

FOR LEASE

18300 Snow Road

Brook Park, Ohio 44142

Available for
Immediate Occupancy



FORWARD INNOVATION CENTER – BROOK PARK

364,000 SF High Cube Class A Industrial Building
with Immediate Access to Interstate 71 and Interstate 480.

**143,000 SF of
32' Clear Warehouse
Available**



PROPERTY FEATURES



364,000 SF

TOTAL BUILDING SIZE

33.27 ACRES

TOTAL SITE SIZE

143,000 SF
(divisible to 52,000 SF)

TOTAL SPACE AVAILABLE

\$7.50/SF NNN

LEASE RATE

\$2.05/SF

(Taxes are \$1.26SF)

ESTIMATED NNN EXPENSES

PROPERTY SPECIFICATIONS

YEAR BUILT	2023
CONSTRUCTION	Pre-Cast Insulated Concrete/Steel
SPACE DIMENSIONS	550' x 260'
COLUMN SPACING	50'x50' Typical; 50'x60' Speed Bay
CEILING HEIGHT	32'
ROOF	.045mil TPO with R-25 Insulation
SPRINKLER	ESFR
LIGHTING	LED - 2'x4' High Bay Fixtures
HEAT	Greenheck Heating & Ventilation RTU's
AIR-CONDITIONING	Rooftop/Office "To Suit"
DOCKS	Twenty-one (21) - 9'x10'
Not currently installed	(additional knock-out panels in place)
DRIVE-IN DOORS	One (1) - 12'x14'
FLOOR	Concrete (7" - 4000 PSI)
POWER	1400A / 480V / 3P (Upgradeable to 2200A)
PARKING	107 Spaces Allocated for Vacant Space
TRAILER PARKING	Thirty-seven (37) Expandable
TRUCK COURT	60' Concrete Apron + 70' Drive Aisle and 55' Trailer Stall with Dolly Pad

CURRENT AVAILABILITIES

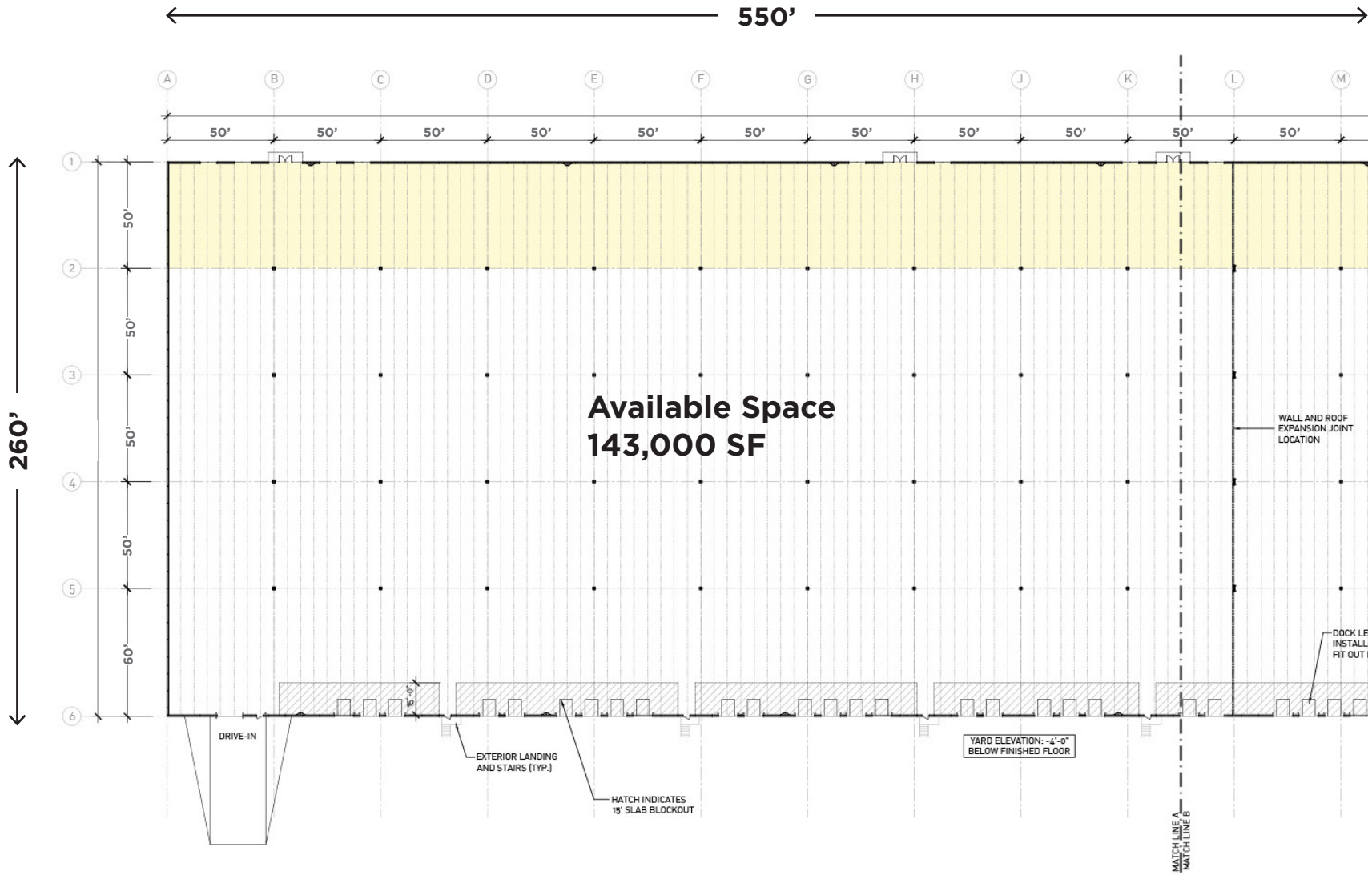
UNIT 2

143,000 SF TOTAL SPACE AVAILABLE	TO SUIT OFFICE SPACE	143,000 SF INDUSTRIAL SPACE
TWENTY-ONE DOCKS 9'X10 <small>(ADDITIONAL KNOCK-OUT PANELS IN PLACE)</small>	ONE DRIVE-IN DOOR 12'x14'	32' CLEAR CEILING HEIGHT

UTILITIES AT SITE

8 inch diameter	Sanitary Sewer
4 inch diameter	Domestic Water Line
10 inch diameter	Fire Water Line
5 PSI Gas Pipe	Gas Line (Dominion Energy)
2 - 4 inch diameter	Conduit for Electrical Service
2 - 4 inch diameter	Conduit from Street to Telephone Panel

PROPERTY FLOOR PLAN



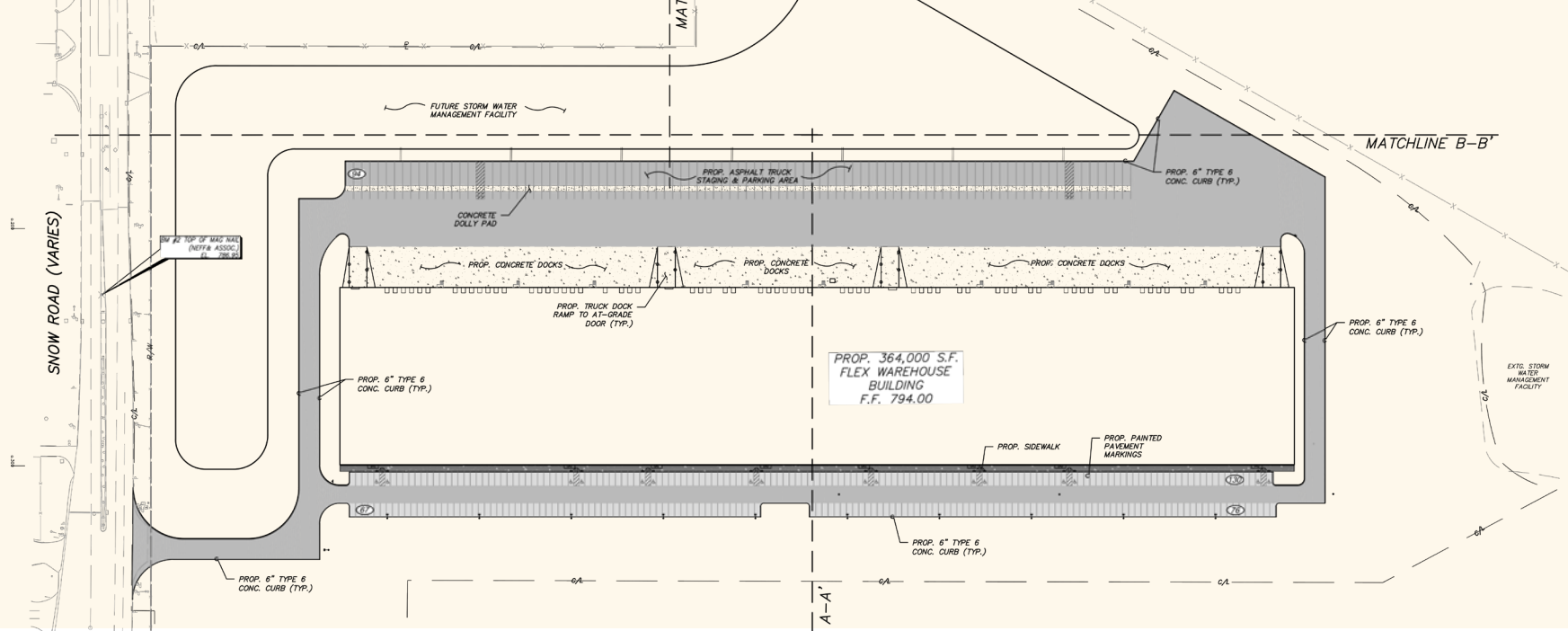
1
81.1

FLOOR PLAN - OVERALL

SCALE: 1/32" = 1'-0"

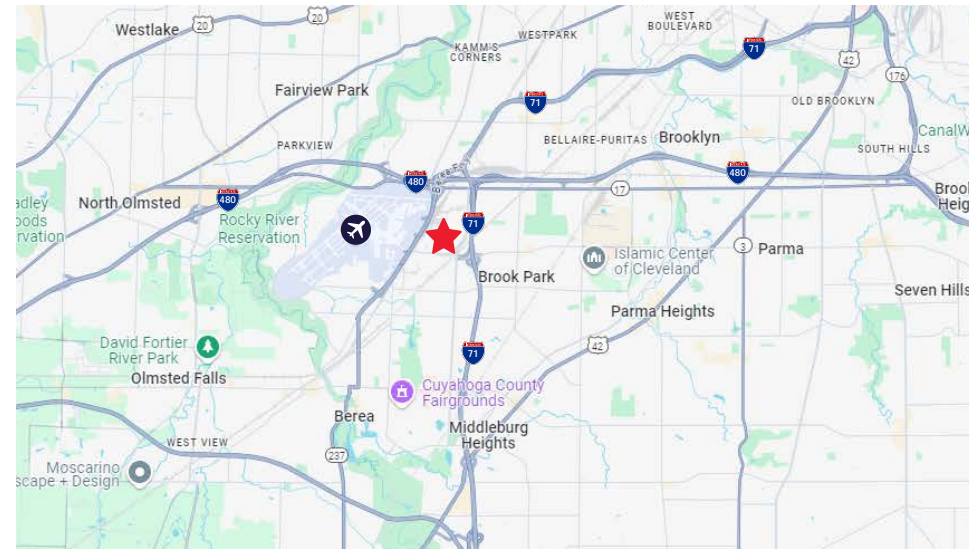
NORTH

PROPERTY SITE PLAN



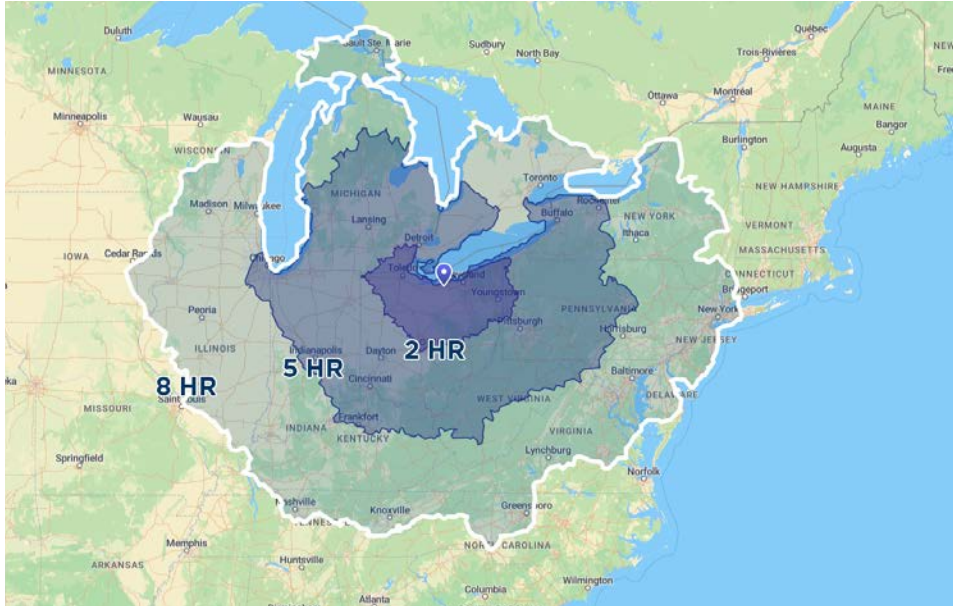
LOCATION HIGHLIGHTS

- City of Brook Park, Ohio pro-business community with low real estate taxes
- Central location provides access to skilled, quality labor force
- Excellent access to I-71, I-480 and I-80 (Ohio Turnpike)
- Close proximity to Cleveland Hopkins International Airport, NASA and the Cleveland Metroparks
- Best-in-class Cleveland based professional Ownership and Management

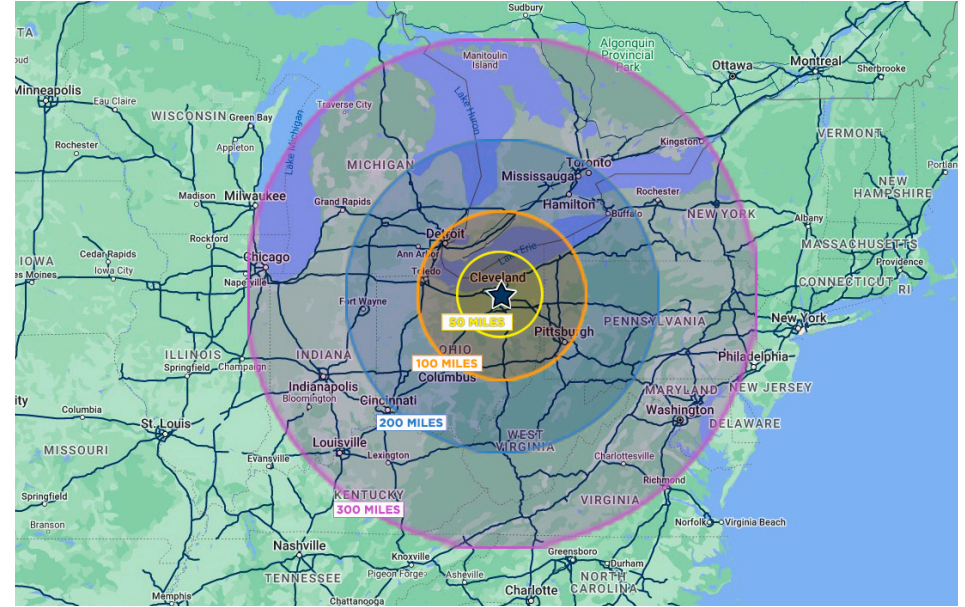


PROPERTY ABOUT

DRIVE-TIME FROM NE OHIO



RADIUS MAP



REGIONAL ACCESSIBILITY

CITY	POPULATION & METRO AREA	DISTANCE	DRIVE TIME
Cleveland	1,761,000	14 miles	16 m
Columbus	1,687,000	130 miles	1 h 51 m
Detroit	3,521,000	159 miles	2 h 23 m
Pittsburgh	1,699,000	133 miles	1 h 58 m
Cincinnati	1,764,000	236 miles	3 h 20 m
Indianapolis	1,858,000	304 miles	4 h 17 m
Louisville	1,107,000	336 miles	4 h 45 m
Chicago	8,901,000	336 miles	4 h 58 m
Toronto	6,313,000	304 miles	4 h 36 m
Washington D.C.	5,434,000	373 miles	5 h 34 m
Philadelphia	5,756,000	432 miles	6 h 16 m
New York	18,867,000	462 miles	6 h 50 m
Charlotte	2,204,000	516 miles	7 h 28 m

*Distance to Central Business District



18300 SNOW ROAD, BROOK PARK, OHIO 44142



JOSEPH V. BARNA, SIOR
Principal
+1 216 525 1464
jbarna@crescorealestate.com

GEORGE J. POFOK, CCIM, SIOR
Principal
+1 216 525 1469
gpofok@crescorealestate.com

ELIOT KIJEWski, SIOR
Principal
+1 216 525 1487
ekijewski@crescorealestate.com