

# 18.08 AC Land in a Major Manufacturing Corridor

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



Ford Ohio Assembly Plant  
3.7M SF Complex

ABBE ROAD | 6,379 VPD



CUSHMAN &  
WAKEFIELD



# 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) <i>See Page 3</i>
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



**03-00-033-115-032**  
*B-2 (Business District)*

**03-00-010-000-028**  
*I-1 (Industrial)*

**03-00-010-000-030** | *I-1 (Industrial)*

**03-00-010-000-026** | *I-1 (Industrial)*

**03-00-010-000-004**  
*I-1 (Industrial)*



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*3.7M SF Complex*



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# Best Build-to-Suit Option in the Area



Site Survey



