

COMING IN 2026

AVAILABLE FOR LEASE

50,000-286,000 SF MODERN DISTRIBUTION SPEC BUILDINGS

7860 Empire Parkway | Macedonia, Ohio



Conceptual Rendering

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)



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Site Size
5 Buildings Totaling
928,500 SF on 17 Acres



Sprinkler System
ESFR



Lighting
LED



Office
Built-To-Suit



Car Parking
Ample Spaces



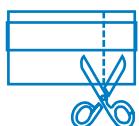
Truck Trailer Parking
Ample Spaces



Power
480 Volt, 600 Amp, 3-Phase



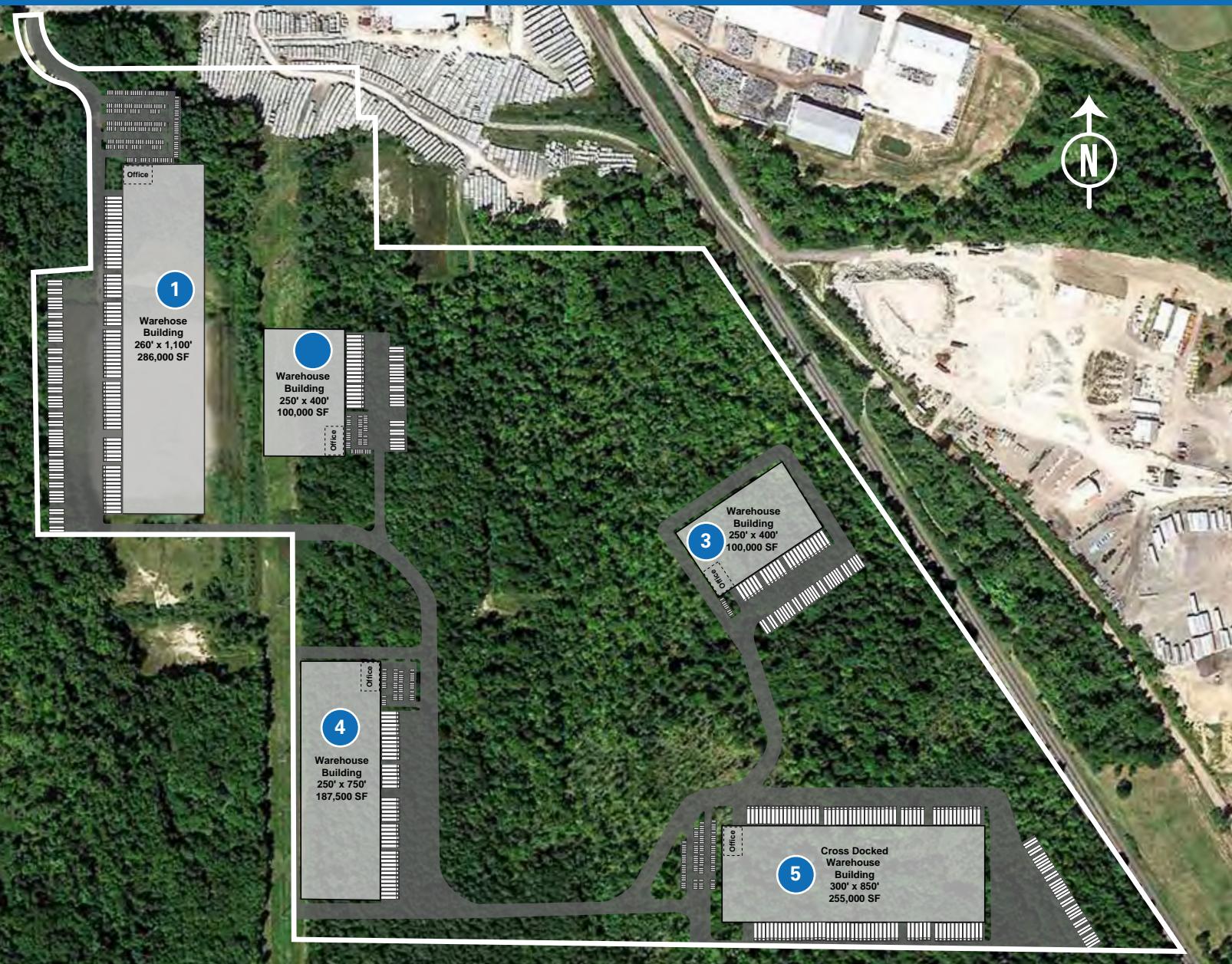
Roofing
EPDM Membrane



Tax Abatement
15-Year, 100%

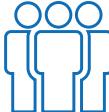


Delivery Date
2026



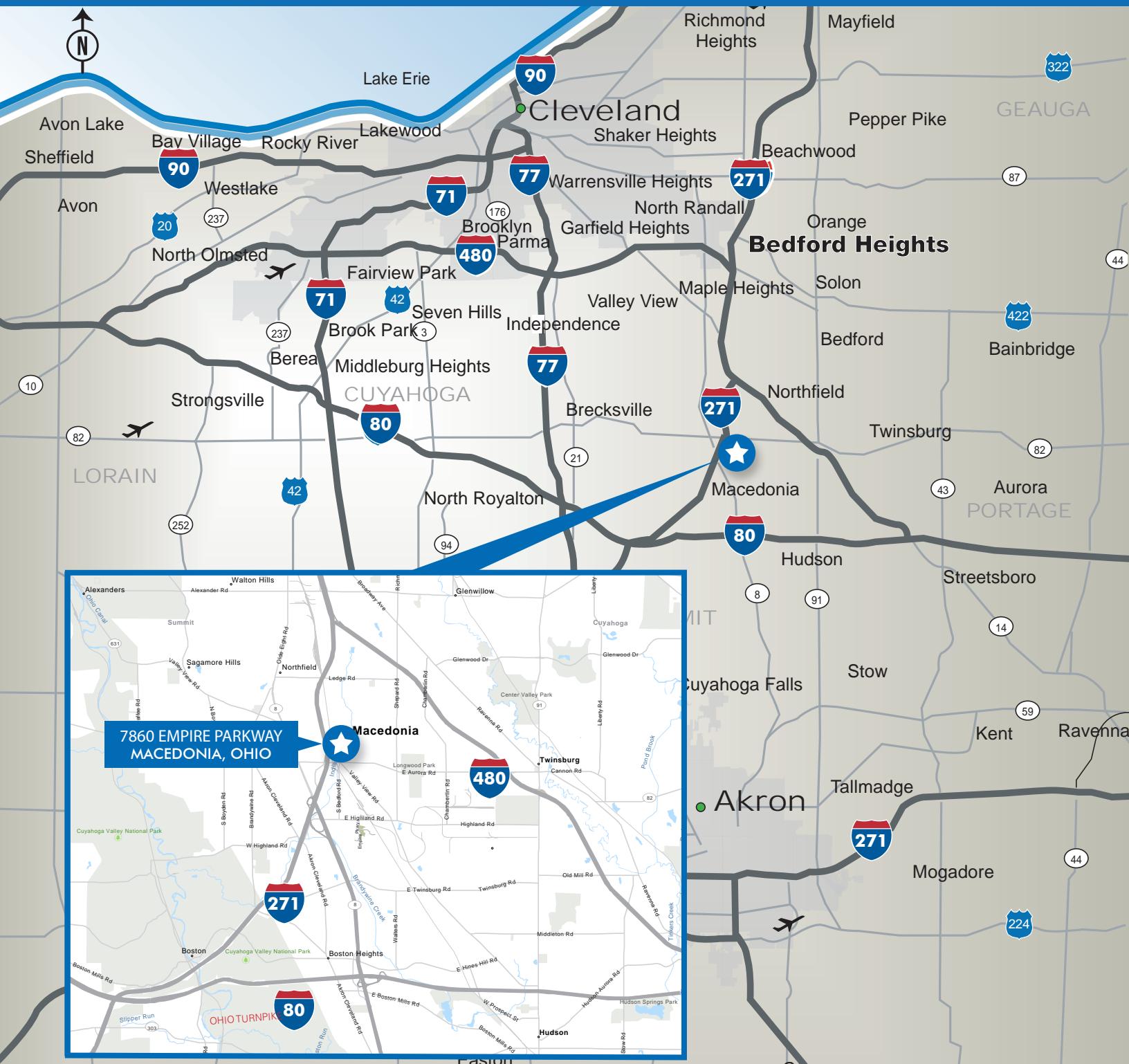
BUILDING KEY

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

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Location Map



NEWMARK

Terry **COYNE**.com