

# 18.08 AC Land in a Major Manufacturing Corridor

For Sale or Ground Lease | Abbe Road, Sheffield Village, Ohio 44054

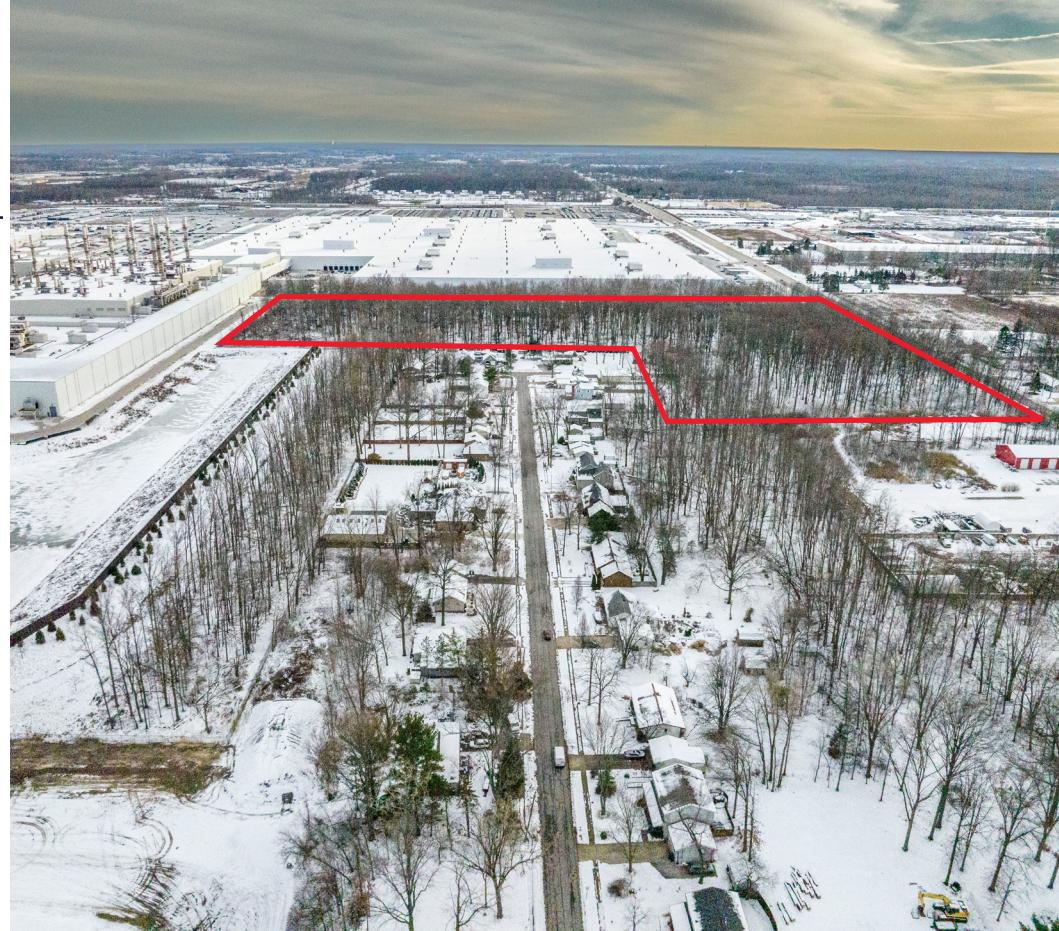


# Abbe Road

- Prime Industrial Location: Strategically positioned directly beside the Ford Ohio Assembly Plant, offering unmatched proximity to a major automotive manufacturing hub and its extensive supplier network.
- 18.08-Acre Site: Ideal for large-scale industrial development, build-to-suit opportunities, or supplier-oriented uses requiring expansive footprint near Ford Assembly Plant.
- Exceptional Transportation Access: Convenient connectivity to I-90, SR-254, and regional freight corridors, enabling efficient distribution throughout Northeast Ohio and the greater Midwest.
- Strong Labor & Manufacturing Ecosystem: Situated within a proven industrial corridor with access to a skilled workforce, established manufacturing base, and pro-business regional incentives.
- Flexible Zoning & Development Potential: Suitable for manufacturing, warehousing, outdoor storage, or campus-style industrial projects, with potential to accommodate high-throughput operations.
- High Corporate Visibility: Prominent frontage along Abbe Road N with exposure to major industrial traffic, providing an ideal location for tenants seeking presence near a top-tier automotive plant.

**Sale Price: \$3,616,000 (\$200,000 / AC)**

**Lease Rate: Contact Broker**



## Quick Stats

Land Size	18.08 AC
Zoning	I-1 (Industrial) & B-2 (Business District) See Page 3
Parcel #'s	03-00-033-115-032, 03-00-010-000-028, 03-00-010-000-030, 03-00-010-000-026, 03-00-010-000-004
Access	Abbe Road
Frontage	860' Along Abbe Road

# Parcel Map



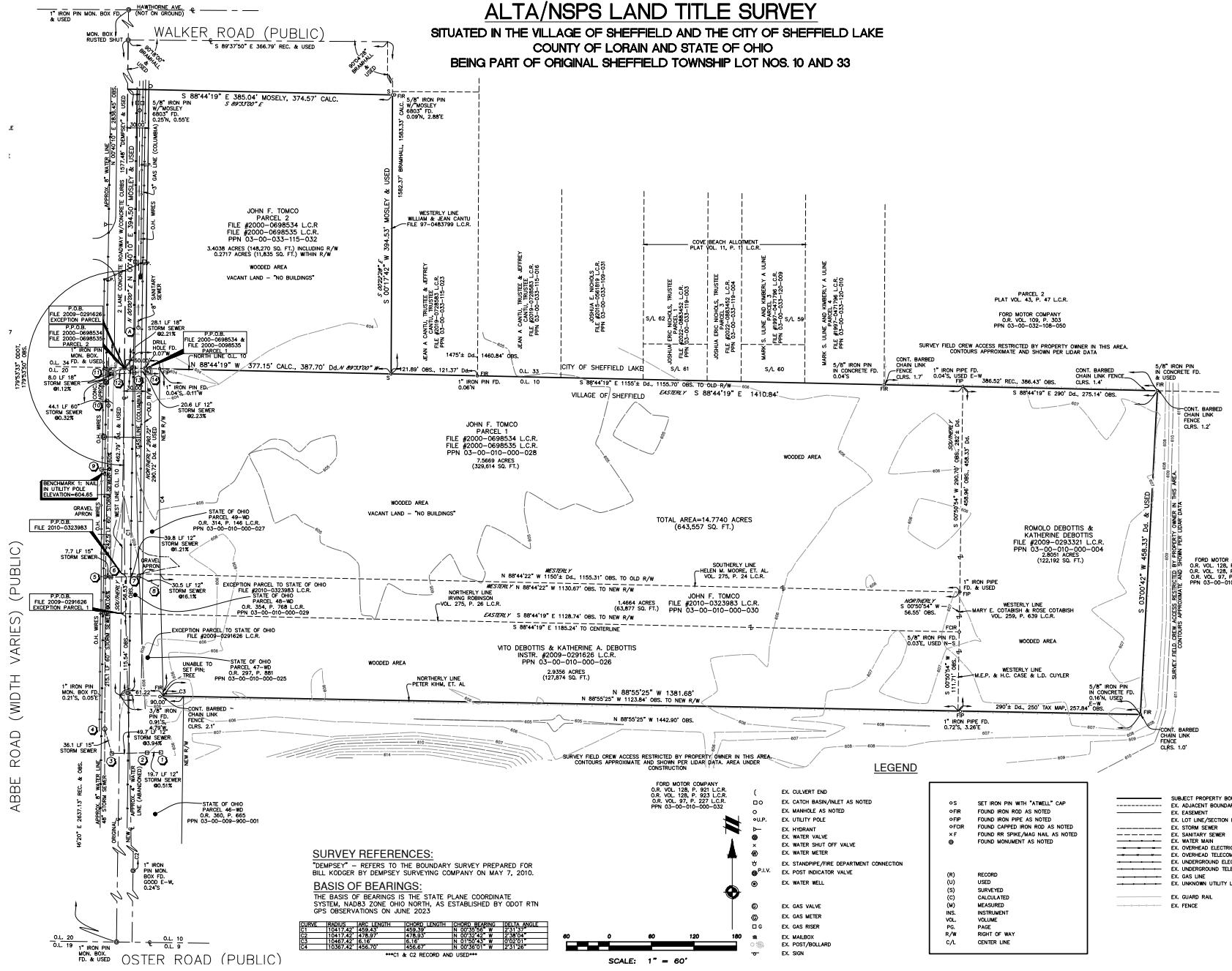
# Best Build-to-Suit Option in the Area

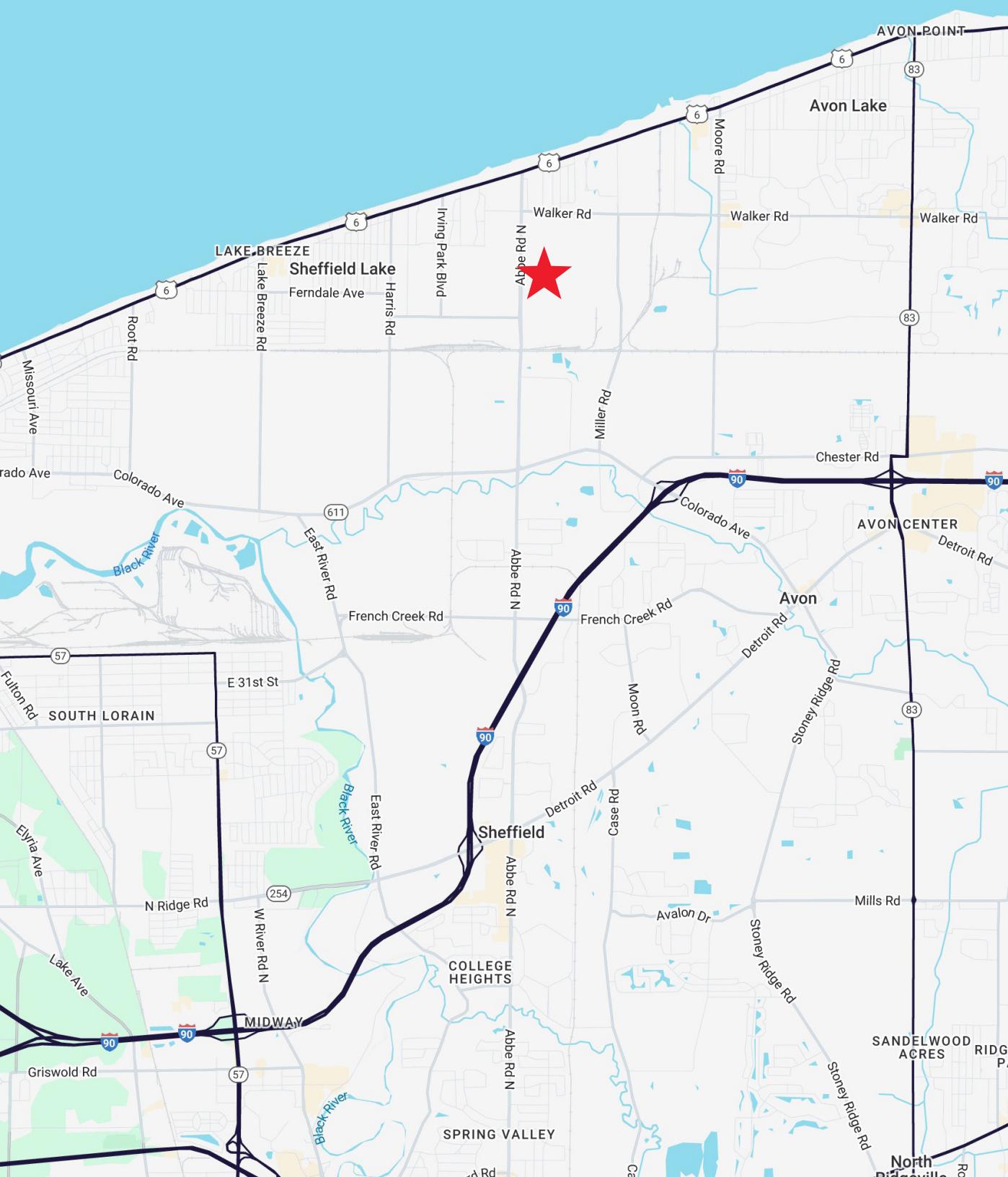


# Site Survey

## ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE VILLAGE OF SHEFFIELD AND THE CITY OF SHEFFIELD LAKE  
COUNTY OF LORAIN AND STATE OF OHIO  
BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NOS. 10 AND 33





## ABBE ROAD SHEFFIELD VILLAGE, OH 44054

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