

NORTHEAST OHIO

LOGISTICS CENTER

NORTHERN OHIO'S BEST LOCATION TO SERVE
ALL MAJOR POPULATION CENTERS

LARGE INDUSTRIAL
BUILDING OFFERING

IDEAL FOR OCCUPIERS FROM
150,000 SF UP TO 1,100,000 SF

Seville, OH

Strategic 102 acre site offers immediate interchange access to I-76 east and west and minutes to I-71 north and south.



**CLICK TO VIEW
DEVELOPMENT WEBSITE**

DELIVERY FALL OF 2023



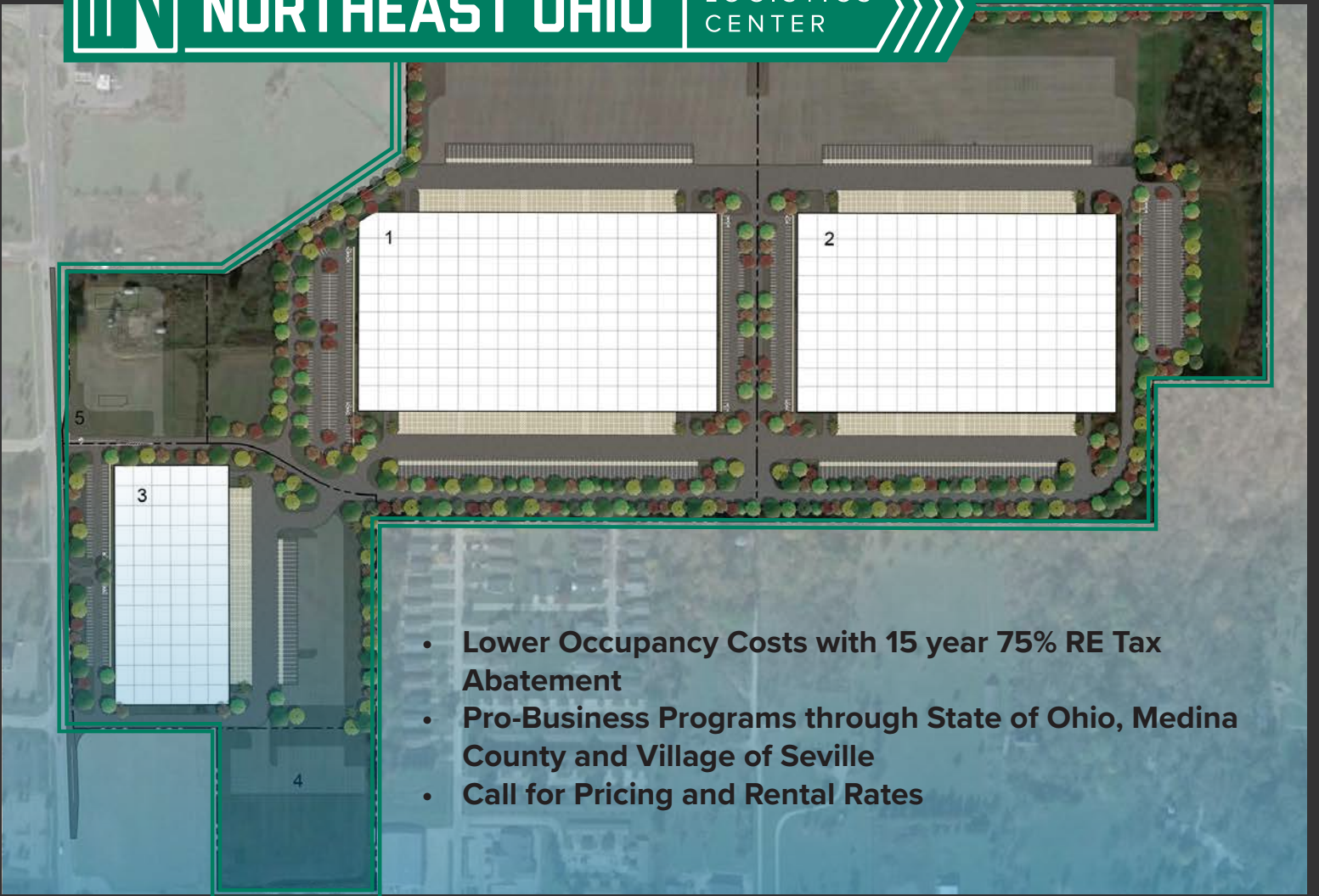
CBRE FLINT
DEVELOPMENT

www.flintdevelopment.com



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- Lower Occupancy Costs with 15 year 75% RE Tax Abatement
- Pro-Business Programs through State of Ohio, Medina County and Village of Seville
- Call for Pricing and Rental Rates

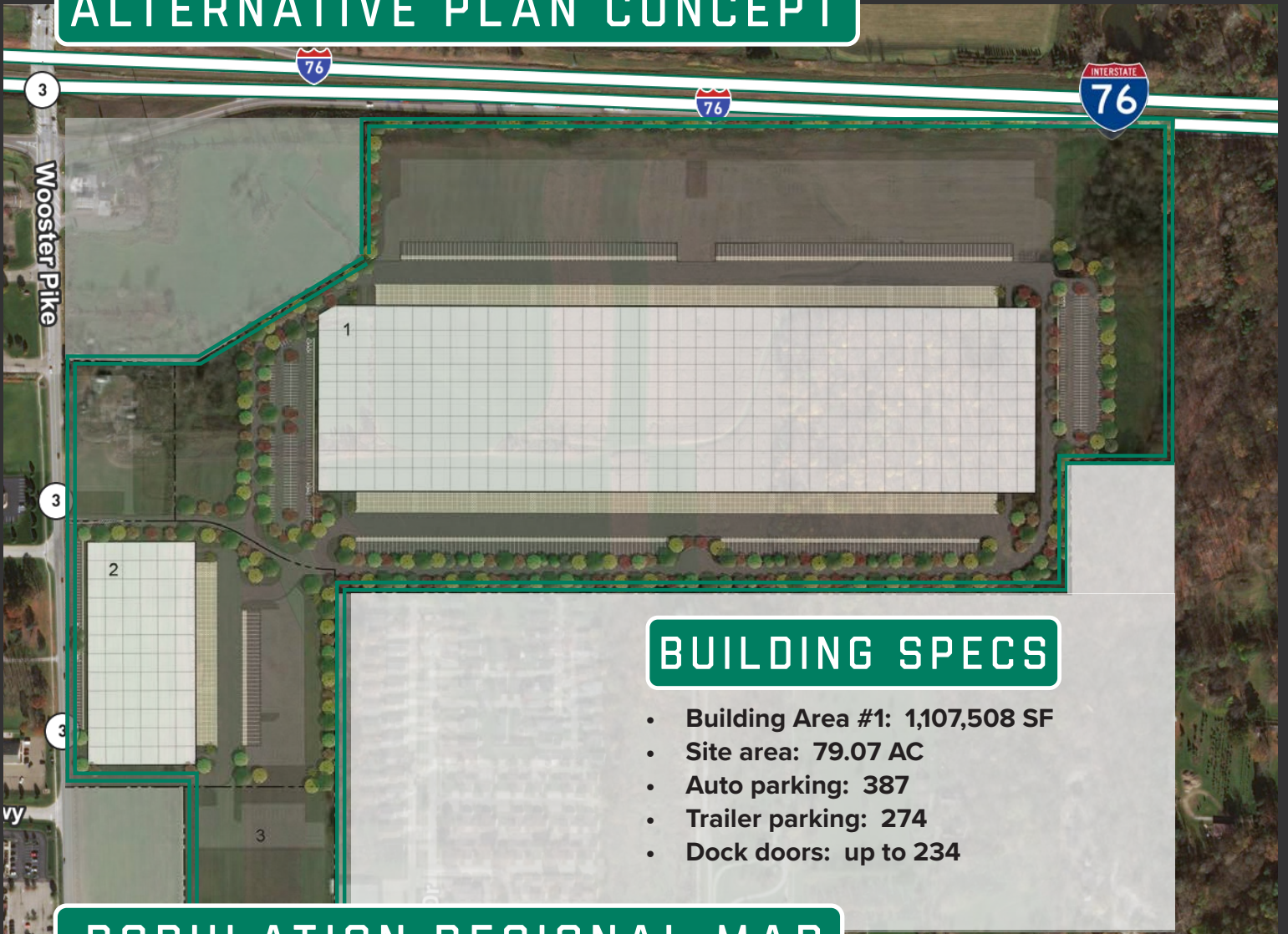
BUILDING SPECS

Building 1	
Building Square Footage	526,001 SF
Total Site Area	38.29 Acres
Clear Height	40' clear
Column Spacing	54'-0" x 50'-0" 54'-0" x 70'-0" speed bay
Auto Parking	313 spaces 0 future spaces 313 Total
Trailer Parking	124 spaces 212 future spaces 336 Total
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	12 x 12 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced 4,000 PSI
Vapor Barrier	10,000 SF of 15 Mil Vapor Barrier Under the Slab at Potential Office Areas
Dock Doors	52 Built 52 Future 104 Total
Drive-In Doors	4
Roofing	45 Mil White TPO with R-30 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	4000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit

Building 2	
Building Square Footage	468,064 SF
Total Site Area	40.78 Acres
Clear Height	40' clear
Column Spacing	54'-0" x 50'-0" 54'-0" x 70'-0" speed bay
Auto Parking	290 spaces 0 future spaces 290 Total
Trailer Parking	115 spaces 249 future spaces 364 Total
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	12 x 12 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced 4,000 PSI
Vapor Barrier	10,000 SF of 15 Mil Vapor Barrier Under the Slab at Potential Office Spaces
Dock Doors	47 Built 45 Future 92 Total
Drive-In Doors	4
Roofing	45 Mil White TPO with R-30 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	4000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit

Building 3	
Building Square Footage	200,880 SF
Total Site Area	14.08 Acres
Clear Height	36' clear
Column Spacing	54'-0" x 50'-0" 54'-0" x 60'-0" speed bay
Auto Parking	108 spaces 0 future spaces 108 Total
Trailer Parking	33 spaces 64 future spaces 97 Total
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	12 x 12 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced 4,000 PSI
Vapor Barrier	15 Mil Vapor Barrier Under the Slab at Entire Front Bay
Dock Doors	20 Built 20 Future 40 Total
Drive-In Doors	
Roofing	45 Mil White TPO with R-30 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	2000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit

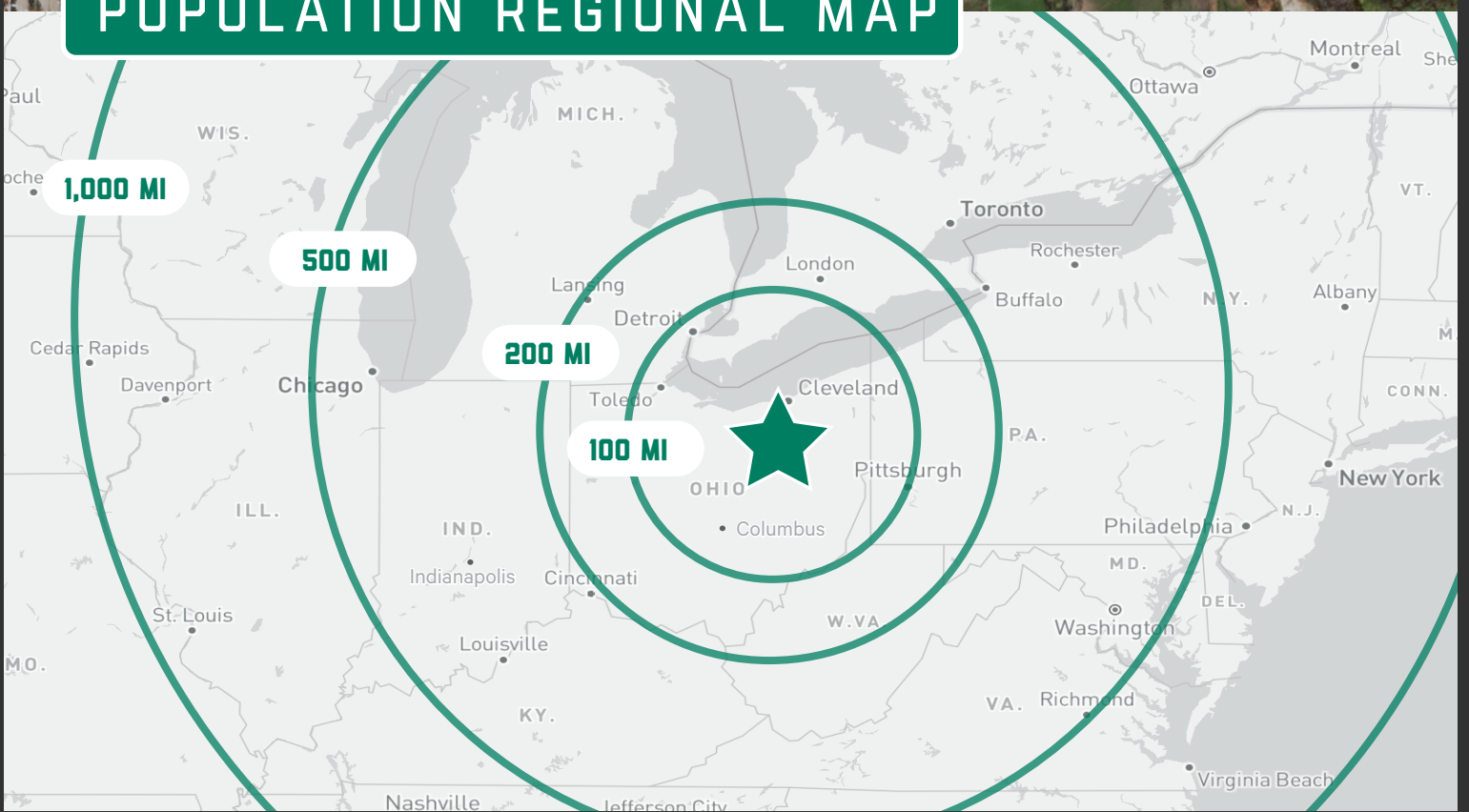
ALTERNATIVE PLAN CONCEPT



BUILDING SPECS

- Building Area #1: 1,107,508 SF
- Site area: 79.07 AC
- Auto parking: 387
- Trailer parking: 274
- Dock doors: up to 234

POPULATION REGIONAL MAP





SITE WORK HAS BEGUN





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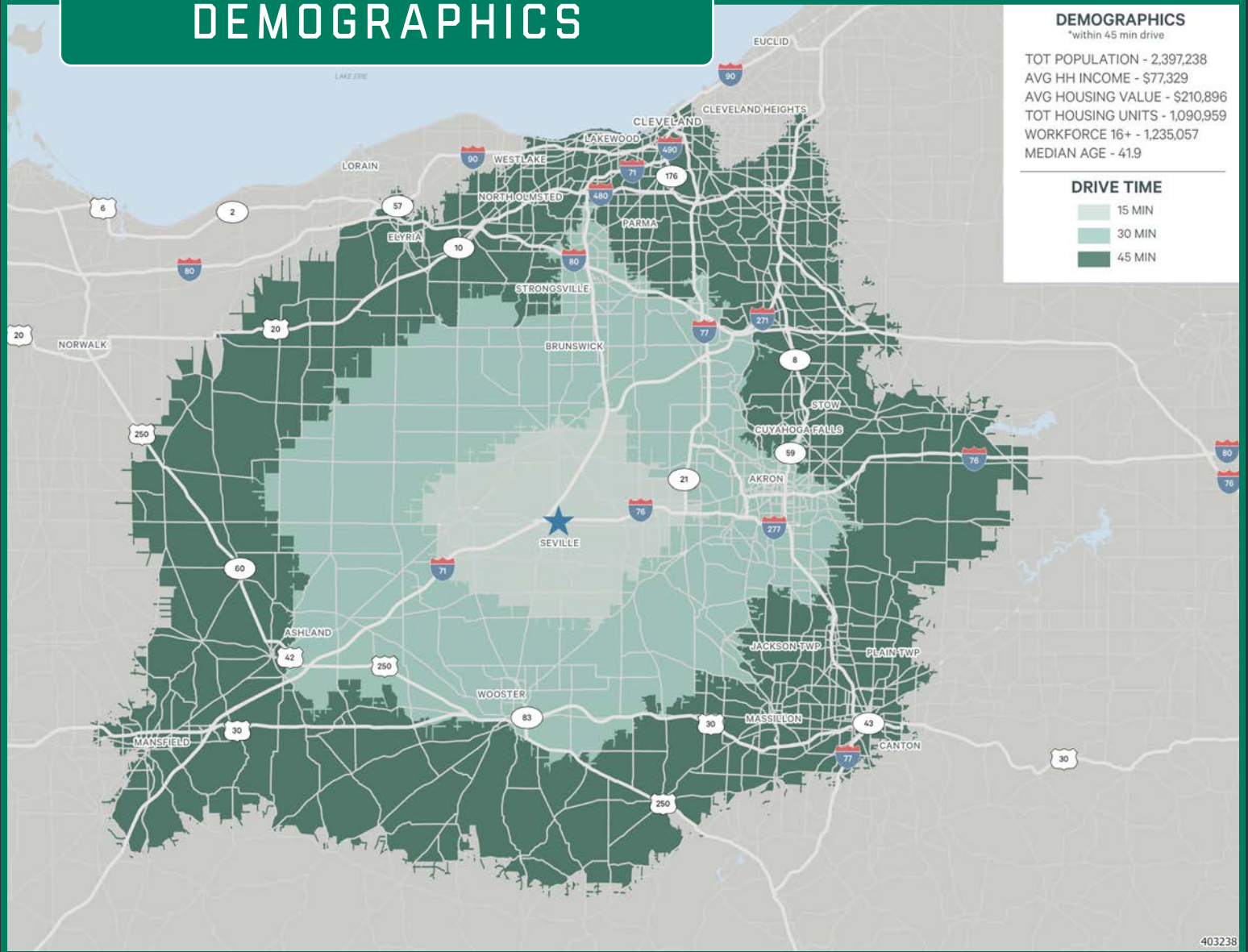
WOOSTER PIKE

DRONE PHOTOS



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DRIVE TIMES & DEMOGRAPHICS



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