

COMING IN 2024 AVAILABLE FOR LEASE

50,000-286,000 SF MODERN DISTRIBUTION SPEC BUILDINGS
7860 Empire Parkway | Macedonia, Ohio



ESTIMATED OPERATING EXPENSES

CAM:	\$0.55/SF INCLUDES 3.00% MGMT. FEE
INSURANCE:	\$0.05/SF
RET:	\$0.93/SF
TOTAL:	\$1.53/SF

LEASE RATES

WAREHOUSE:	\$8.00/SF NNN
OFFICE:	\$15.50/SF NNN

HIGHLIGHTS



Available For Lease
50,000 to 286,000 SF
(Minimum of Two Bays)



Clearance Height
32 Feet



Docks/Drive-in Doors
Built-To-Suit



Excellent Location
Minutes from I-271, I-480 and I-80
(Ohio Turnpike)



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



Site Size

5 Buildings Totaling
928,500 SF on 17 Acres



Sprinkler System

ESFR



Lighting

LED



Office

Built-To-Suit



Car Parking

Ample Spaces



Truck Trailer Parking

Ample Spaces



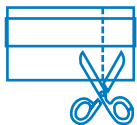
Power

480 Volt, 600 Amp, 3-Phase



Roofing

EPDM Membrane



Tax Abatement

15-Year, 100%



















Delivery Date

2026



BUILDING KEY

- | | | | | |
|---|---|---|---|--|
| 1 | 2 | 3 | 4 | 5 |
| Warehouse Building
260' x 1,100'
286,000 SF | Warehouse Building
250' x 400'
100,000 SF | Warehouse Building
250' x 400'
100,000 SF | Warehouse Building
250' x 750'
187,500 SF | Cross Docked Warehouse Building
300' x 850'
255,000 SF |

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 926,695 Population	 23% High School Diploma	 \$59,829 Median Household Income	 68.4% White Collar	 14.3% Services
 43.0 Median Age	 28% Some College	 \$36,684 Per Capita Income	 17.4% Blue Collar	 5.7% Unemployment Rate
 386,434 Households	 39% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$50,626 Median Disposable Income		 16% Spend 7+ hours commuting to and from work per week	 33,753 Total Businesses	 528,928 Total Employees

