

# Outstanding Development Opportunity

## Interstate 90 and State Route 528 (SW) 38.83± Acres

Madison Village, Ohio 44057 (Lake County)



### Property Features:

- 38.83± Acres
- Zoned B-5: Interstate Business
- Highly Visible From Interstate 90
- South West Quad (I-90 & SR 528)

#### 24± Acres

1,200± Feet Frontage on Interstate 90  
324.98± Feet Frontage on SR 528 (S Madison Rd)

#### 6± Acres

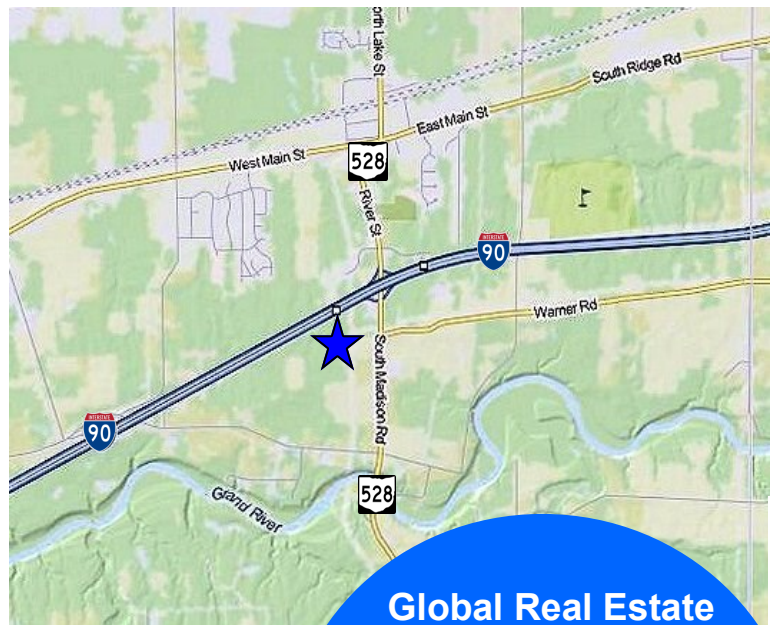
535± Feet Frontage on Interstate 90  
105± Feet Frontage on SR 528 (S Madison Rd)

#### 8.83± Acres

444± Feet Frontage on Interstate 90  
200± Feet Frontage on SR 528 (S Madison Rd)

**2,179± Feet Frontage on Interstate 90**

**630± Feet Frontage on SR 528 (S Madison Rd)**



**Global Real Estate  
Advisors, Inc.**

**Neil Sawicki, SIOR, Broker**

**440-255-5552 x 221**

**440-339-8585 Cell**

**Neil@GlobalCommercialRE.com**



**GLOBAL**

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8585 East Ave., Mentor, Ohio 44060

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## Outstanding Development Opportunity

# Interstate 90 and State Route 528 (SW) 38.83± Acres

Madison Village, Ohio 44057 (Lake County)

- Zoned B-5 Interstate Business
- **All Utilities Including Water & Sewer On SR 528 (S. Madison Road)**
- Interstate 90 Visibility
- Outstanding Location Situated Halfway Between Chicago and New York
- Only 35 Minutes From Cleveland
- One Exit West of the Spire Institute, Home of the NCAA Swim and Indoor Track & Field Championships, Junior Olympic Volleyball and Soccer
- Easy Access to Lake Erie and Metro Park Systems
- New Madison Village Fire Station Adjacent to Site
- Centrally Located in Northeast Ohio Wine Country
- Major Industrial Corridor From Cleveland-Mentor-Ashtabula & Erie, PA
- Economic Incentives Available:
  - ~ Water Tower District
  - ~ Economic Incentive Grant

**For Complete Marketing Package Inclusive of Demographics, Business Directory, Traffic Counts and More**

### Contact:

**Neil Sawicki, SIOR, Broker / David Sigg, CCIM, Broker**

**440-255-5552 Ext. 221 / 440-255-5552 Ext. 224**

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