

AVAILABLE FOR LEASE

Up to 414,960 SF Spec Warehouse Building Space

Freeman Drive | Avon, Ohio

Conceptual Rendering



LEASE RATES

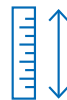
Warehouse: \$8.50/SF NNN | Office: \$15.50/SF NNN

Highlights



Available Space

50,000-414,960 SF



Clearance Height

32 Feet



Docks/Drive-ins

40 Docks/4 Drive-in Doors



Nearby Highway Access

Via I-90



Terry Coyne

Vice Chairman

216.218.0259

Terry.Coyne@nrmk.com

Licensed Real Estate Broker



Claire Coyne McCoy

Director

216.453.3015

Claire.Coyne@nrmk.com

Licensed Real Estate Salesperson

NEWMARK

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Terry **COYNE**.com



Sprinkler System
ESFR



Lighting
LED



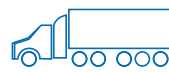
Office
Built-to-Suit



Concrete Floors
7 Inch



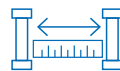
Automobile Parking
414 Surface Spaces



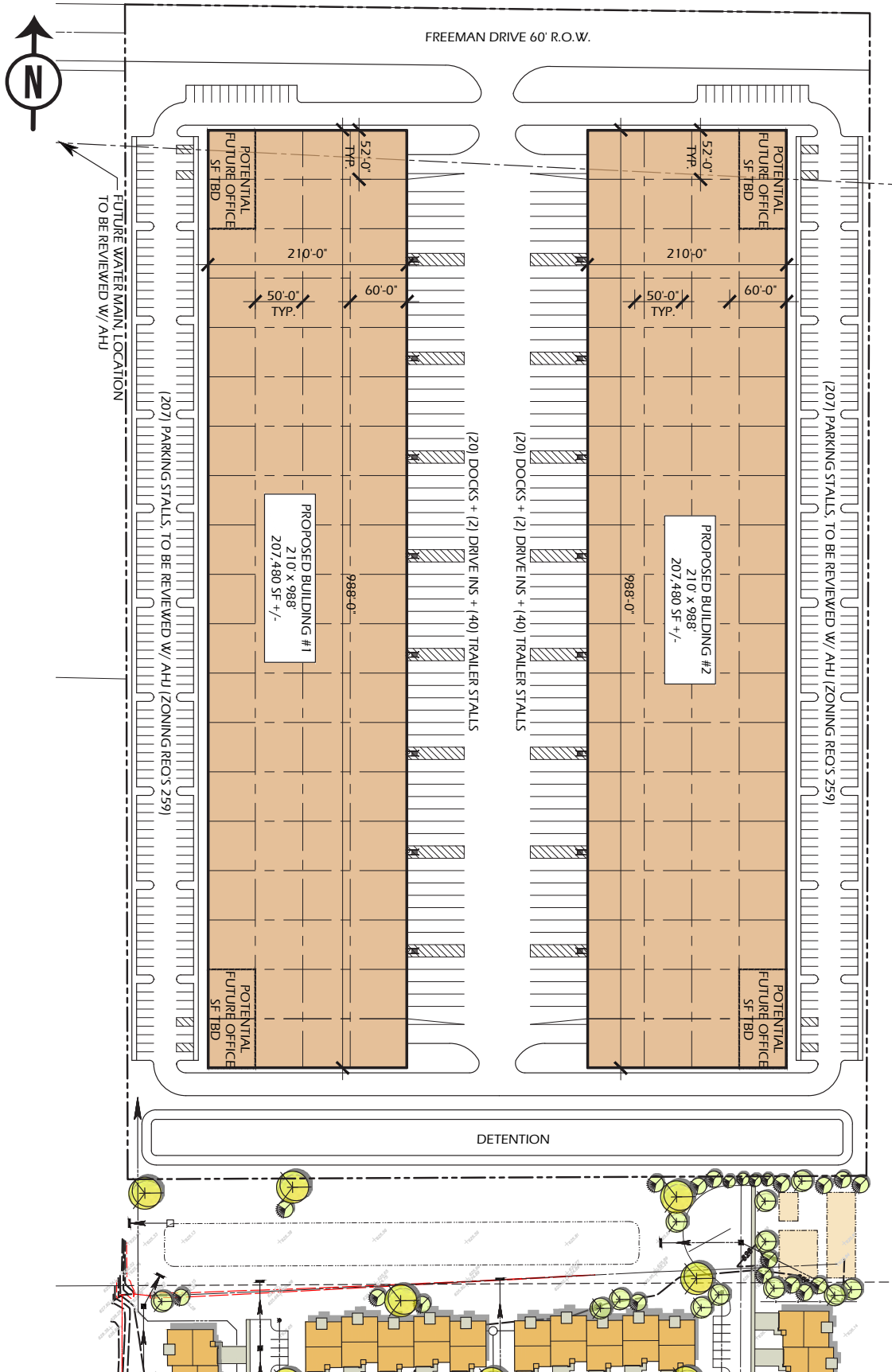
Truck Parking
80 Trailer Spaces



















Column Spacing
50 x 50 Feet



Speed Bays
60 Feet



| KEY FACTS | EDUCATION | INCOME | EMPLOYMENT | |
|--|---|---|--|--|
|  603,542 Population |  24.5% High School Diploma |  \$66,290 Median Household Income |  63.8% White Collar |  15.7% Services |
|  43.1 Median Age |  29.0% Some College |  \$41,186 Per Capita Income |  20.5% Blue Collar |  4.1% Unemployment Rate |
|  258,357 Households |  35.5% Bachelors/ Graduate/ Professional Degree | COMMUTERS | BUSINESS | |
|  \$55,979 Median Disposable Income | |  12.8% Spend 7+ hours commuting to and from work per week |  18,753 Total Businesses |  283,822 Total Employees |

Great Location Close to I-90, Retail and Businesses



NS
NORFOLK SOUTHERN

Goodman
Air Conditioning & Heating

Unistrut
Service Company

Reworld

MARKERS, INC.

TLR
TOTAL LINE REFRIGERATION

Norfolk Southern Railroad

CLEVELAND HERMETIC & SUPPLY

FREEMAN
Manufacturing & Supply Company

Comprehensive Logistics

Freeman Dr

Spec Building
Avon, Ohio

polycase

ALLPRO

Technifab

FIESTA HABANEROS

canvas

A.J. ROSE MANUFACTURING CO.
Established 1922

University Hospitals

301



611

Abbe Rd

Miller Rd

Moore Rd

Chester Rd



Pilot
FLYING J

McDonald's
I'm lovin' it!

Joe's
KWIK MARTS

Fairfield

ABC

NAPA

the great escape

JOYCE BUICK GMC

LAKE ERIE CRUSHERS

the Y



BJS WHOLESALE CLUB

Colorado Avenue

French Creek Rd

Detroit Rd

