



Avon International Commerce Park

Avon, Ohio

For more information:

Hiedi Winston
+1 216 455 0886 • hwinston@naipvc.com

Deborah Maggard
+1 216 455 0914 • dmaggard@naipvc.com

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6155 Rockside Road, Suite 304
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

Property Overview

Available - Build to Suit Opportunities
Up to 1,000,000 SF
State-of-the-art Manufacturing/
Distribution Industrial Park



Property Features

- Multiple buildings available 1,000,000 SF
- Phase I, 260,000 SF (divisible by 20,000 SF)
 - Whse. & offices build-to-suit (sale or lease)
- Land acreage: ±159 Acres
- Clear height: 32' minimum height
- Column spacing: 50'x50'
- Lighting: LED
- Minutes from Lorain Community College
- Pre-cast concrete construction
- Floor slab: 6" minimum
- Rail access to Norfolk Southern Railway
- Parking: 150 spaces (expandable to 320)
 - Trailer: 95 spaces
- Zoning: M1 & M2
- Loading docks and drive-ins to suit
- Sprinkler: ESFR
- Utilities:
 - Water/Sewer: City of Avon
 - Natural Gas: Columbia Gas Co.
 - Electrical Supplier: First Energy Corp.
- City & County Tax Incentives - (possible property, income, job creation, & work force incentives)

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NAIPleasant Valley

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Property Photos

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Property Highlights

Unique opportunity for lease. 1,000,000 SF of new state-of-the-art manufacturing/distribution industrial space on Chester Rd & Moore Roads. This leading edge industrial multiplex sits on over ±159 acres, and has a prime central location on Cleveland's Westside. Less than 1 mile from I-90, & 6 miles from I-80 Ohio Turnpike). Phase I: 260,000 SF.



For more information:

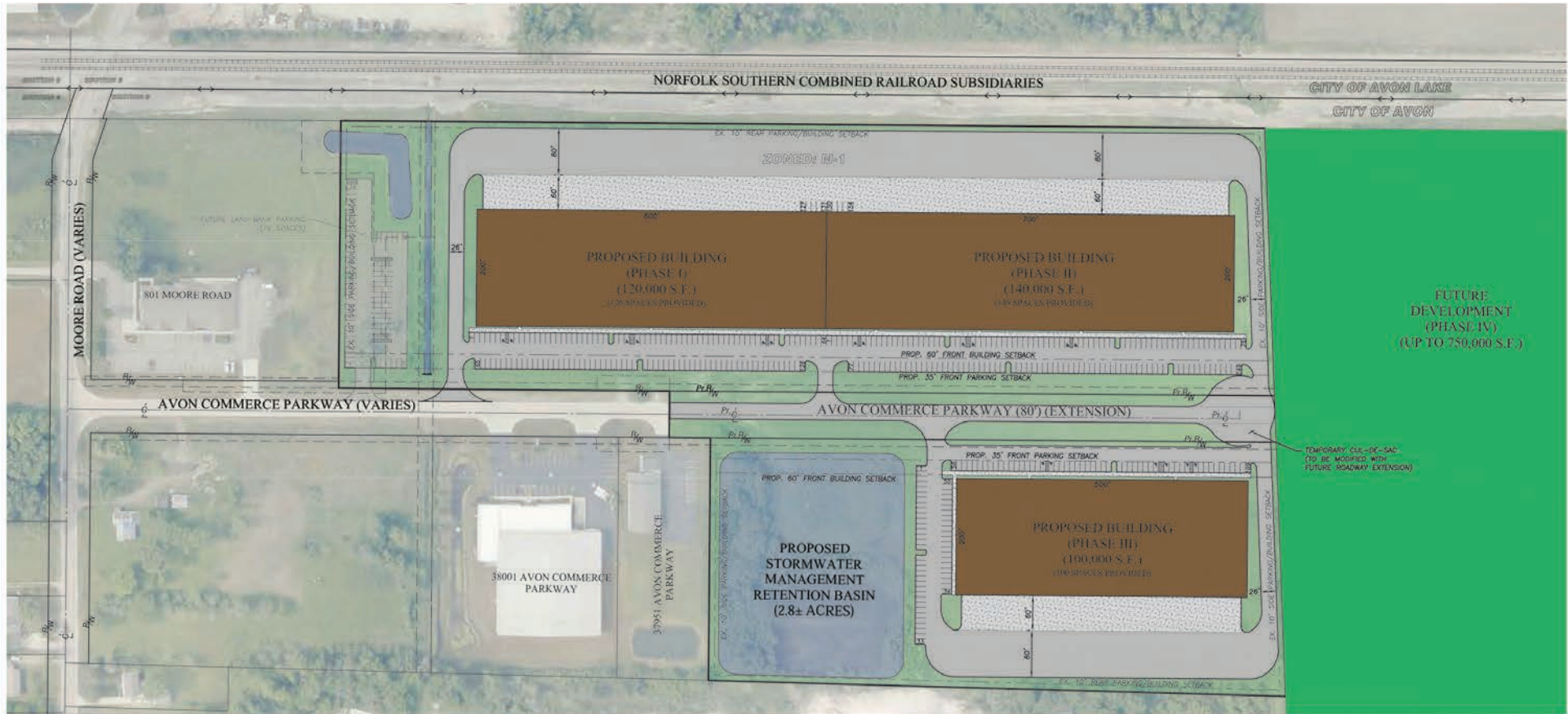
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Site Plan

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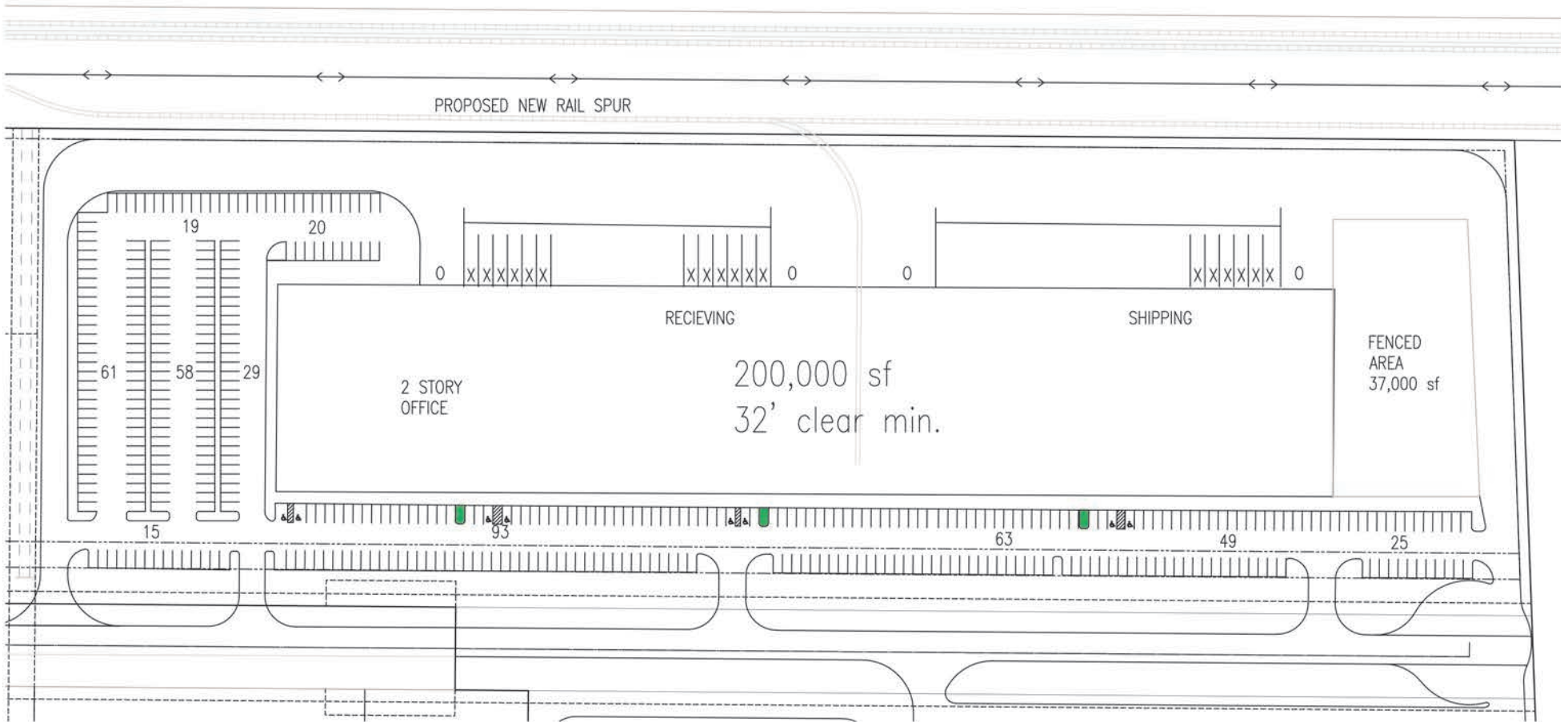
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Phase I 200,000 SF Site Plan

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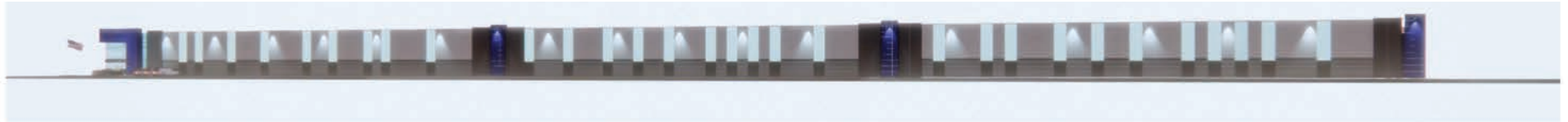
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Elevation Plan

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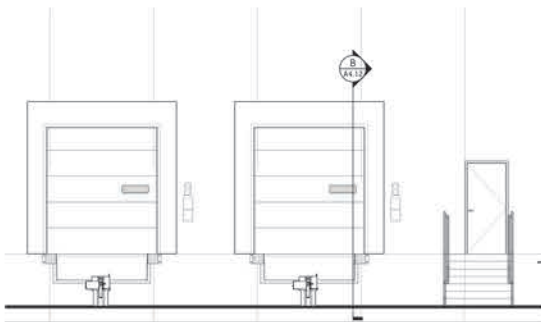
A SOUTH EXTERIOR ELEVATION
FRONT
NOT TO SCALE



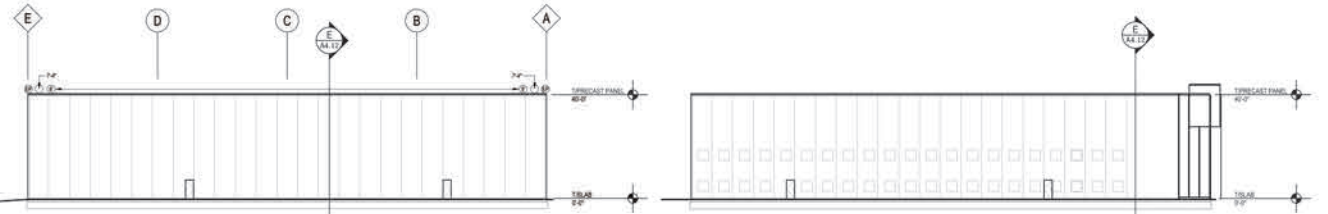
B PARTIAL NORTH EXTERIOR ELEVATION
SHIPPING
1" = 20'-0"



B PARTIAL NORTH EXTERIOR ELEVATION
RECEIVING
1" = 20'-0"



C EAST EXTERIOR ELEVATION
FUTURE EXPANSION WALL
1" = 20'-0"



D WEST EXTERIOR ELEVATION
1" = 20'-0"

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Map

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Location Highlights

- REACH THE LARGEST MIDWEST, NORTHEAST AND MID ATLANTIC MARKETS WITHIN A DAYS DRIVE
- CLOSE TO CANADA'S LARGEST MARKET, TORONTO, POPULATION OF 6.5 MILLION.
- 15 MAJOR MARKETS WITH POPULATION'S OVER 60 MILLION, WITHIN 450 MILES. REACH 1/2 THE POPULATION IN A 2 DAY DRIVE
- AS A TOP REGION FOR OVERALL LOGISTICS INFRASTRUCTURE, AVON, OH HAS EFFICIENT ACCESS TO MULTIPLE MODES OF TRANSPORTATION AND TO GLOBAL NETWORKS.

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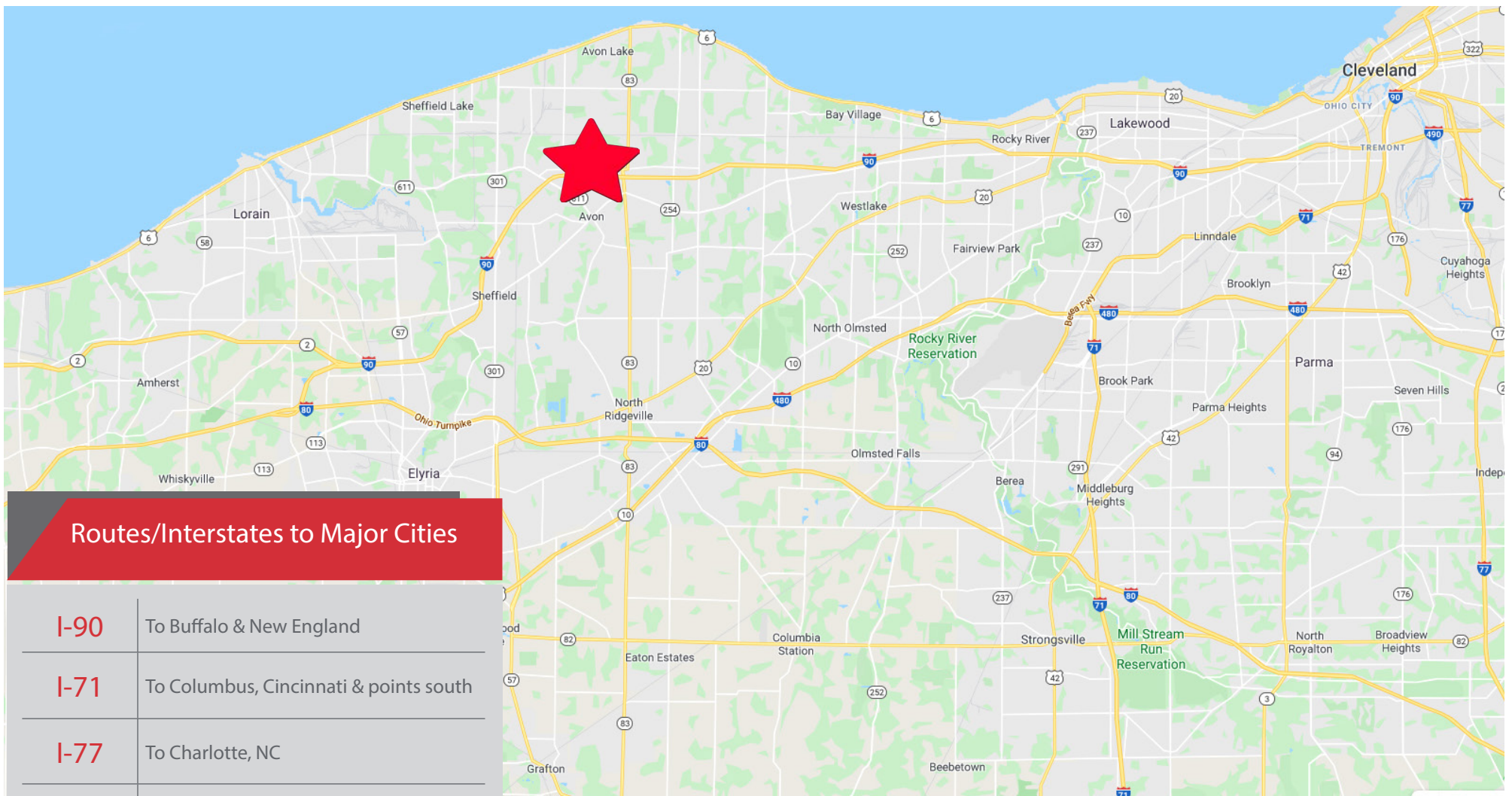
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Routes/Interstates to Major Cities

I-90	To Buffalo & New England
I-71	To Columbus, Cincinnati & points south
I-77	To Charlotte, NC
I-80	To Chicago & Michigan (allows triples & 48" double trailers)

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