



TRIPLE NINE
PINE



Warren, Ohio

**UP TO 56,000 SF
PREMIER OFFICE
SPACE FOR SALE
OR LEASE**

FOR WHAT'S NEXT IN SUSTAINABLE
ENERGY SOLUTIONS AND TO SUPPORT
TOMORROW'S MANUFACTURING

CBRE

YOUR OFFICE
SOLUTION AT



TRIPLE NINE
PINE



999 PINE AVENUE SE
WARREN, OH

- Capability for full renovation to pursue LEED certification and a net-zero energy building
- Expansion option available to create high bay / flex space
- Potential for:
 - lab & technology development space
 - advanced-tech conference areas
 - accelerator space in affiliation with BRITE Energy Innovators

Building Type

Office/Data Center

Lease Rate

\$12.00/SF NNN

Building Size

56,000 SF

Sale Price

Negotiable

Typical Floor

28,000 SF

Heavy Power

Capable of 10 MW

Year Built

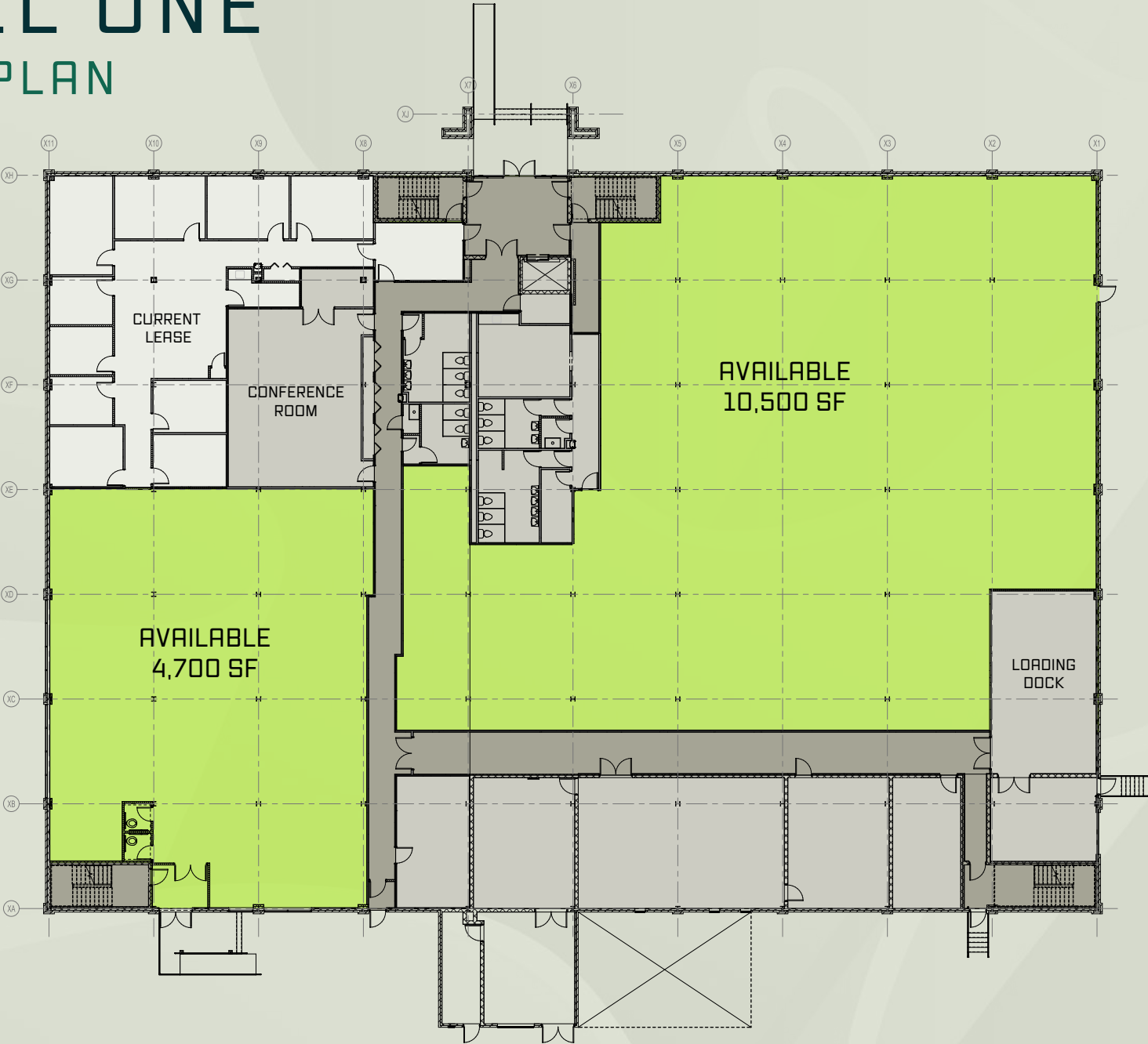
1979

HVAC System

48 Tons

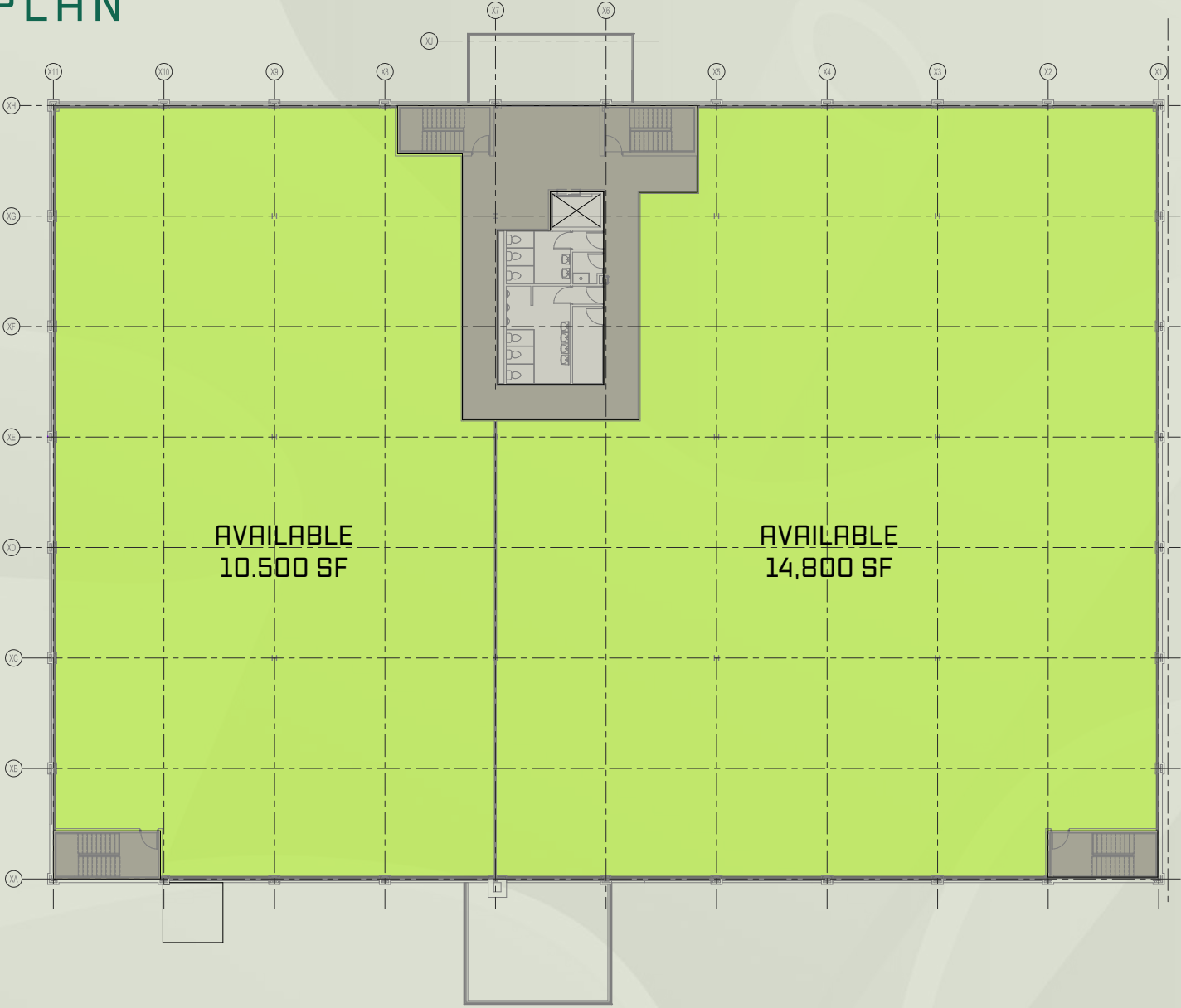
LEVEL ONE

FLOOR PLAN



LEVEL TWO

FLOOR PLAN



PERFECTLY POSITIONED

WARREN, OH



Hospital

EMPLOYED CIVILIAN
POPULATION AGES 16+

Lowest Employed Population

Highest Employed Population





PIONEERING TOMORROW'S MANUFACTURING AT



Through ownership, investment, and alignment, Warren Tech Park will create a **unique ecosystem** that allows the creation, validation, and rapid deployment of forward-thinking energy solutions.

With **world-class facilities**, company-owned strategic property development locations, **access to industry expertise**, and co-location with emerging and startup companies, Warren Tech Park serves as an **incubator, accelerator, and technical and innovation center** in which to demonstrate, pilot and scale these innovations.



LEASE RATE
\$3.00/SF for
existing buildings



**STRATEGIC
LOCATION**
Within Voltage Valley



DIVISIBILITY
divisible down to
40,000 SF (5 bays)



**STRONG LABOR
POOL**
And low cost of living



**184 ACRES
TOTAL**
150 acres of
shovel-ready land



**MANUFACTURING
SUPPORT**
In close proximity



WHY NORTHEAST OHIO

Manufacturing is the largest of Ohio's 20 economic sectors, including government, with 15% of total output in 2021

As of 2021, Ohio's manufacturing sector GDP was \$114.8 billion, making it third in the nation – following California and Texas



6.3 MILLION
Population



8,700
Manufacturing plants



9,100
Wholesale/distribution centers



14 FORTUNE 500
Company world HQ's



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