

9911 AVON LAKE RD., LODI, OH

INTERSTATE BUSINESS PARK

FLEX UNITS AVAILABLE



The former Ohio Station Outlets, conveniently located in Lodi, OH, with **direct access off I-71 and Avon Lake Rd.**, is undergoing a complete transformation and redevelopment into a thriving business park. This new development will offer a combination of flexible units for light industrial, office, and tech use, with various sizes available. The facilities will feature **docks and drive-ins to suit**, capable of accommodating large user configurations.

A Redevelopment By
Industrial
COMMERCIAL PROPERTIES
Transforming the shape of business.

NEW BUSINESS PARK WITH HIGHWAY ACCESSIBILITY & NO INCOME TAX (HARRISVILLE TOWNSHIP)

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Features

INTERSTATE BUSINESS PARK



Units from
1,000 - 50,000 SF



Climate controlled
Units



14' clear height
(16' to deck)



Abundant parking



Energy efficient
facility



Prominent
signage



Immediate
highway access



Docks to suit



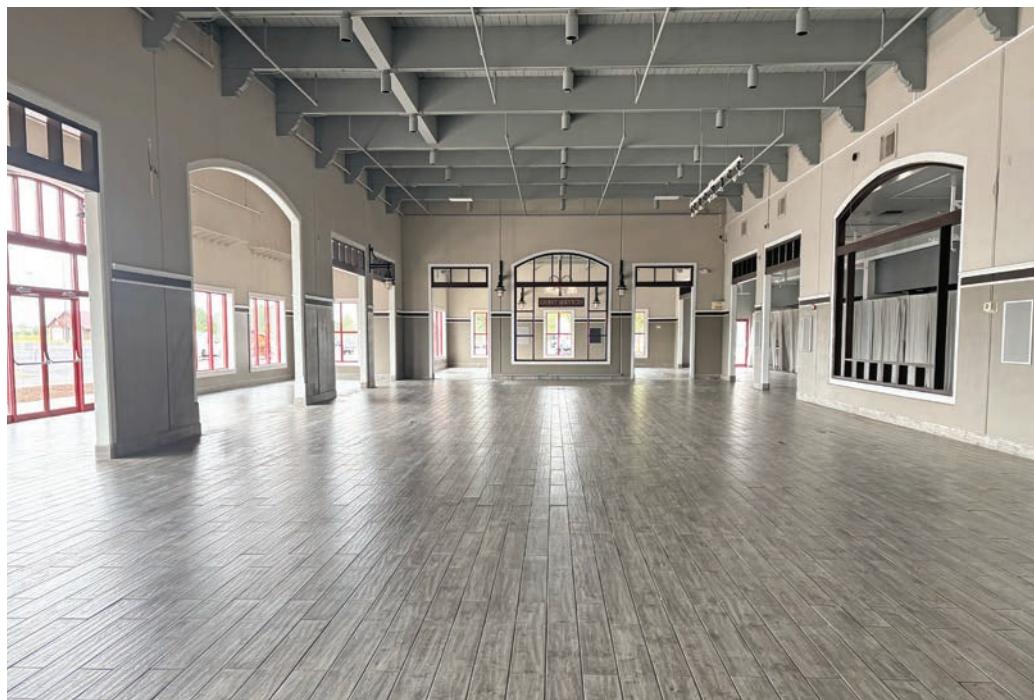
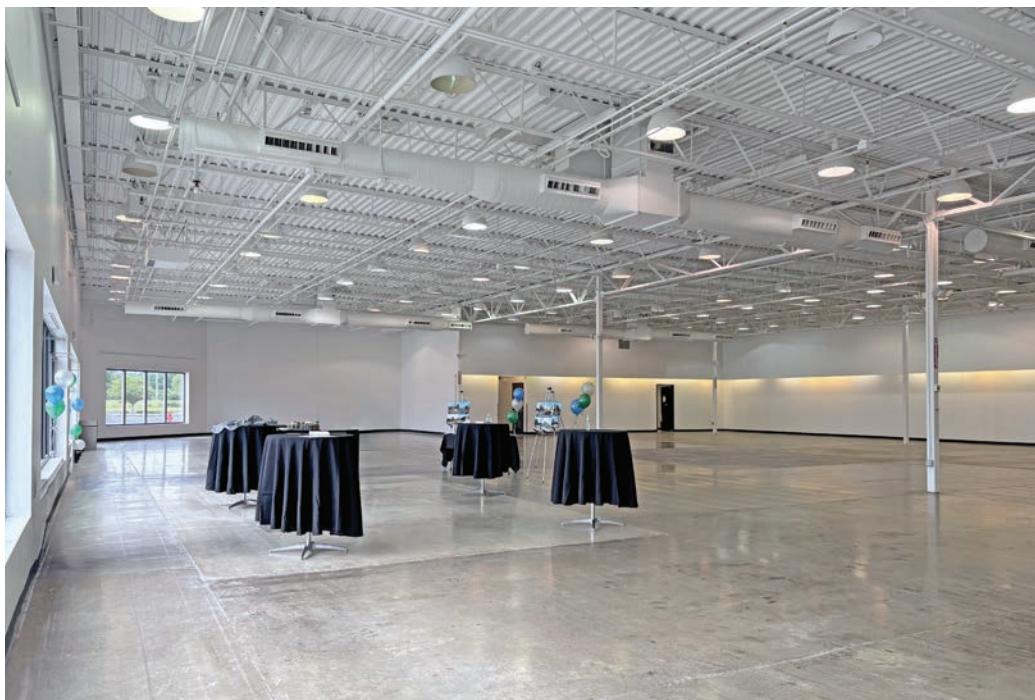
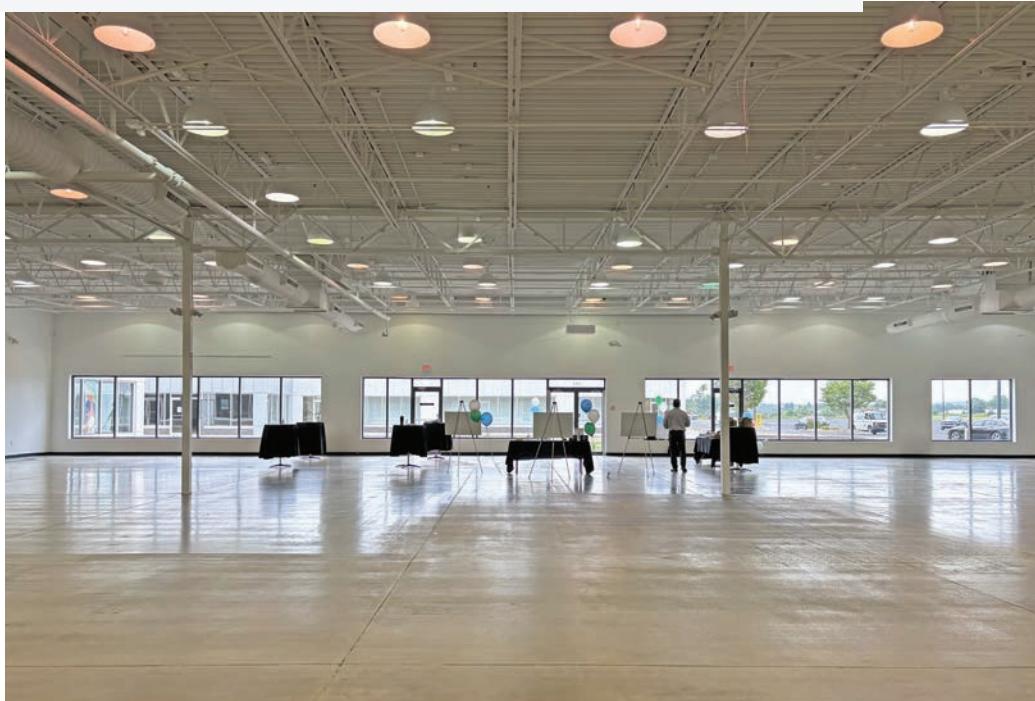
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

Suites ready for design & occupancy

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Transformation Progress

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Small User Multi Tenant Options

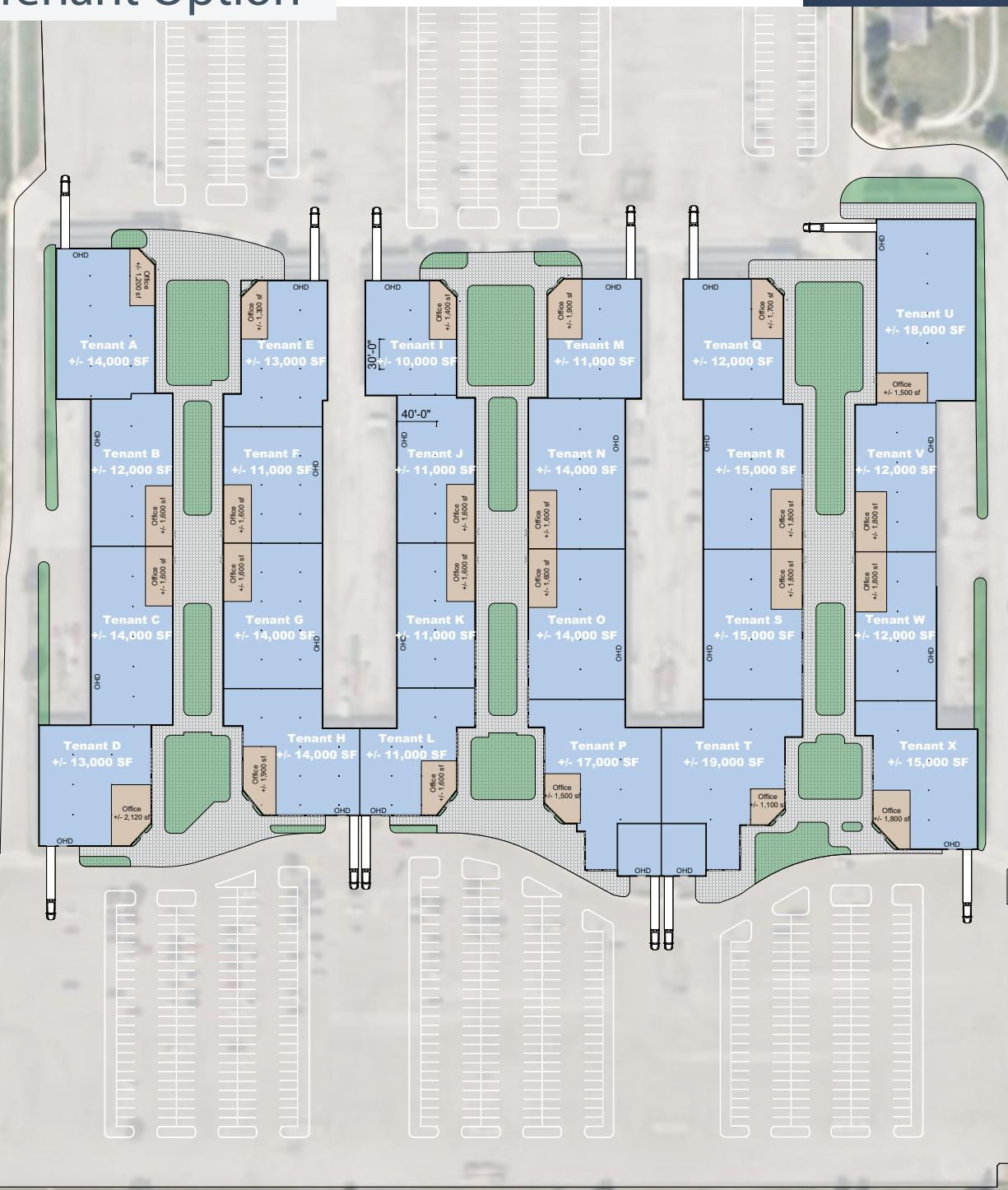
INTERSTATE BUSINESS PARK

Ability to accommodate suites divisible to 1,000 SF



24 Tenant - Multi Tenant Option

INTERSTATE BUSINESS PARK



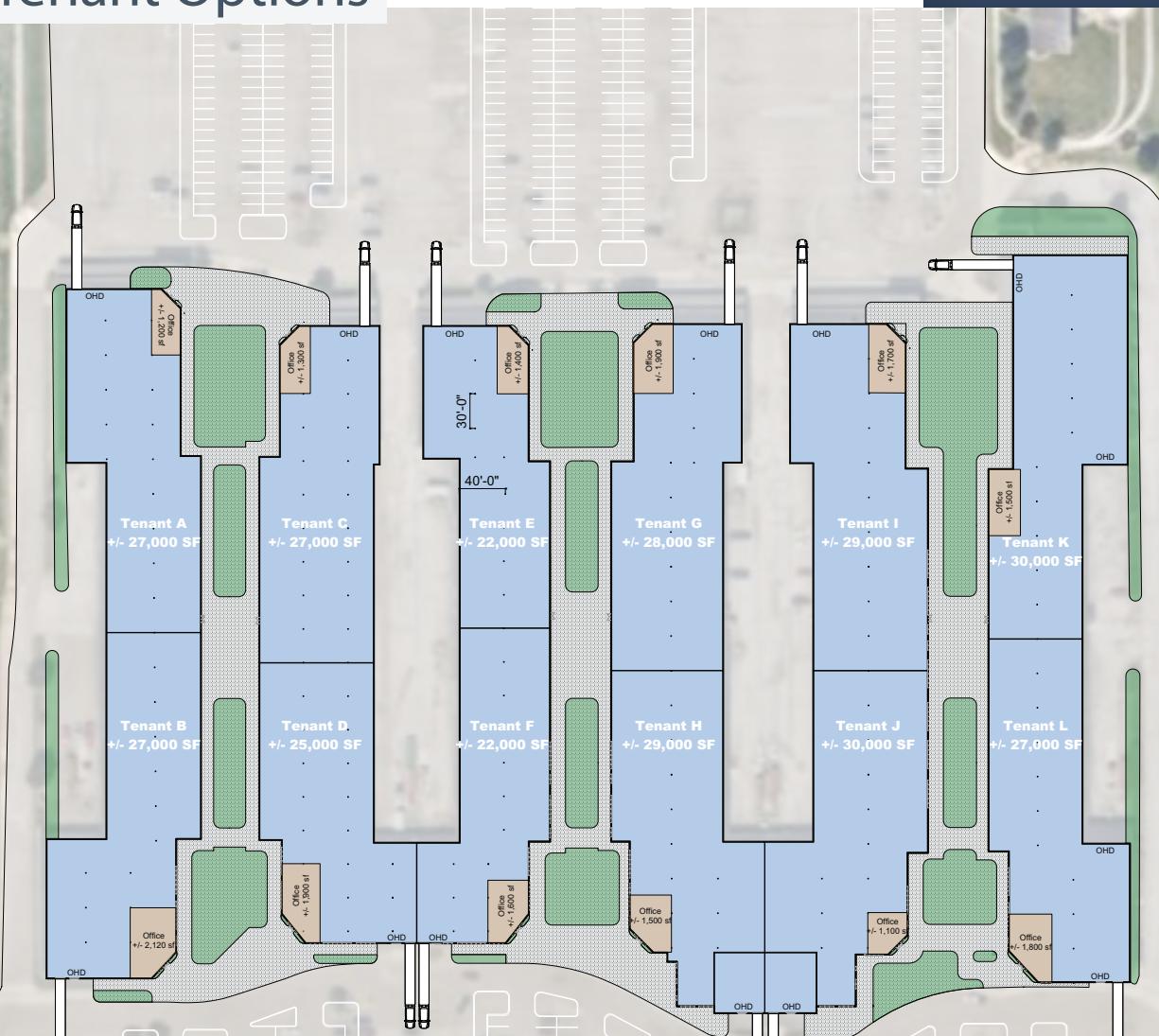
18 Tenant - Multi Tenant Option

INTERSTATE BUSINESS PARK



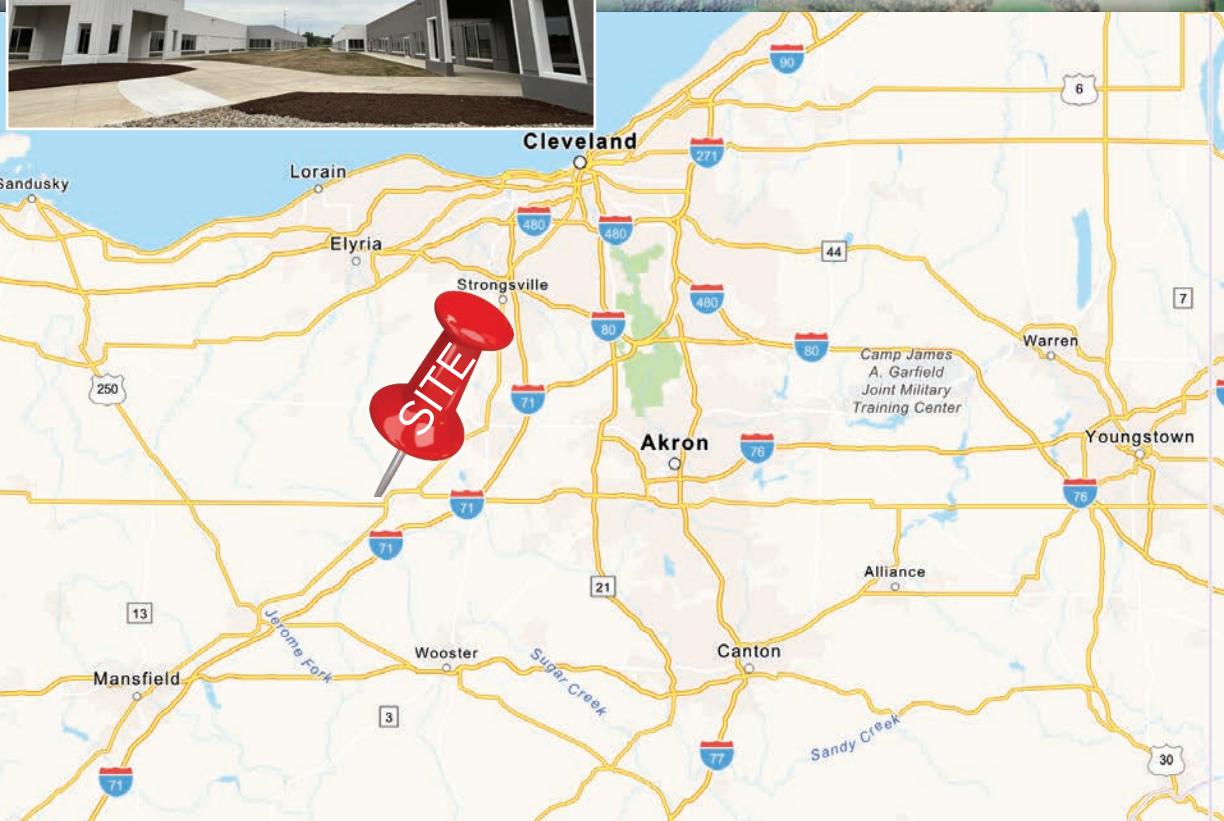
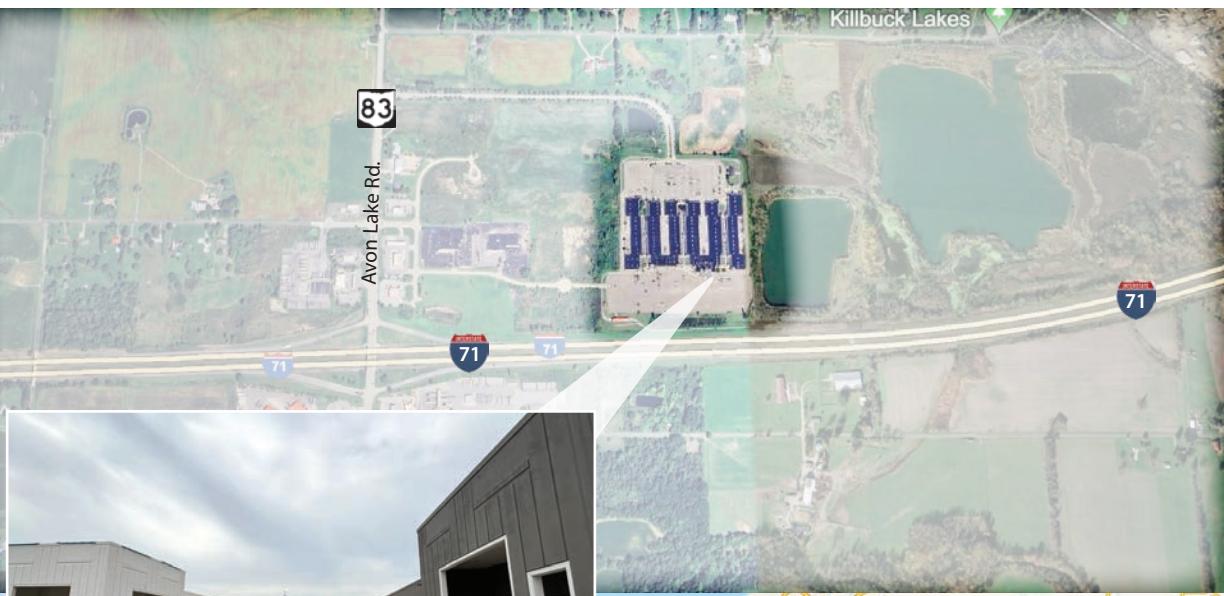
12 Tenant - Multi Tenant Options

INTERSTATE BUSINESS PARK



Logistics and Highways

INTERSTATE BUSINESS PARK



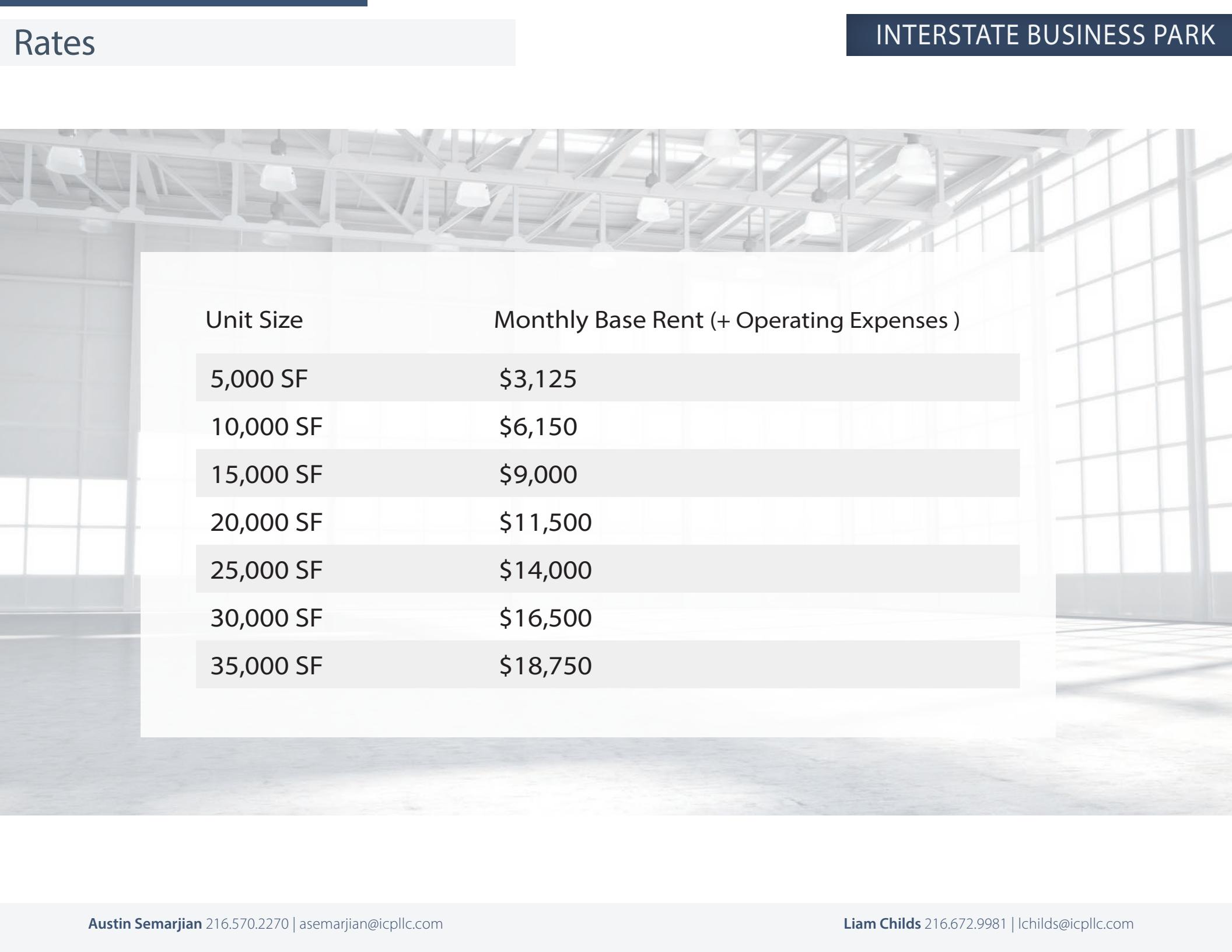
Distance to	Miles	Drivetime
Akron Canton Airport, OH	38	40 min
Downtown Akron, OH	30	30 min
Canton, OH	47	50 min
Downtown Cleveland, OH	48	50 min
CLE Hopkins Airport, OH	36	40 min
Columbus, OH	95	1.5 hrs
Mansfield, OH	35	40 min
Youngstown, OH	77	1.15 min
Pittsburgh, PA	137	2.15 hrs
Sandusky, OH	59	1.25 min

Lodi, Ohio, is located in Medina County, just minutes from the I-76/I-71 interchange, which is known as the busiest interchange east of the Mississippi River. In addition to these interstates, U.S. Route 224 and U.S. Route 42 are only a 4-minute drive away, making commuting by car very convenient.

Situated 30 minutes from Akron and 50 minutes from Cleveland, Lodi is a small town that offers many of the conveniences of larger cities. For major travel, both the Cleveland-Hopkins International Airport and the Akron-Canton Regional Airport can be reached within a 42-minute drive.

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A grayscale photograph of the interior of a large industrial building. The ceiling is high with a complex steel truss structure and several large, round, recessed lights. Large windows are visible on the right side, letting in natural light. The floor appears to be concrete.

Unit Size	Monthly Base Rent (+ Operating Expenses)
5,000 SF	\$3,125
10,000 SF	\$6,150
15,000 SF	\$9,000
20,000 SF	\$11,500
25,000 SF	\$14,000
30,000 SF	\$16,500
35,000 SF	\$18,750