INDUSTRIAL OFFERING MEMORANDUM
AVON INTERNATIONAL COMMERCE PARK
AVON, OHIO 44011
PROPERTY OVERVIEW

Hanna Commercial/One Development are pleased to present a unique opportunity to lease 1,000,000 SF of new state-of-the-art manufacturing/distribution industrial space on Chester Road, Avon, Ohio. This leading edge industrial multiplex sits on over ±159 acres, and has a prime central location on Cleveland’s Westside. The available space is less than 1 mile from I-90, and less than 6 miles from I-80 (Ohio Turnpike). Phase I: 260,000 SF; third quarter 2019 occupancy.

PROPERTY SPECIFICATIONS

- Multiple Buildings Available up to: 1,000,000 SF
- Phase I, 260,000 SF divisible by 20,000 SF
- Land Area: ±159 Acres
- Clear Height: 32’ minimum height
- Column Spacing: 50’x50’
- Loading docks and drive-ins to suit
- Sprinkler: ESFR
- Lighting: LED
- Parking:
  - Auto: 150 spaces (expandable to 320 spaces)
  - Trailer: 95 spaces
- Zoning: M1 & M2
- Floor Slab: 6” minimum
- Pre-cast concrete construction
- Rail access
- 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, and work force incentives
- Warehouse & Offices: Build-to-Suit, For Sale or For Lease
PROPOSED NEW RAIL SPUR

2 STORY OFFICE

200,000 sf
32' clear min.

RECEIVING

SHIPPING

FENCED AREA
37,000 sf
AVON INTERNATIONAL COMMERCE PARK - 28.3 ACRES
CONCEPTUAL PLAN
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

PREPARED FOR:
JACKSON TAYLOR CONTRACTORS
7047 SPINACH DRIVE
MENTOR, OHIO 44060

AVON INTERNATIONAL COMMERCE PARK - 28.3 ACRES
CONCEPTUAL PLAN
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

PREPARED BY:
JOB NO. 18-4955
DATE PREPARED: 12/20/2018

MOORE ROAD (VARIES)
AVON COMMERCE PARKWAY (VARIES)
NORFOLK SOUTHERN COMBINED RAILROAD SUBSIDIARIES
PROPOSED STORMWATER MANAGEMENT RETENTION BASIN (2.8± ACRES)
PROPOSED BUILDING (PHASE I) (120,000 S.F.) (126 SPACES PROVIDED)
PROPOSED BUILDING (PHASE II) (140,000 S.F.) (149 SPACES PROVIDED)
PROPOSED BUILDING (PHASE III) (100,000 S.F.) (100 SPACES PROVIDED)
FUTURE DEVELOPMENT (PHASE IV) (UP TO 750,000 S.F.)
AVON COMMERCE PARKWAY (80') (EXTENSION)

PREPARED FOR:
JACKSON TAYLOR CONTRACTORS
7047 SPINACH DRIVE
MENTOR, OHIO 44060

www.hannacre.com | 440.752.2617

PREPARED BY:
Bramhall Publishing and Surveying Company
801 Moore Road, Avon, Ohio 44011
(440) 934 • 7878
(440) 934 • 7879 FAX
10 AC Land - Prominant Headquarter Location
37565-37745 Chester Road, Avon, OH 44011

- Up to 100,000 SF, Build-to-Suit, Development For Sale or For Lease
- One of the last undeveloped sites in Avon
- 10.2 Acres on south side of Chester Road, with visibility on I-90
- 525’ Frontage visibility on I-90 with over 66,000 VPD, shovel ready
- Equal distance from exists SR 83 to the east and SR 611 (Colorado Avenue) to the west
- Approximately 30-minute drive to both Downtown Cleveland and Cleveland Hopkins Airport
- Exceptional retail activity at SR 83 & I-90, including: Costco, Target, Home Depot, Kohl’s, Heinen’s, JCPenney, Lowe’s, Best Buy, Walmart, Marc’s, Anytime Fitness, Main Event, Menard’s (opening Spring 2019) numerous restaurants, and three (3) hotels

Demographic Snapshot (2010 Census; 2018 Estimates)

<table>
<thead>
<tr>
<th></th>
<th>3 Mile</th>
<th>5 Miles</th>
<th>10 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>35,969</td>
<td>101,793</td>
<td>349,190</td>
</tr>
<tr>
<td>Households</td>
<td>13,922</td>
<td>39,917</td>
<td>142,575</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$81,605</td>
<td>$75,699</td>
<td>$59,643</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$108,001</td>
<td>$101,912</td>
<td>$101,912</td>
</tr>
<tr>
<td>Total Businesses</td>
<td>1,226</td>
<td>2,874</td>
<td>10,673</td>
</tr>
</tbody>
</table>

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.
Broker has made no investigation and makes no representation of the property.
SITE AERIAL

Proposed Industrial Development
± 159 Acres
1,000,000 SF (20,000 SF DIVISIBLE) WAREHOUSE/FLEX SPACE LOCATED 30 MINUTES WEST OF CLEVELAND, OHIO

- I-80 or the Ohio Turnpike (allows for triples and 48” double trailers) – access to Chicago and Michigan
- I-90 – Access to Buffalo and New England
- I-71 – Access to Columbus, Cincinnati and points south
- I-77 – To Charlotte, NC
ABLE TO REACH THE LARGEST MIDWEST, NORTHEAST AND MID ATLANTIC MARKETS WITHIN A DAY’S DRIVE

- Close to Canada’s largest market, Toronto, with a population of 6.5 million
- 15 major markets with a population over 60 million, within 450 miles and reaches half of the population in a two day drive
- As a top region for overall logistics infrastructure, Avon, OH has efficient access to multiple modes of transportation and to global networks

1,000,000 SF (20,000 SF DIVISIBLE) WAREHOUSE/FLEX SPACE LOCATED 30 MINUTES WEST OF CLEVELAND, OHIO
1,000,000 SF (20,000 SF DIVISIBLE) WAREHOUSE/FLEX SPACE LOCATED 30 MINUTES WEST OF CLEVELAND, OHIO