



New Construction

40,000 to 80,000 SF Available

- 40,000 to 80,000 SF available
- 32' clear
- Drive-ins and docks to suit
- ESFR Sprinklers
- Utilities in place

**42500 Victory Parkway,
Glenwillow, OH**

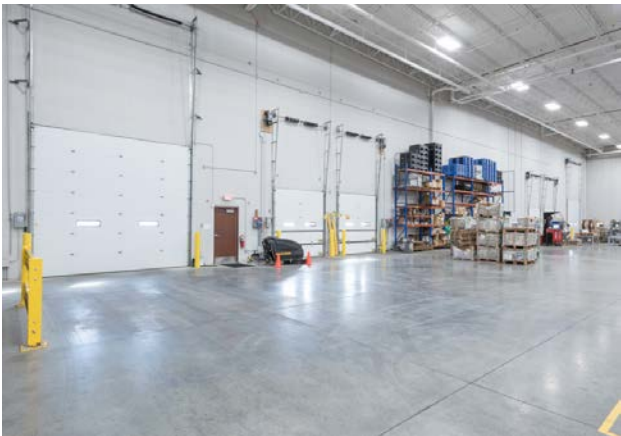
David Stecker
+1 216 937 1965
david.stecker@am.jll.com

DISCLAIMER

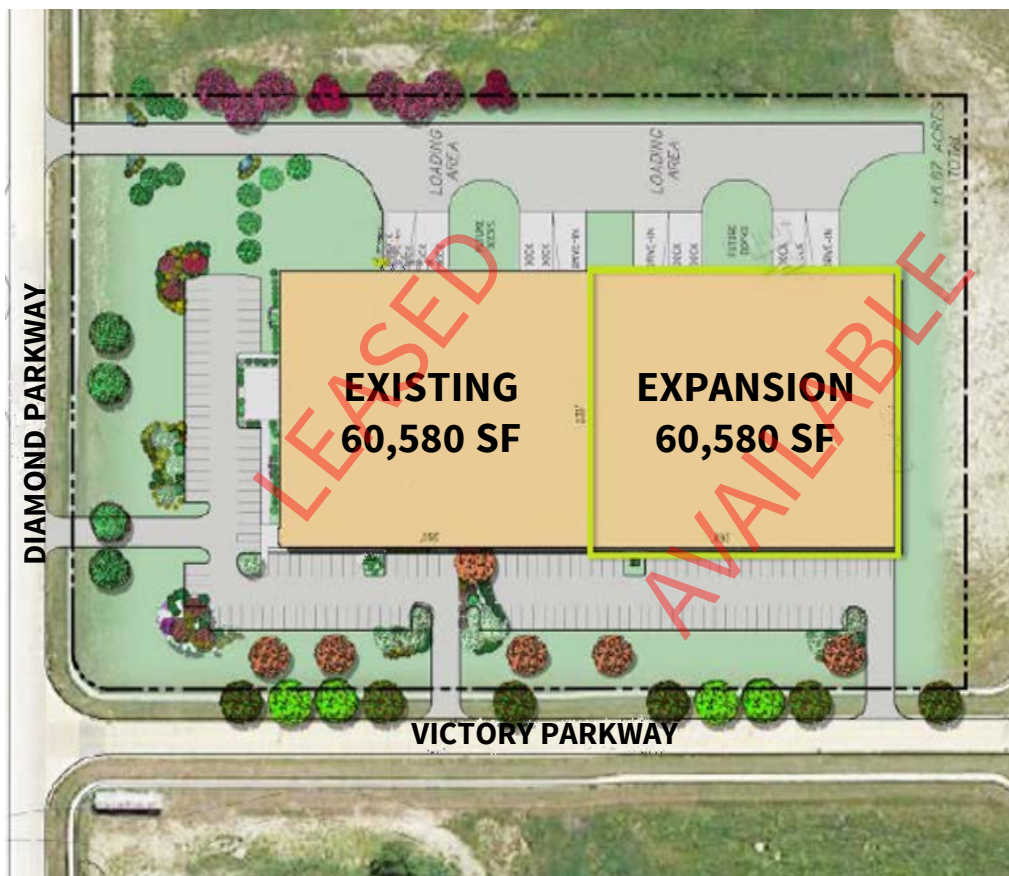
Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2018 Jones Lang LaSalle IP, Inc. All rights reserved.



Building Photos



Site Plan

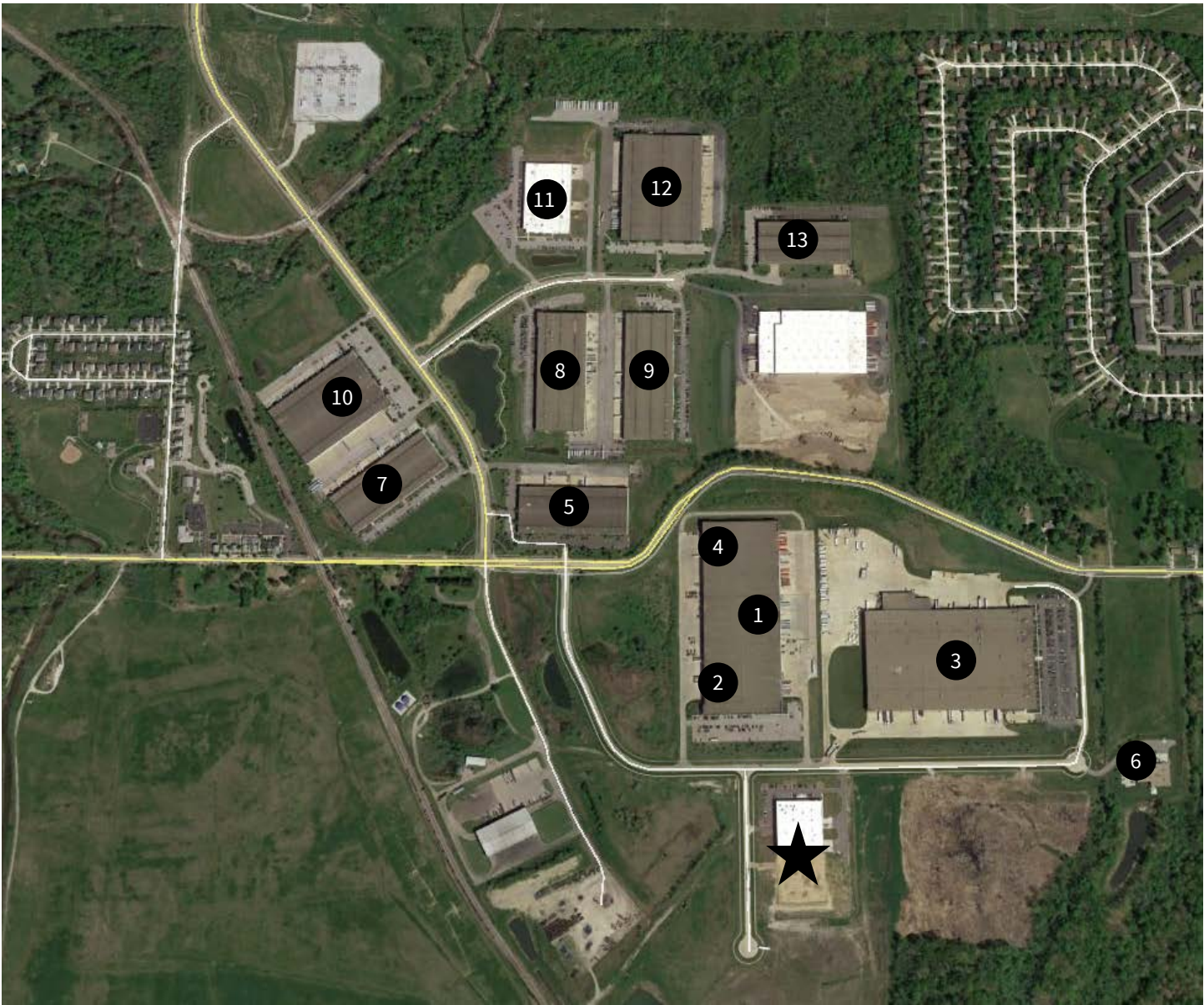


Fact Sheet

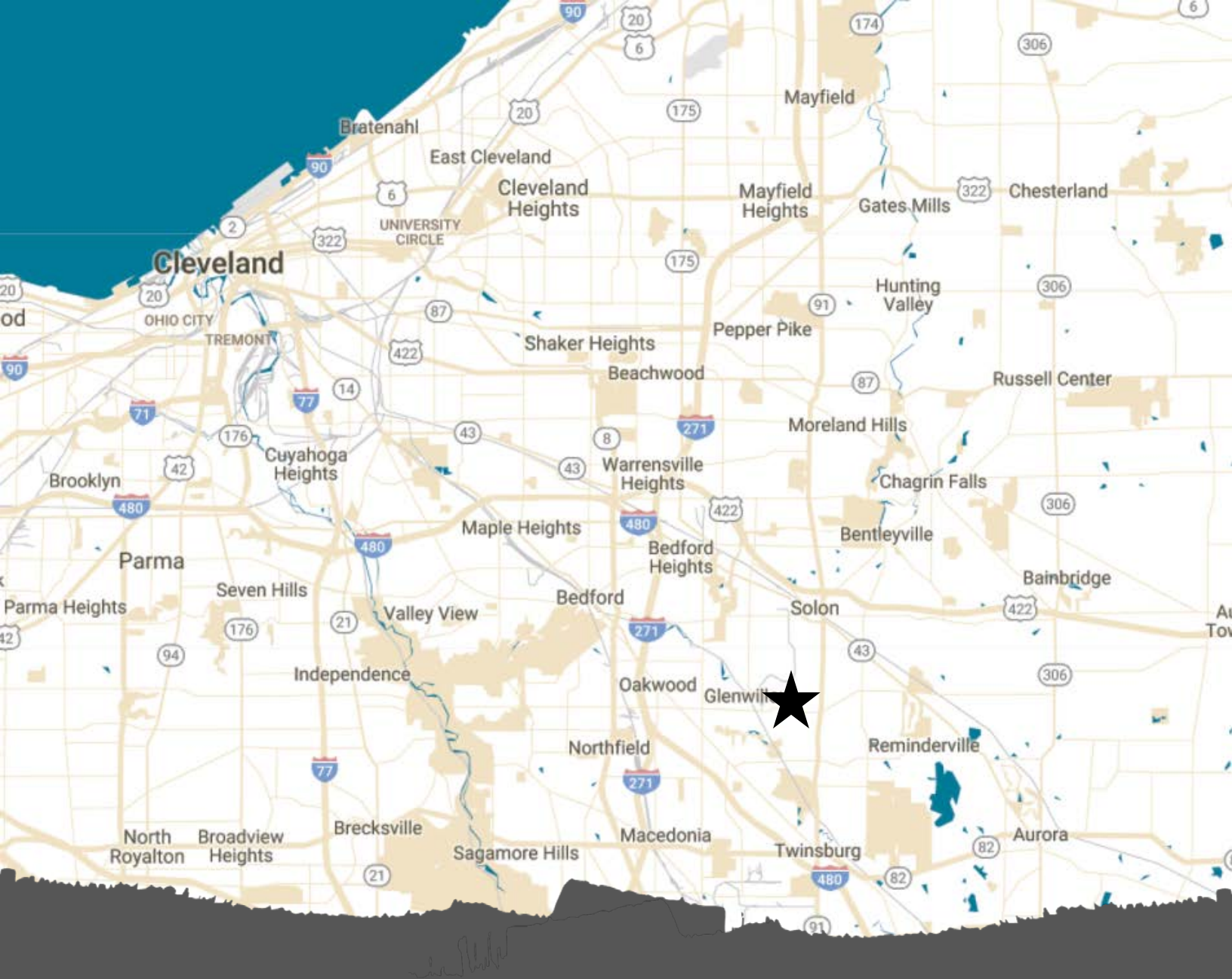
Address	42500 Victory Parkway, Glenwillow, Ohio – Cuyahoga County
Incentives available	Yes – 12-year tax abatement
Building type	Industrial spec
Space available	40,000 – 80,000 SF
Clear height	32'
Year built	New build – Q4 2018 completion
Docks/ Drive-ins	To suit
Column spacing	45' x 50'
Floor	6" slab
Utilities	All provided
Sprinklers	ESFR
Land acres	8.67 AC
Building zone classification	Industrial



Corporate Neighbors



Occupant		Occupant	
★	Site/ Fastener Tool & Supply	7	Kauffman Tire
1	Winston Products	8	Coremark Ohio Direct Business
2	Imperial Tobacco Canada Limited	9	Pipeline Packaging – Cleveland
3	Superior Beverage Group Limited	10	Best Buy Distribution Center
4	Midwest Air Technologies	11	Rexel
5	Phillips Saeco	12	InterDesign
6	Swagelok Cleveland	13	Stride Tool



New Construction

Up to 80,000 SF available at 42500 Victory Parkway in Glenwillow, OH

David Stecker of JLL is pleased to offer space available as a build-to-suit expansion adjacent to Fastener Tool and Supply's new location in Diamond Business Park.

The site features ample parking, and is deliverable within 120 days of engagement. A twelve-year tax abatement is in place. Floor plans, including docks and high doors, are subject to Tenant's requirement.

DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2018 Jones Lang LaSalle IP, Inc. All rights reserved.

