

COMMERCE PARK



BUILDING THE FUTURE

SR 83, Burbank, OH 44214

Industrial Sites Available – 5 to 125 Contiguous Acres – Up to 20 MW



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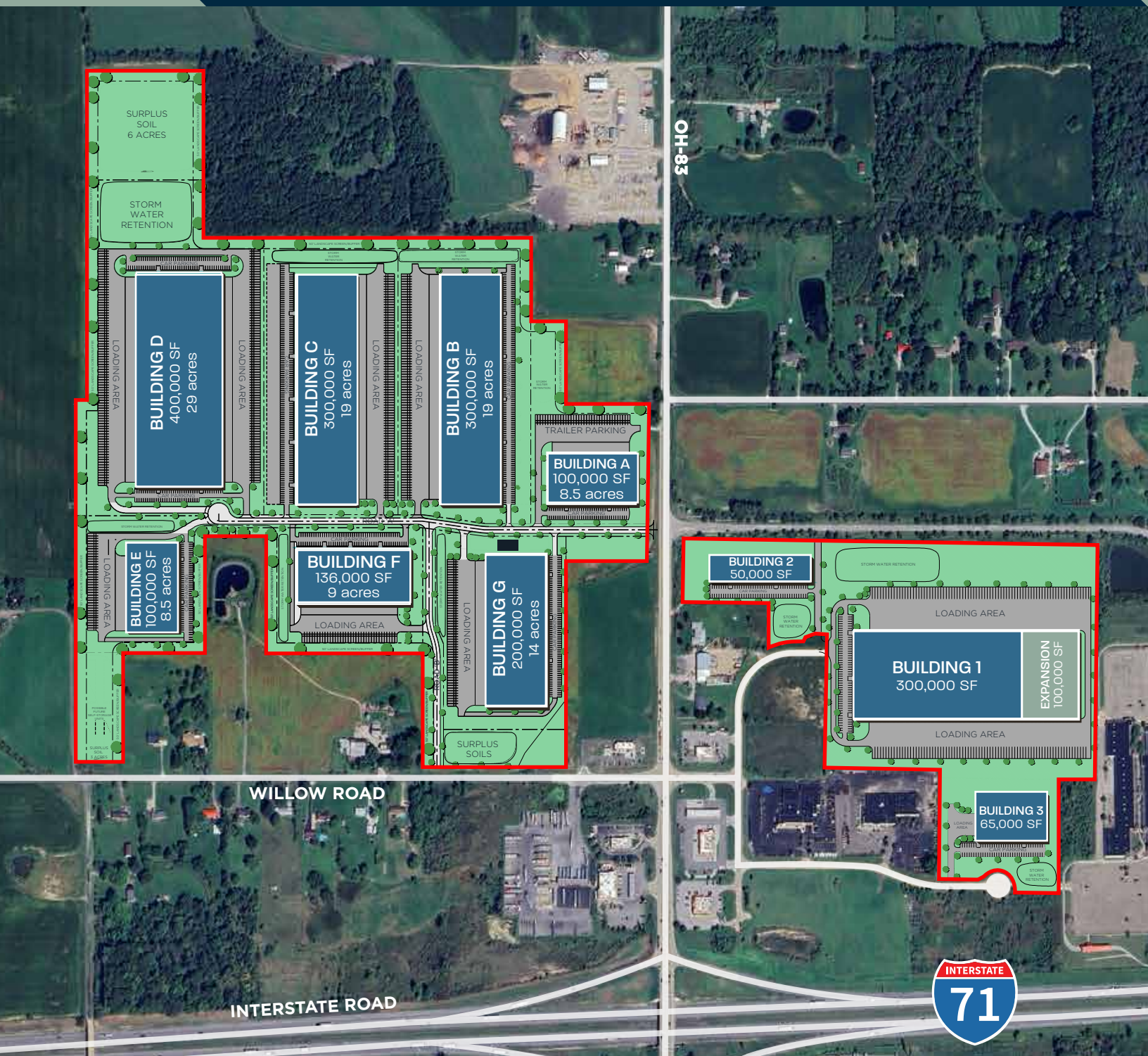
JOE WARREN

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MASTER SITE PLAN



Immediate
access to I-71



Zoned Industrial



163 Acres of prime
industrial land available,
divisible to 5 acres

UTILITIES



Built to suit
lease or sale



Shovel ready
sites with all
utilities in place



Tax abatement
in place



Centrally located –
with both Cleveland
and Columbus within
80 Miles



Robust labor pool

Electric

| | |
|---|---|
| Electric at Site? | yes |
| Distance to nearest distribution electric line (<69kV)? | <1 mile |
| Nearest distribution electric line size (kV) | 69kV |
| Distribution Excess Capacity (MW) | 20 MW |
| Distance to nearest transmission electric line (>69kV)? | 14.45 miles to 138kV line |
| Distance to nearest substation | <1 mile |
| Electric Provider | LMRE |
| Additional Electric Details | Conceptual Load Study Completed 2025 (LMRE) |

Gas

| | |
|---|----------|
| Gas at Site? | yes |
| Distance to Natural Gas Distribution Line | 0 miles |
| Distribution Gas Line Size | 4" |
| Distribution Gas Line Pressure | 350 psig |
| Gas excess distribution capacity at site | yes |
| Distance to Natural Gas Transmission Line | 0 miles |

Water

| | |
|--------------------------|------------|
| Waterline at site? | yes |
| Water line size (inches) | 12" |
| Water provider | Lodi water |

Wastewater

| | |
|-------------------------------|------|
| Sewer on site? | yes |
| Sewer line size | 12" |
| Excess Sewer Capacity at site | yes |
| Sewer Provider | Lodi |

Environmental/Due Diligence

| | |
|---|------|
| Phase I Complete? | Yes |
| Did Phase I Recommend a Phase II (Y/N)? | No |
| Phase II Complete? | NA |
| Environmental Study Comments | None |
| Geotechnical Study Completed? | Yes |
| Wetlands Delineation Completed? | Yes |
| Jurisdictional Determination Completed? | Yes |
| Archeological Study Completed | Yes |

LOCATION

Commerce Park 71 is ideally located on I-71 and offers immediate highway access and connectivity to nearby submarkets, cities and close proximity to a strong labor pool.



<0.5 miles
to I-71



45 minutes
to downtown Cleveland



35 minutes to
Cleveland-Hopkins
International Airport



Within a **5-hour drive** of Cincinnati,
Columbus, Indianapolis, Chicago,
Pittsburgh, Detroit and more.

AREA DEMOGRAPHICS WITHIN 30 MILES



45,091

Total businesses



681,330

Total employees



1,426,466

Total residential population



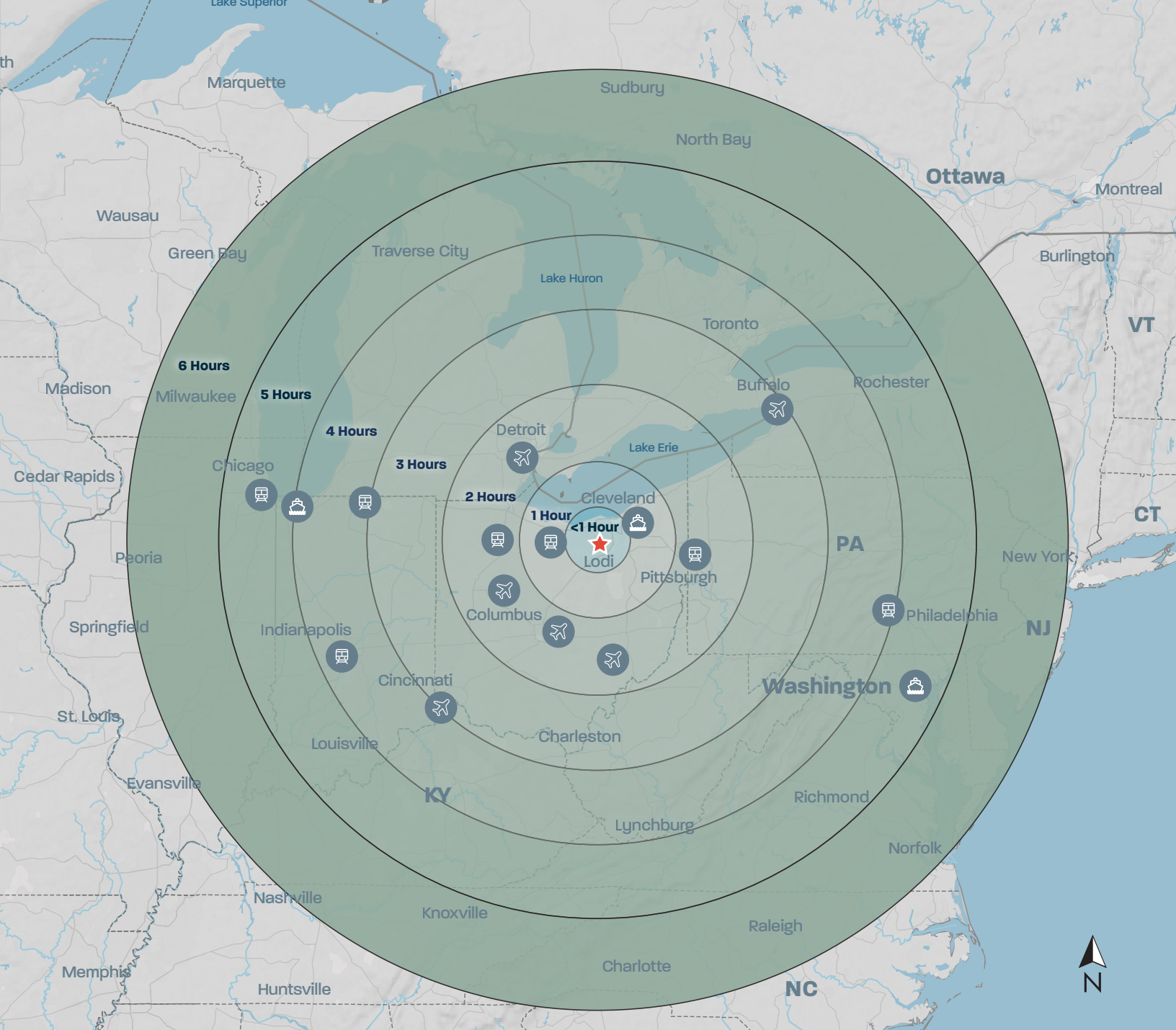
721,762

Labor force



172,117

Blue collar workers



| City | Distance (Miles) | Travel Time |
|---------------|------------------|------------------------|
| Cleveland | 48.9 miles | 49 minutes |
| Columbus | 97.1 miles | 1 hour 25 minutes |
| Indianapolis | 270 miles | 4 hours |
| Chicago | 338 miles | 5 hours and 30 minutes |
| New York City | 464 miles | 7 hours and 15 minutes |

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CONTACT

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