



**WARREN  
TECH PARK**



**Warren, Ohio**

**25,000 SF - 600,000 SF**

**FLEXIBLE BUILDING SUITABLE  
FOR COLD/WARM STORAGE OR  
MANUFACTURING**

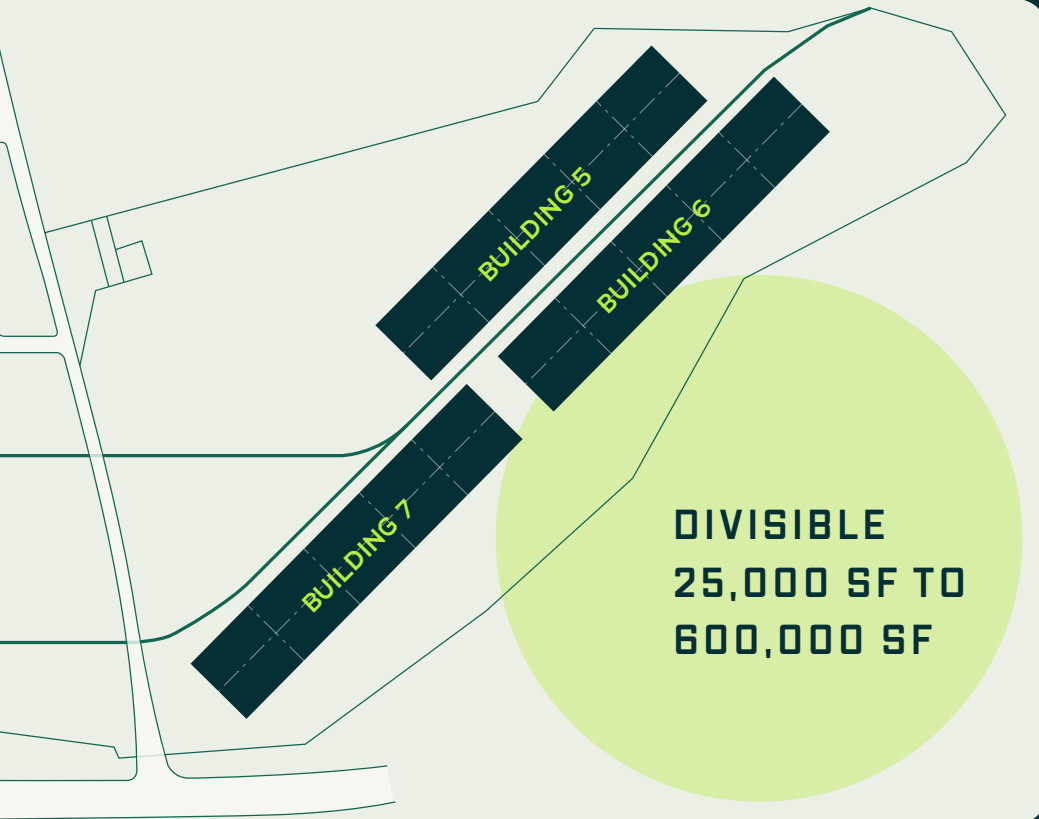
**R&D/Flex/Industrial  
Opportunities For Lease**

**CBRE**

# WARREN TECH PARK

## PROJECT OVERVIEW

**LEASE RATE**  
**\$3.25/SF NNN**



UNIT	TOTAL SF	CLEAR HT.	DRIVE IN DOORS	COLUMN
<b>BUILDING 5</b>	200,000	15'9" - 18'	20 (10' X 12')	25' X 25'
<b>BUILDING 6</b>	200,000	15'9" - 18'	20 (10' X 12')	25' X 25'
<b>BUILDING 7</b>	200,000	15'9" - 18'	20 (10' X 12')	25' X 25'



# WARREN TECH PARK



## FLEXIBLE OPTIONS

for leasing as-is, redeveloped,  
or a hybrid of both



## MULTIPLE TENANTS

can be accommodated



## TENANT IMPROVEMENT

can start immediately



## STRATEGIC LOCATION

within Voltage Valley



## STRONG LABOR POOL

and low cost of living



## HEAVY POWER

Up to 100 MW availability

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.


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.

# PERFECTLY POSITIONED


## WARREN, OH

 Hospital

EMPLOYED CIVILIAN  
POPULATION AGES 16+

 Lowest Employed Population



 Highest Employed Population





# 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



# WARREN TECH PARK

## Contact Us

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