

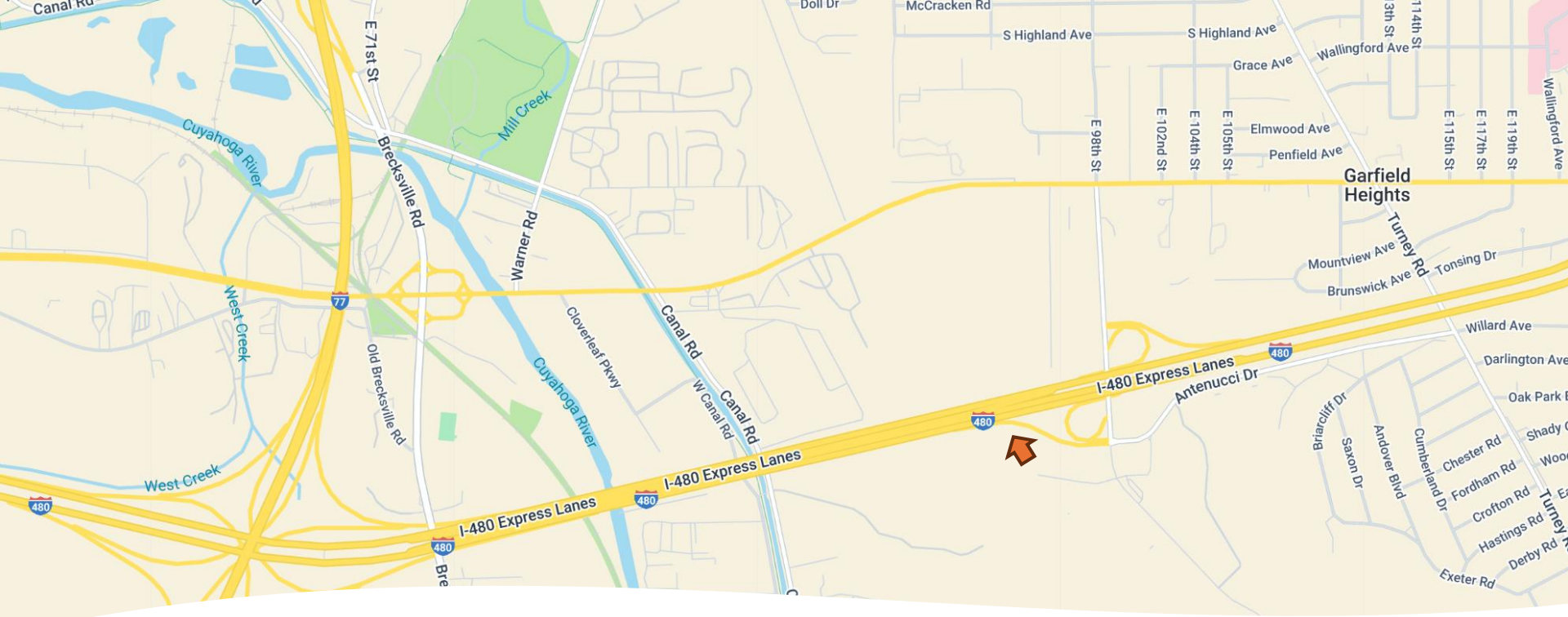
Highway Visible Ground Lease/Build-to-Suit Opportunity

9301 – 9401 Vista Way Garfield Heights, OH 44125



155,000 Vehicles Per Day

Up to 2 Acres



Property Highlights:

- Ground Lease or Build-to-Suit
- Demisable up to 2 Acres
- Freeway Visible Monument & Building Signage
- 155,000+ Vehicles I-480
- 17,000+ Vehicles E 98th/Transportation Exit
- 4,008 SF Former Bank with Drive Through
- 4,380 SF Former Restaurant with Drive Through
- Shadows major light industrial park and county development project



\$750 Million+ County Redevelopment Project





*Approximate measurements

County Redevelopment Project



Former Bank

Former Restaurant



HIGHLAND PARK

250,000+ SF Light Industrial Park



Moxillo
Transport, LLC



INNOPLAST

EMX
INDUSTRIES, INC.

Population Drive Times:

5-mins: 13,112

10-mins: 122,815

15-mins: 441,175

