

CONCEPTUAL COMMERCE CENTER LAYOUT

BUILDING	
A	650,000 SF
B	920,000 SF
C	920,000 SF
D	500,000 SF
E	250,000 SF
F	600,000 SF
G	700,000 SF
H	600,000 SF
I	1,200,000 SF
J	1,000,000 SF
7,340,000 SF	

Site 4

PROPERTY DETAILS

One of Northeast Ohio's largest industrial sites (471 acres)

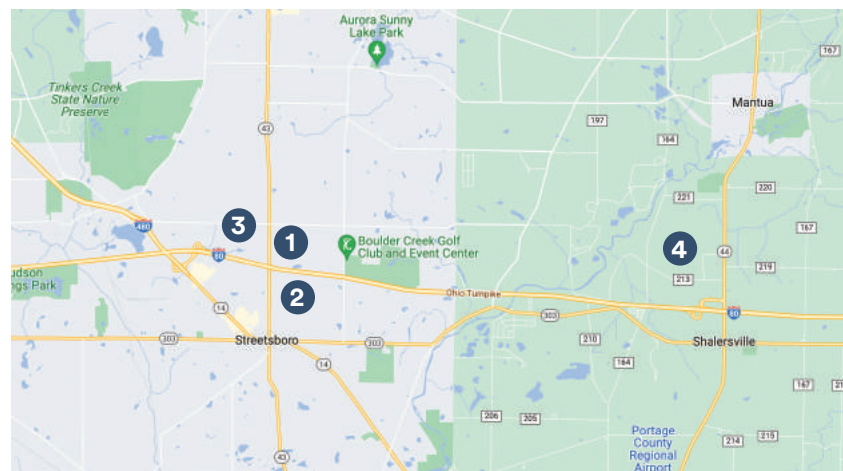
1.2 million SF building under construction (Building I)

Zoned light industrial

Heavy power users could tap 345 kV line;
smaller users can tap 138 kV line 1.3 miles away

Direct access to I-80 (Ohio Turnpike)

MAP OVERVIEW OF SITES



CONTACT:
Patrick O'Malia, EDPF / MPA
Economic Development Director
330-422-2096
pomalia@cityofstreetsboro.com
cityofstreetsboro.com

Streetsboro is Your Gateway to Progress



★ OUR PRIME LOCATION

19 miles northeast of Akron / 31 miles southeast of Cleveland
40 miles north of Canton / 43 miles west of Youngstown
Direct Access to Interstate-480 and Interstate-80

Why Streetsboro?

- The Cleveland – Akron – Canton Ohio Combined Metropolitan Statistical Area (MSA) has more than 3.5 million residents and is the 18th largest MSA in the country.
- The cost of living in the Cleveland – Akron – Canton area is 15 – 30% below the national average but the quality-of-life amenities are high. Three professional sports teams, nationally ranked park systems and museums, a world class orchestra and the 2nd largest theater district in the country.
- There are 2.55 million people within a 30-mile radius of Streetsboro. 1.325M of the population 16 years and older are in the labor force. Manufacturing has the 2nd highest concentration of employees with 176,000 workers. In a 45-mile radius, that figure increases to 273,500 workers.
- Streetsboro's strategic location along the Ohio Turnpike allows our business community to quickly get goods and services to their final destination and cast a wide net for their workforce needs.
- Streetsboro has the 2nd busiest intra-state exit on the Ohio Turnpike (I-80). More than 8,000 residents from communities outside of Streetsboro use the Turnpike to get to their jobs every day.
- Home to major manufacturers like Step2, Berry Plastics, Automated Packaging, Soft-Lite Windows and Doors, Delta Systems, AMETEK, International Paper and L'Oreal.
- Ohio's 3rd largest public university, Kent State, is 8 miles to the south. 9 other 4 year institutions with more than 64,000 students are within 30 miles.
- All existing companies receive quarterly economic projections and the top 3 traded sectors (plastics / metal fabrication / machinery manufacturing) have access to market insights from an economic firm that does work for the Federal Reserve.
- International companies from Ireland, Sweden and Germany have all recently made their US headquarters in Streetsboro. Come join them!



Site 2

PROPERTY DETAILS

- Available for immediate occupancy
- Zoned heavy industrial
- 2.5 miles to I-480 / 3.8 miles to I-80
- 420' x 1,034' building with over 434,000 SF
- 7" floor thickness
- 32' clear height with 54x50' column spacing
- 6 drive in doors / 56 dock doors

ESFR sprinkler system

Opportunity for 200,000 additional SF on adjoining parcel (same ownership)



STREETSBORO STATS

- 1.7 million gallon/day excess water capacity
- 675K gallon/day excess sewer capacity
- Transloading facility: 7 miles
- Cleveland Hopkins International Airport: 33 miles
- Akron – Canton Airport: 35 miles
- Port of Cleveland: 40 miles
- Direct container shipping to multiple points in Europe via Port of Cleveland



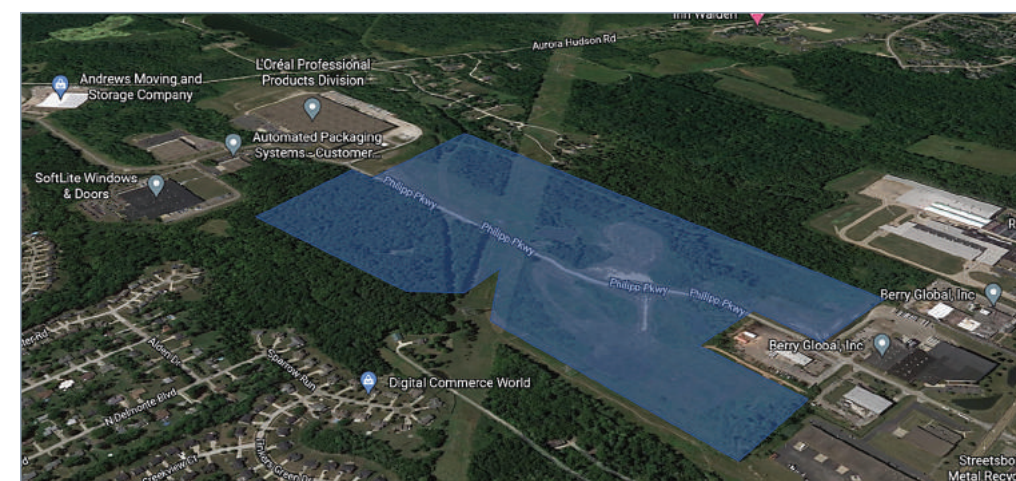
Site 1

PROPERTY DETAILS

- 62 acre site zoned heavy industrial
- Subdivisible
- Could accommodate 921,600 SF or build to suit
- 2.5 miles to I-80 and I-480
- Within ¼ mile of First Energy substation for nearly unlimited electric capacity
- All utilities to site
- 138 kV

PROPOSED BUILDING LAYOUT

- 140 docks
- 265 trailer parking spaces
- 100 box truck parking spaces
- 200 car parking spaces



Site 3

PROPERTY DETAILS

- 123 acre site zoned heavy industrial
- 69 kV service / 3 phase
- 2 miles to I-480 and I-80
- Access to 345 kV transmission service with customer owned substation
- 4" medium natural gas line (60 MCF) 20" and 26" transmission lines (a tap in is possible)
- 12" water line / 8" sewer line
- \$95,000 / acre