

FORWARD

INNOVATION CENTER, WEST

Now Leasing

**Spec Building
Coming in**

**January
2023**

**VISIT OUR
WEBSITE HERE**

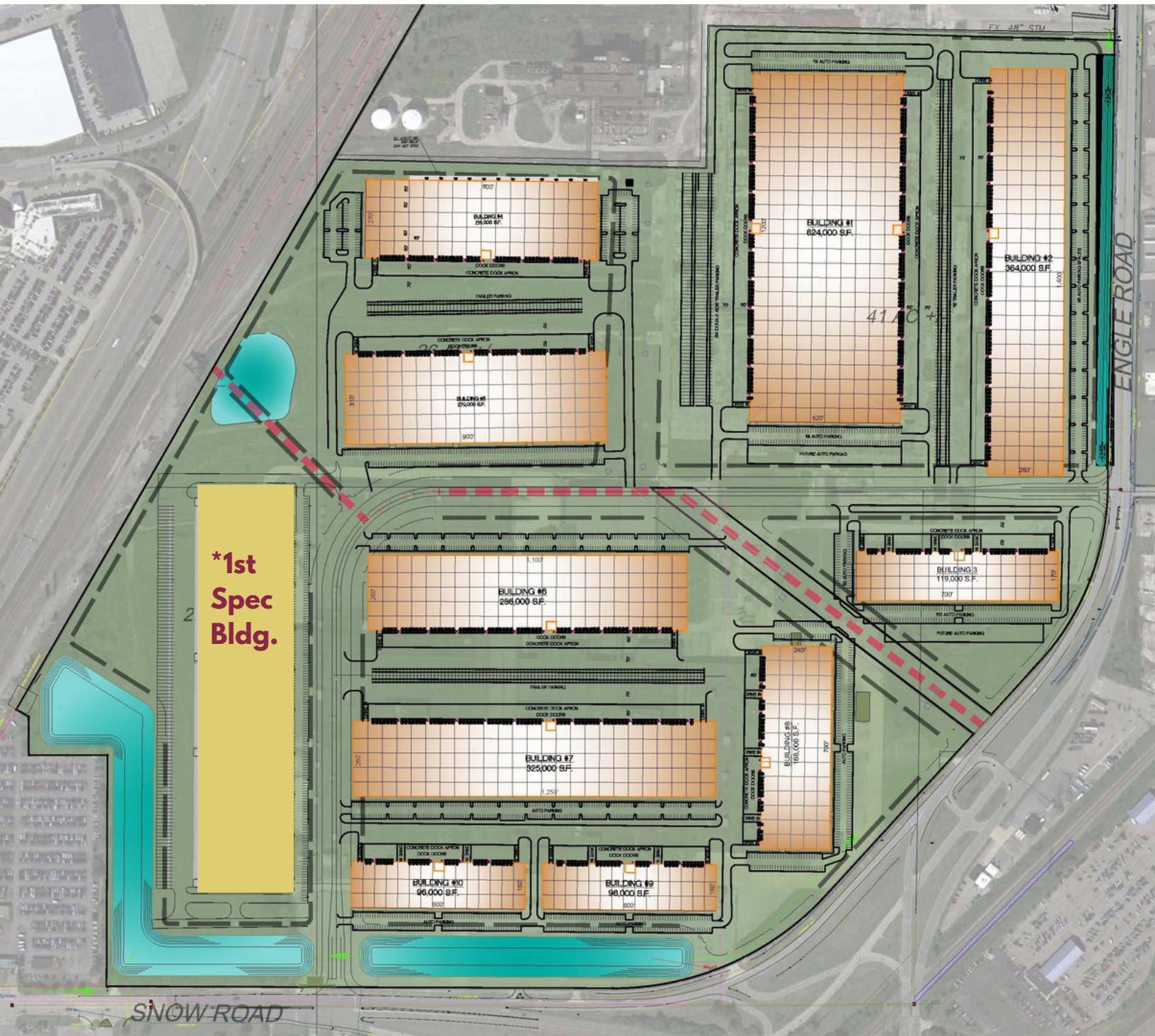
Walls are Up!



Spec Building Details:

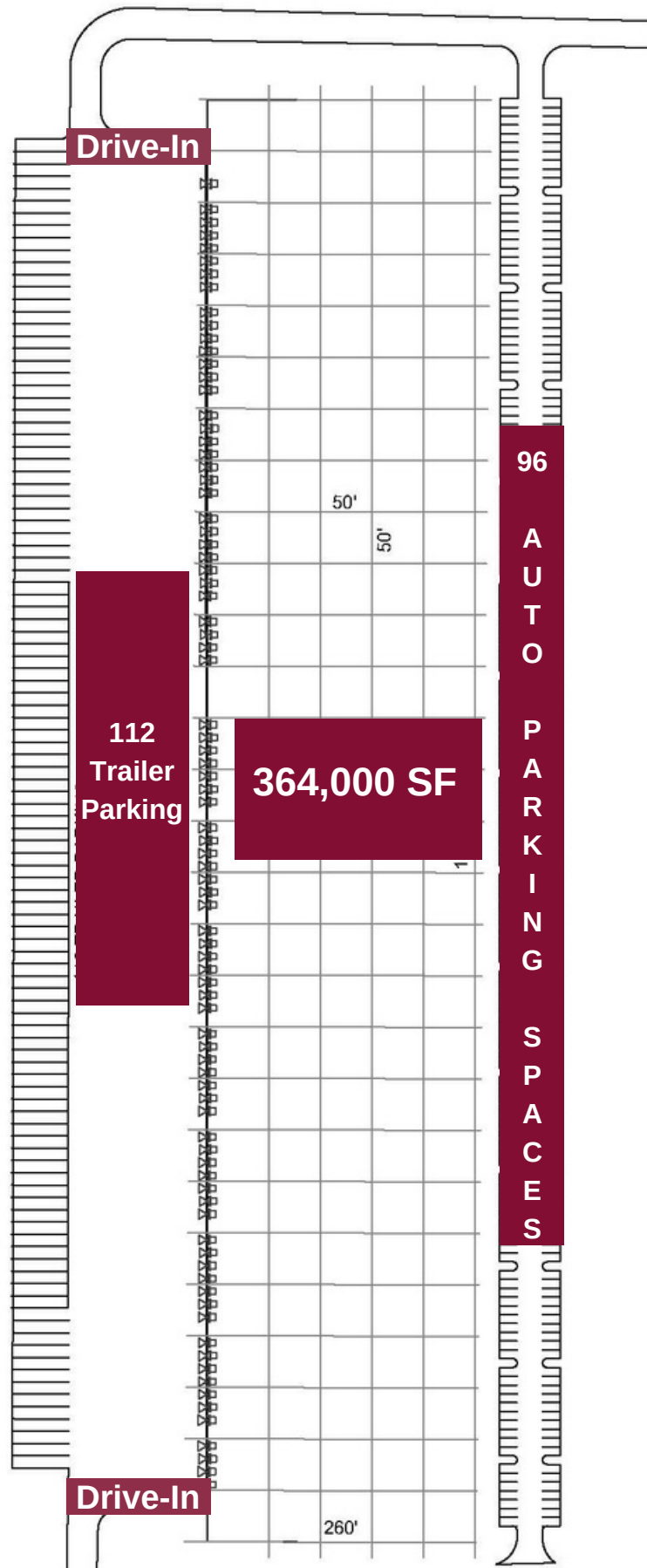
- 364,000 SF
- January 1, 2023 Completion Date
- Active Rail to Site
- 32' Clear
- 50' x 50' Column Spacing
- ESFR Sprinkler
- LED Lighting
- Office Built-to-Suit
- Prime Location at Park Entrance
- Immediately Adjacent to Cleveland Hopkins Airport

Site Plan



*First Spec Building

*Spec Building



*For discussion purposes only - Subject to change

The Advantage



With multiple interstate access and its adjacency to Cleveland Hopkins International Airport, this site is attractive to regional and national companies.

The Site is Flexible

- The site will be developed based on the need in the marketplace
- High visibility
- 2 interstates that intersect the area
- New utility services with heavy power
- Modern facilities
- Surrounded by a large labor force

The Site is User Driven

- Manufacturing and Light Assembly
- E-Commerce
- Bulk Distribution
- High-Tech Climate Controlled Operations
- Regional and National Corporate Facilities
- Aerospace and Aeronautical Operations
- Utility and Mining Firms
- Many more



Location

- Located less than 1 mile from Cleveland Hopkins International Airport
- Located within 2 miles of:
 - Interstate 71
 - Interstate 480
- Located within 10 miles of:
 - Interstate 90
 - Interstate 77

Rail Access

CSX North Baltimore (Henry, OH)
Norfolk Southern Columbus (Columbus, OH)

Distance & Drive Times to Major Cities

Cleveland, OH	14 Miles	22 MIN.
Akron, OH	41 Miles	44 MIN.
Toledo, OH	105 Miles	1 HR. 40 MIN.
Columbus, OH	131 Miles	1 HR. 57 MIN.
Pittsburgh, PA	134 Miles	2 HR. 08 MIN.
Detroit, MI	159 Miles	2 HR. 30 MIN.

- 210 Acres
- U5-Industrial Zoning
- Norfolk Southern Rail
- Incentives are available, call for further information

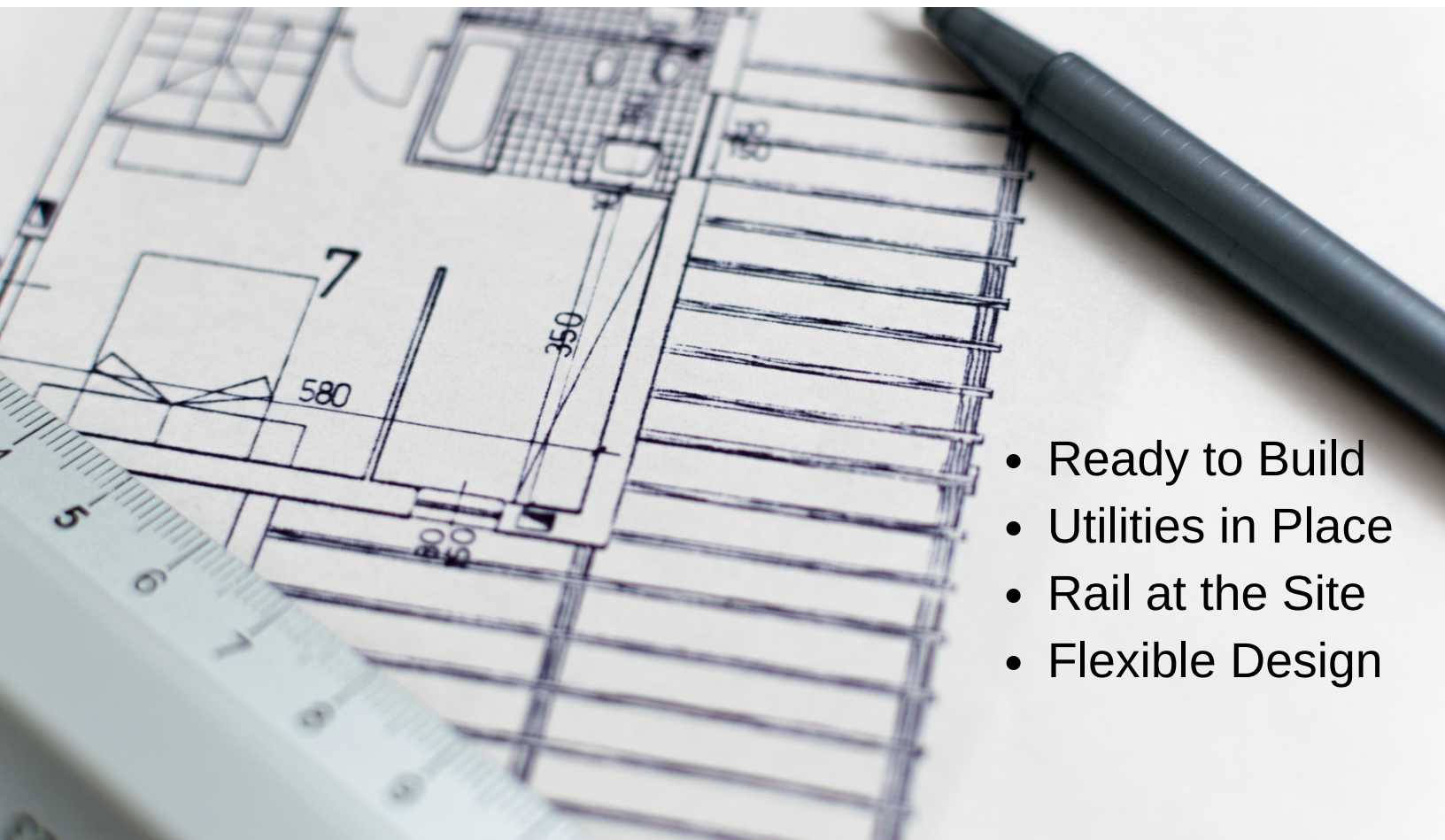


Downtown Cleveland



Weston has partnered with DiGeronimo and Scannell to purchase the Ford Casting Plant and Engine Plant No. 2 Site bring this game changing development opportunity to market.

Build-To-Suit



- Ready to Build
- Utilities in Place
- Rail at the Site
- Flexible Design

Contact Us



Jeff Kennedy
jkennedy@teamweston.com
Office: 440-914-8420
Cell: 216-313-5936



Mark Truesdell
mtruesdell@teamweston.com
Office: 440-914-8407
Cell: 513-236-1659



Jack Green
jgreen@teamweston.com
Office: 440-914-8429
Cell: 330-421-9203



Established in 1972, Weston owns and manages a portfolio of approximately 25m SF in 7 states across the country. With an entrepreneurial spirit, we have grown our excellent reputation as Deal Makers as evidenced by our strong relationships with over 800 tenants nationwide. We commit to you a seamless transaction by doing what we say, when we say it. This is our Weston Pledge.

**OUR
WESTON
PLEDGE**

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