

# SOUTH SHORE COMMERCE CENTER

NW CORNER | BAUMHART RD AND ROUTE 2 | VERMILION, OH 44001

Up to ± 1,400,000 SF Available  
Multiple Site Plan Options

South Shore Commerce Center is a Class A warehouse distribution facility located in Vermilion, Ohio. This site provides flexibility for multiple site plan options, including a single-building build-to-suit option of up to 1.4M SF. Located at the western edge of the Cleveland, OH market on Route 2 (90) interchange, and three miles away from I-80, this site provides quick access to multiple Ohio and Michigan markets with direct freeway access. Additionally, this site is well-positioned within a 100 mile radius of multiple major cities, providing distributors ideal connectivity.

A JOINT VENTURE DEVELOPMENT OF

**HILLWOOD** | SterlingGroup

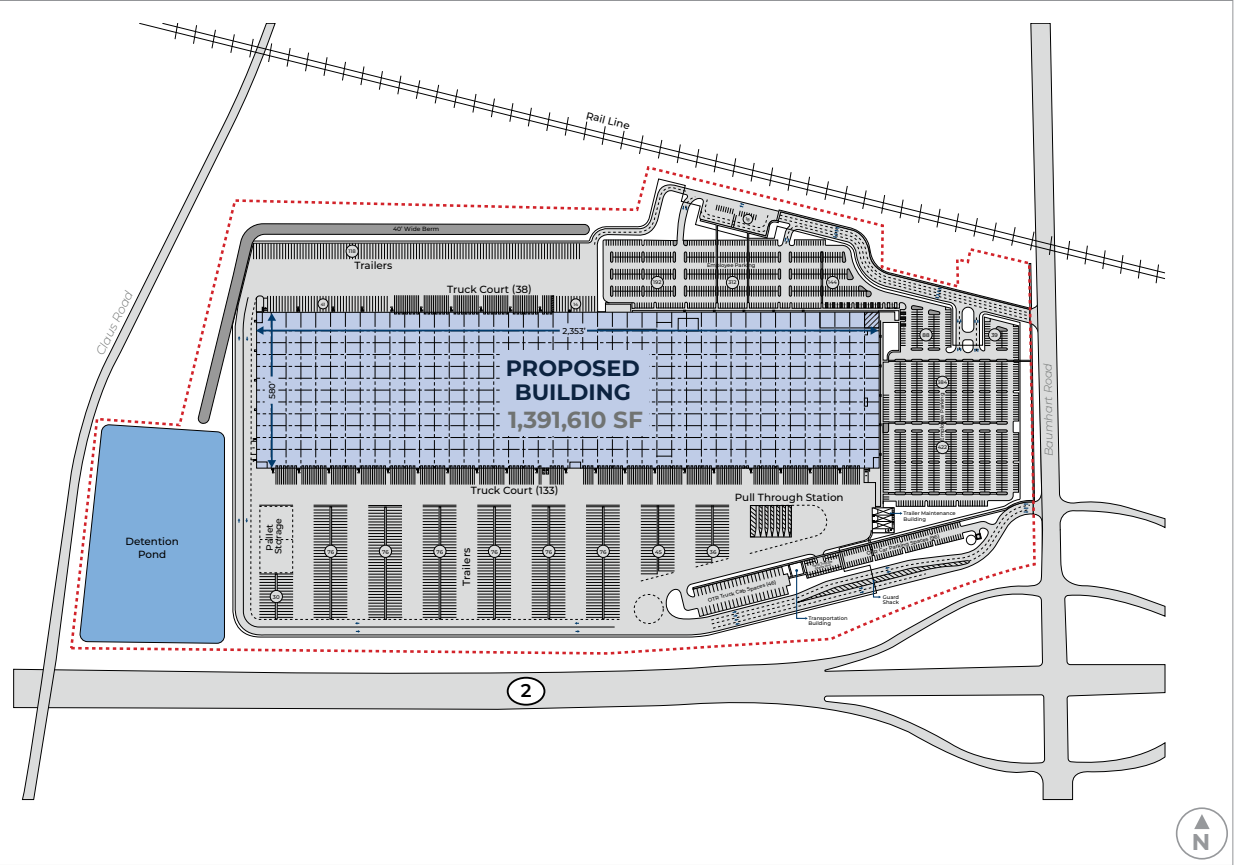
A PEROT COMPANY



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## PROPERTY OVERVIEW: SINGLE BUILDING



Up to 1.4M SF available



Potential Rail Service



119.6 acres with multiple site plan options



Convenient Access to I-80 and Ohio Route 2



Zoned I1 - Light Industrial District

A Joint Venture Development of



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## AREA INFORMATION



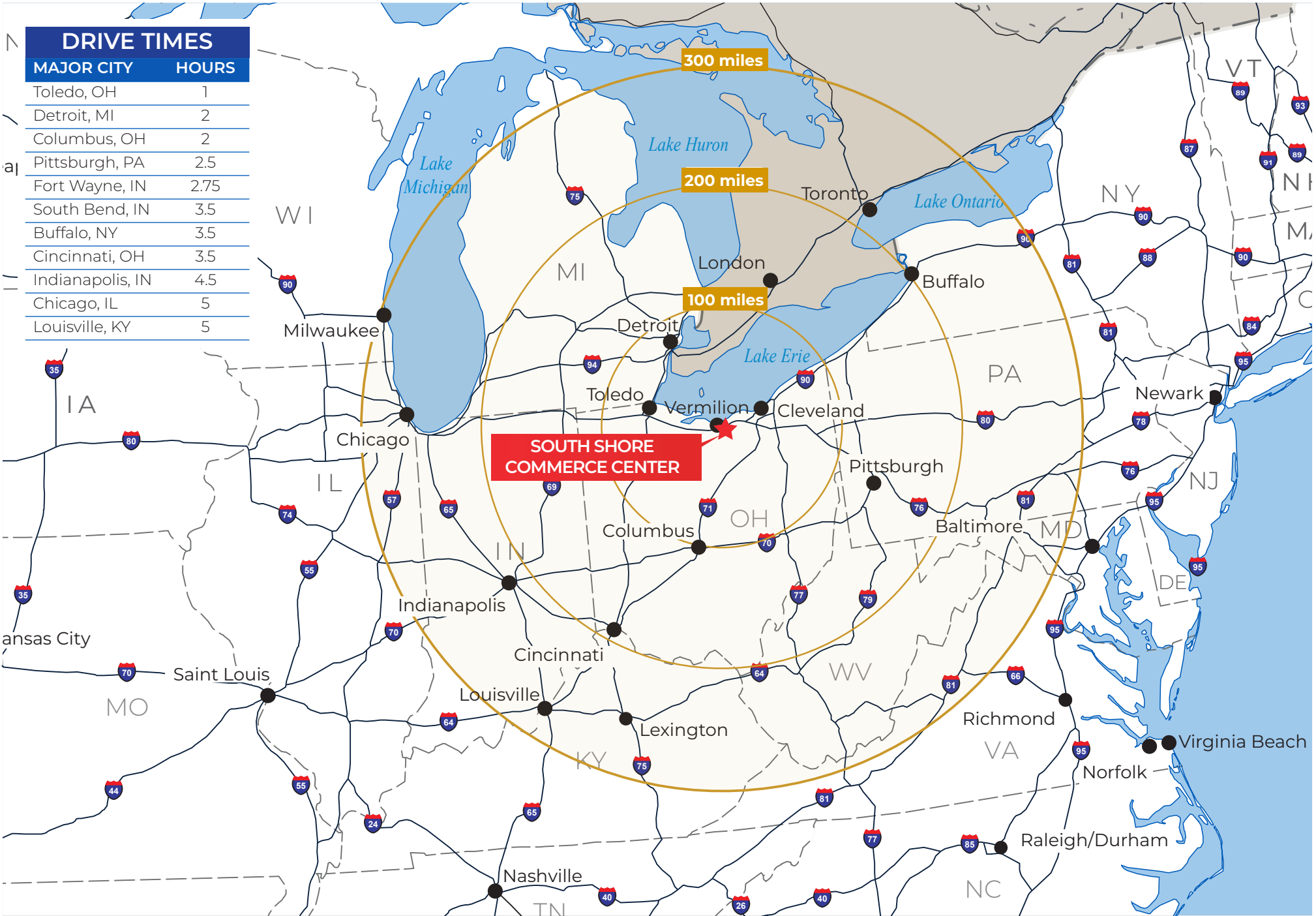
### BUSINESSES

- |                               |   |
|-------------------------------|---|
| 1. Jiffy Products of America  | 5. FedEx Ship Center                          |
| 2. Heidelberg Distributing Co | 6. RDF Logistics                              |
| 3. Amazon                     | 7. Ergomat, Inc.                              |
| 4. Tubular Steel Inc          | 8. Materion Performance Alloys and Composites |

### DRIVE TIMES

- |                 |                                 |
|-----------------|---------------------------------|
| Interstate 90   | Cleveland Hopkins Int'l Airport |
| 3.3 mi.  5 min. | 27.4 mi.  30 min.               |
| Cleveland, OH   | Toledo, OH                      |
| 35 mi.  35 min. | 81 mi.  1 hr. 14 min.           |

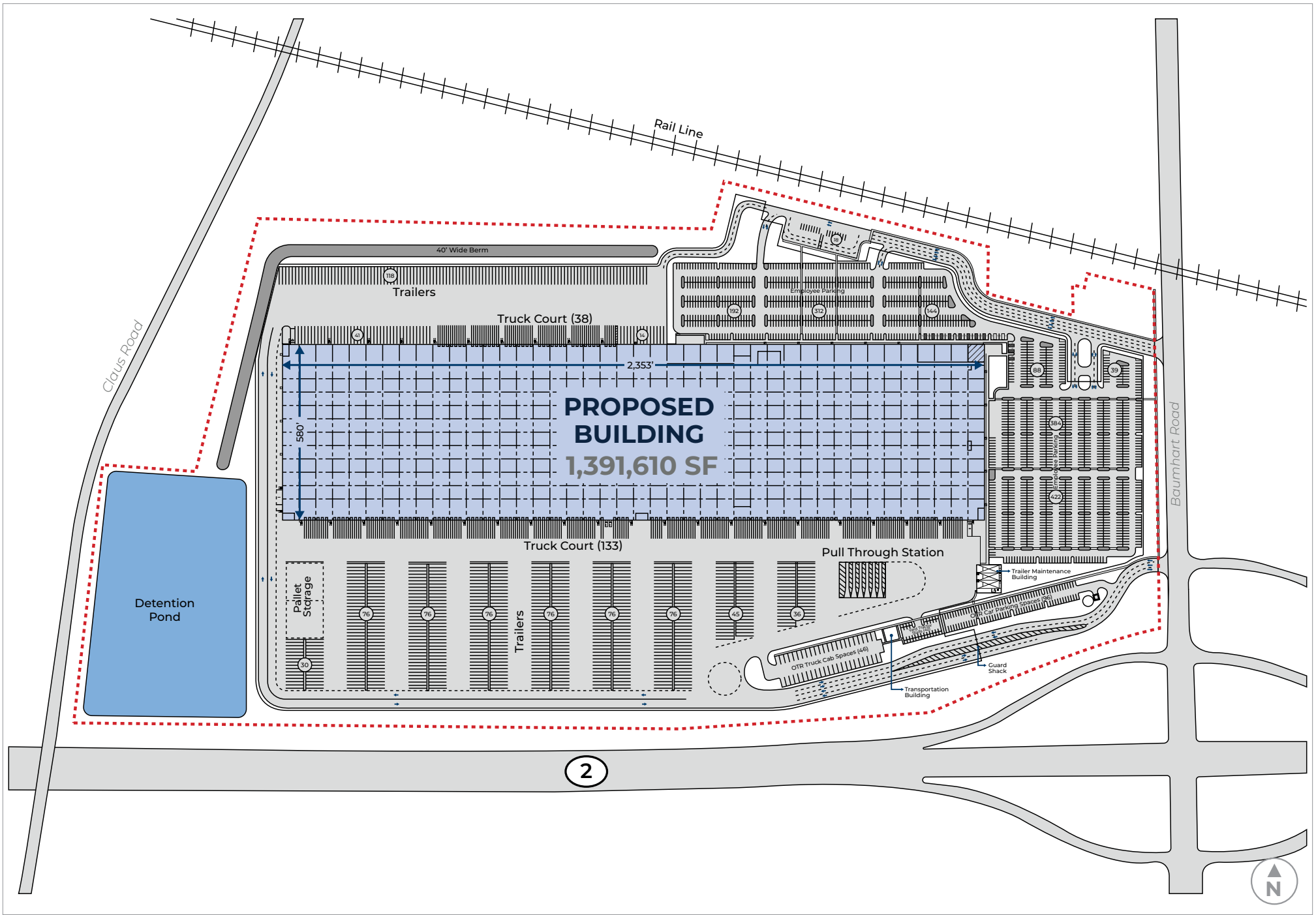




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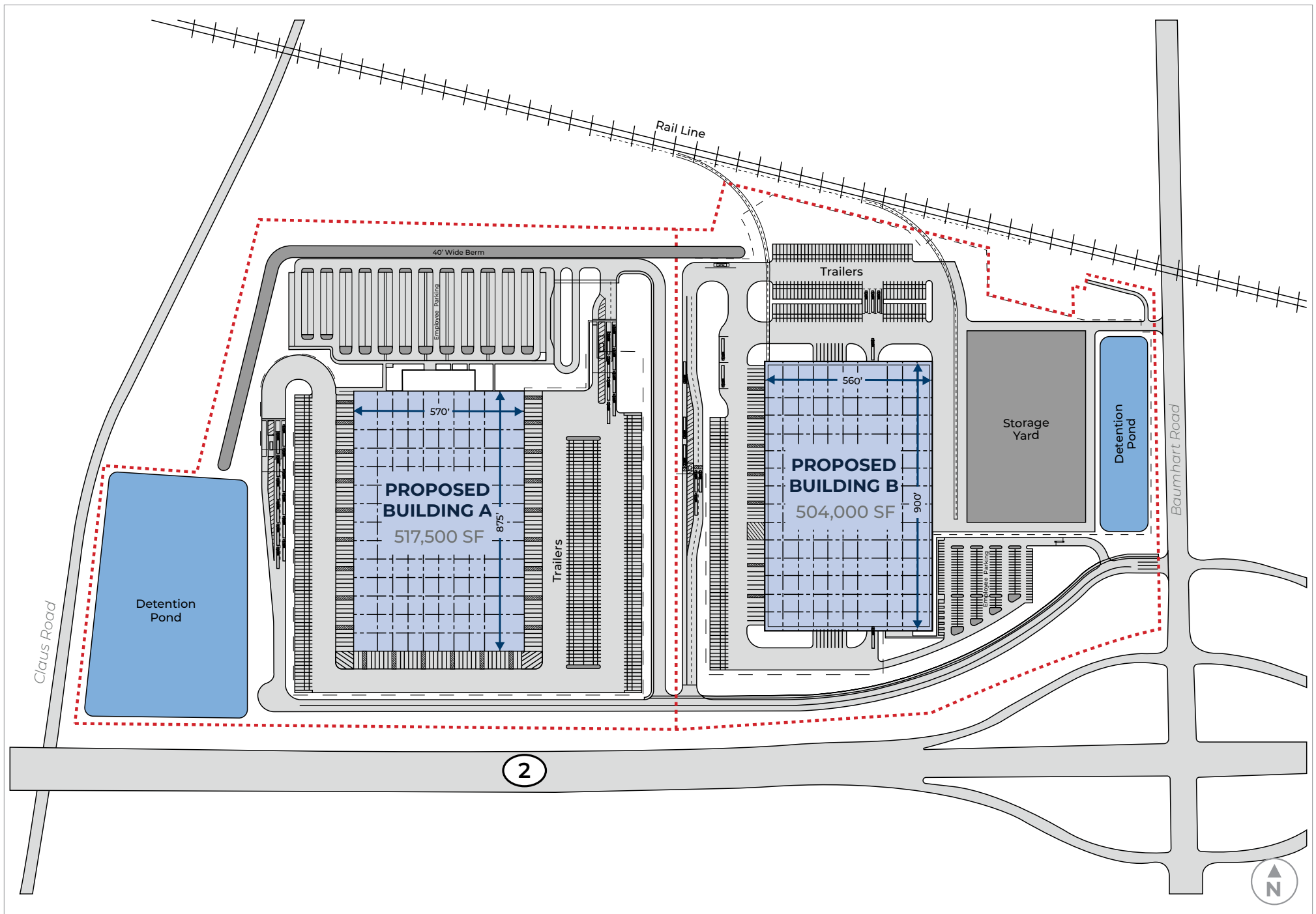
AREA PROXIMITY



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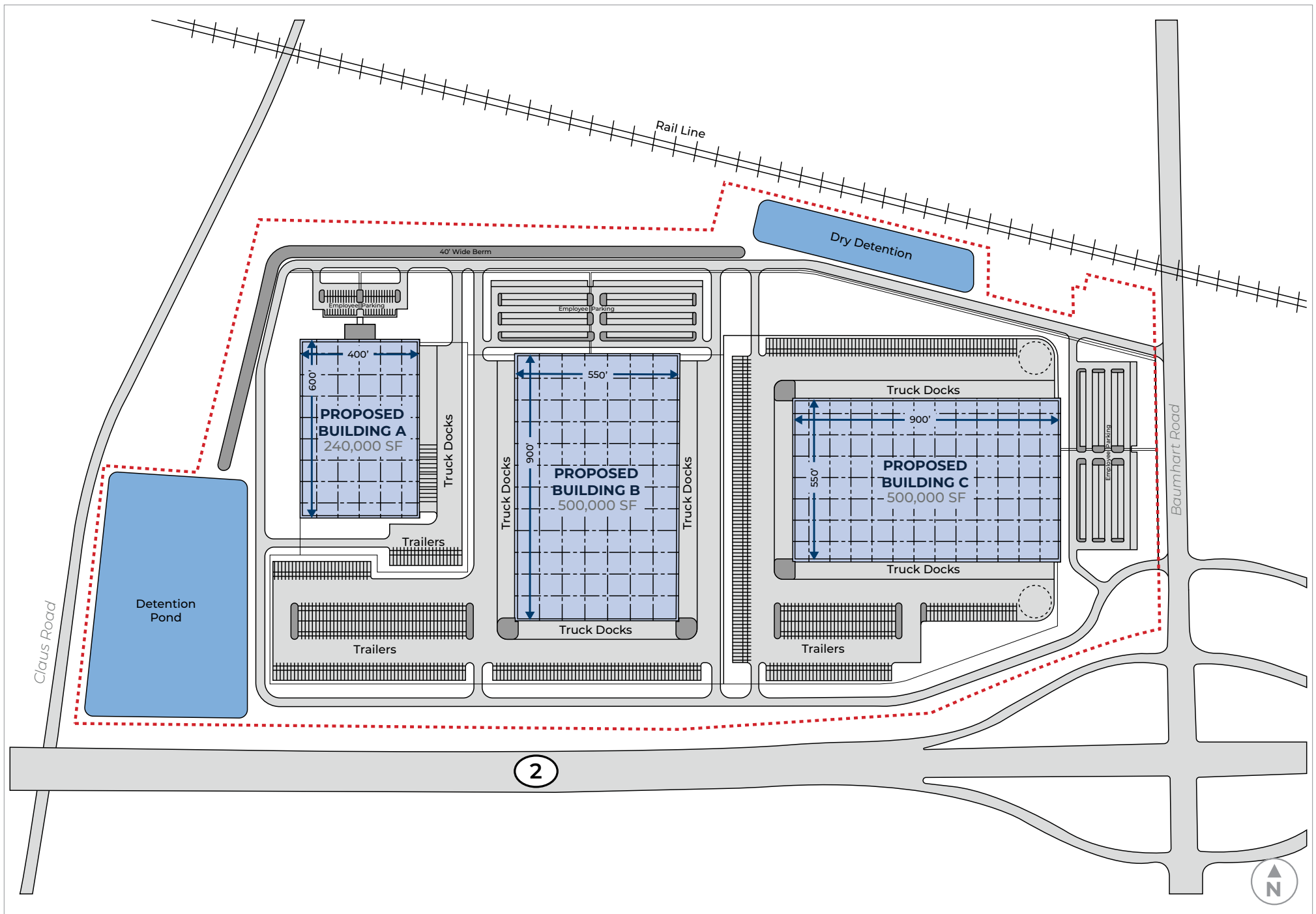
# SITE PLAN: SINGLE BUILDING OPTION



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# SITE PLAN: TWO BUILDING OPTION



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# SITE PLAN: THREE BUILDING OPTION

# CONTACT

**A JOINT VENTURE DEVELOPMENT**

**LEASING**



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