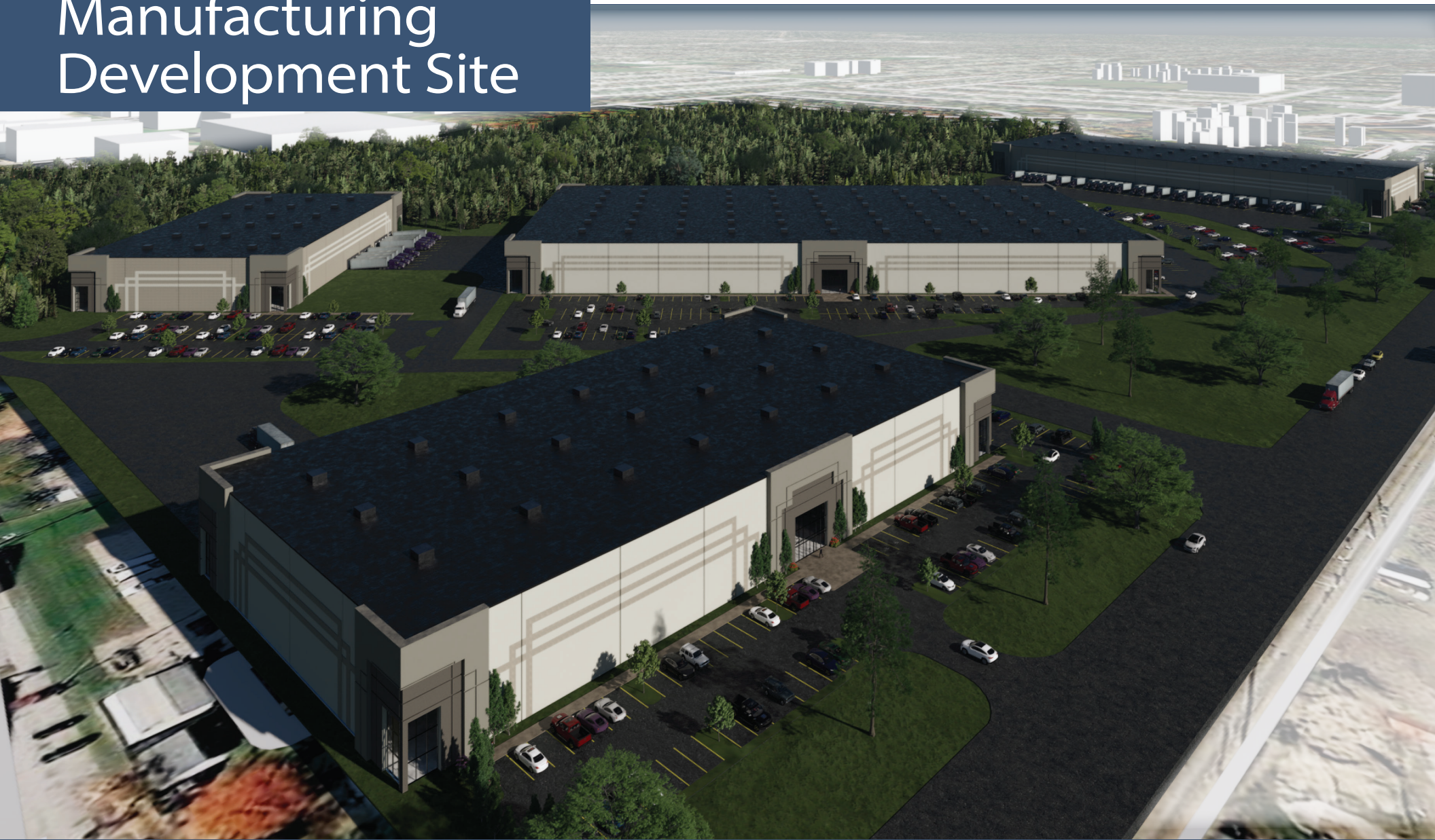


Mega Power Manufacturing Development Site

Warrensville Center Rd., Warrensville Heights, OH



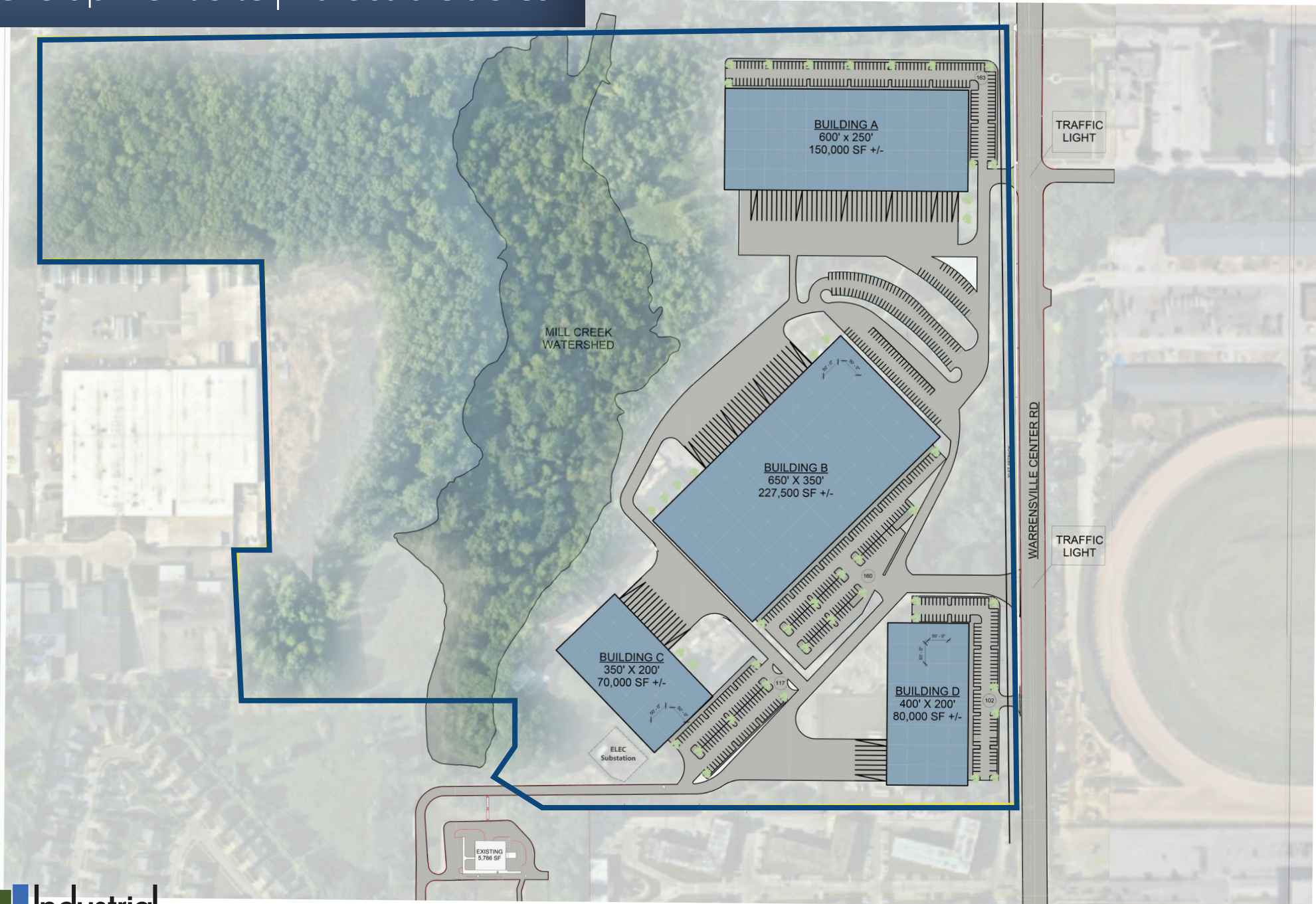
70 Usable acres



For more information contact **Austin Semarjian 216.570.2270** | asemarjian@icpllc.com

Mega Power Manufacturing Development Site | 70 Usable acres

Warrensville Center Rd., Warrensville Heights, OH

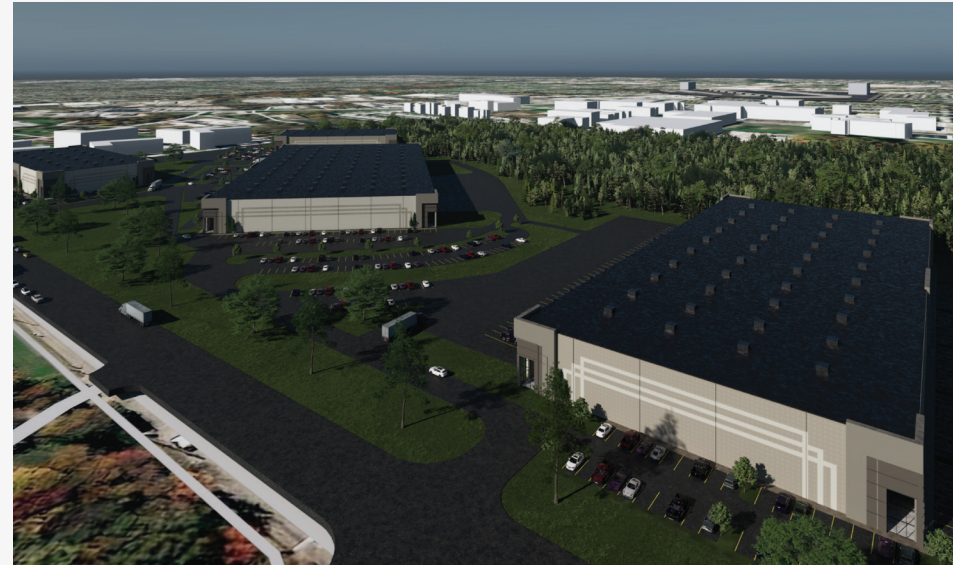


Features and Utility Data

- 4440 Warrensville Center Rd., Warrensville Hts., OH
- 102 acre site; 70 usable acres
- Power: 50 Megawatts available, Substation on site
- Water: Two 8" and one 10" water lines
- Wastewater: Capacity of the existing 30-inch sanitary sewer is approximately 15 million gallons per day.

Transportation & logistics connectivity

- Highway Access: Close proximity to I-271 and I-480 support positioning for good truck access for inbound supply and outbound distribution
- Airport access: The site is roughly 18 miles from Cleveland Hopkins International and also has access to regional airports
- Warrensville Heights is an inner-ring suburb of Cleveland, giving access to metropolitan infrastructure, workforce, and logistics networks.
- Robust daytime population: 5 Mile radius = 144,529



Mega Power Manufacturing Development Site | 70 Usable acres

Warrensville Center Rd., Warrensville Heights, OH

