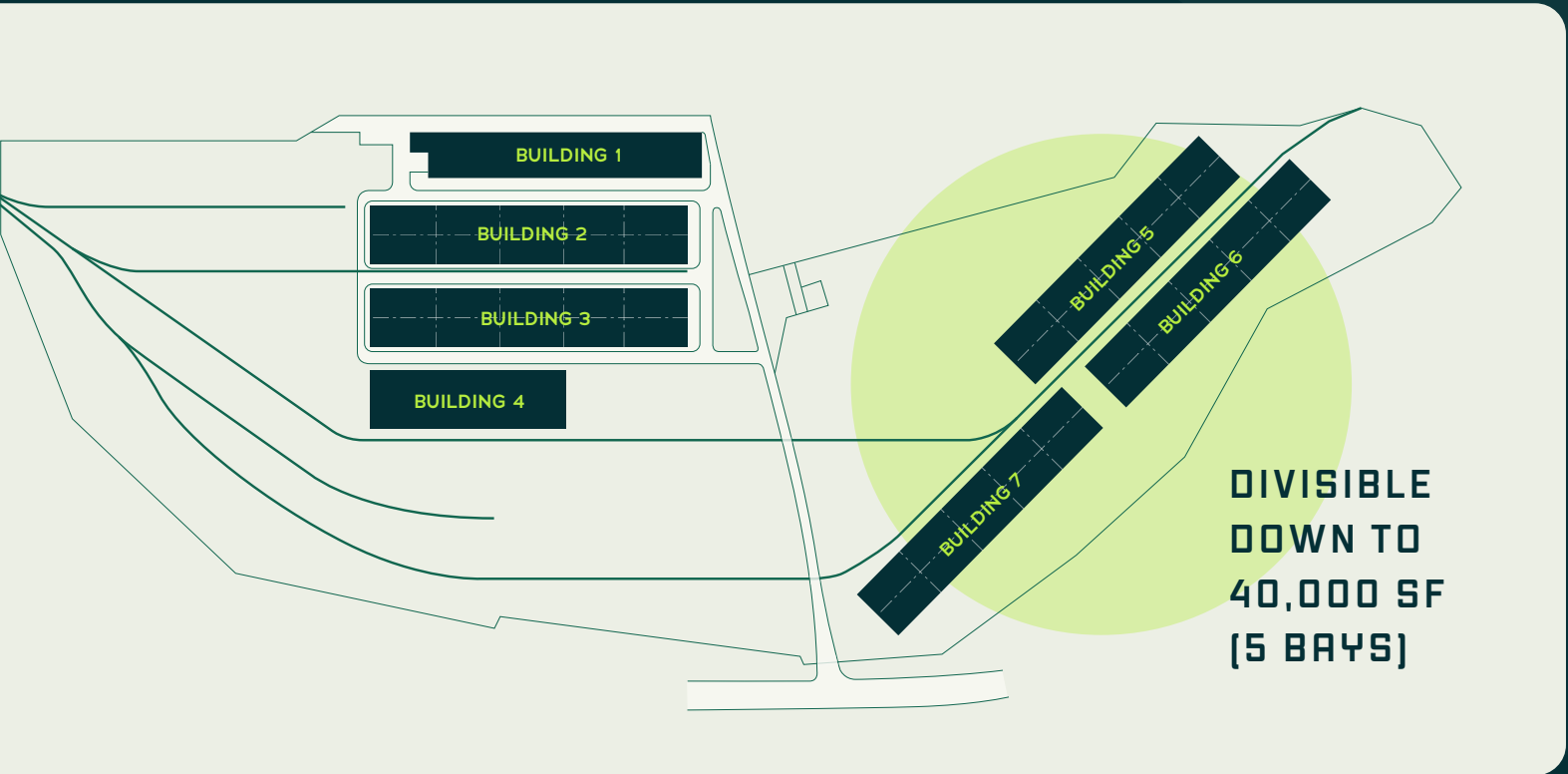
STRONG LABOR POOL
and low cost of living



MANUFACTURING ASSETS
in close proximity

WARREN TECH PARK

PROJECT OVERVIEW



LEASE RATE

- \$3.00/SF

FRONT GUARD HOUSE

- 2,562 SF first floor
- 1,554 SF second floor
- 2 drive-in doors
- Available power & radiant heat

PUMP HOUSE BUILDING 10

- 1,950 SF
- 1 drive-in door
- Available power

MAINTENANCE BUILDING 11

- 3,000 SF
- 3 drive-in doors
- Available power & radiant heat

WAREHOUSE BUILDING 12

- 1,950 SF
- 3 drive-in doors
- Available power

UNIT	TOTAL SF	OFFICE SF	CLEAR HT.	DRIVE IN DOORS	POWER	COLUMN
BUILDING 1	153,125	3,000	14'	30 (12' X 12'6")	Available	24' X 20'
BUILDING 2	200,000	0	15'9" - 18'	20 (10' X 11')	Available	25' X 25'
BUILDING 3	160,000	0	15'9" - 18'	16 (10' X 11')	Available	25' X 25'
BUILDING 4	120,000	0	15'9" - 18'	12 (10' X 11')	Available	25' X 25'
BUILDING 5	200,000	0	15'9" - 18'	20 (10' X 12')	None	25' X 25'
BUILDING 6	200,000	0	15'9" - 18'	20 (10' X 12')	None	25' X 25'
BUILDING 7	200,000	0	15'9" - 18'	20 (10' X 12')	1/2 Bldg.	25' X 25'



YOUR OFFICE SOLUTION AT



TRIPLE NINE
PINE



999 PINE AVENUE SE
WARREN, OH

Building Type	Heavy Power	Year Built
Office/Data Center	Capable of 10 MW	1979
Building Size	Lease Rate	HVAC System
56,000 SF	\$12.00/SF NNN	48 Tons
Typical Floor	Sale Price	
28,000 SF	Negotiable	

- **Capability for full renovation to pursue LEED certification and a net-zero energy building**
- **Expansion option available to create high bay /flex space**
- **Potential for:**
 - Lab & technology development space
 - Advanced-tech conference areas
 - Accelerator space in affiliation with BRITE Energy Innovators

PERFECTLY POSITIONED

WARREN, OH



Hospital

EMPLOYED CIVILIAN
POPULATION AGES 16+

Lowest Employed Population

Highest Employed Population





WHY NORTHEAST OHIO

Manufacturing is the largest of Ohio's 20 economic sectors, including government, with 15% of total output in 2021

As of 2021, Ohio's manufacturing sector GDP was \$114.8 billion, making it third in the nation – following California and Texas

- 6.3 MILLION**
Population
- 8,700**
Manufacturing plants
- 9,100**
Wholesale/distribution centers
- 14 FORTUNE 500**
Company world HQ's



WARREN TECH PARK

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