

FOR LEASE

Cedar Tree Center I
3620 Mallard Run
French Creek Business Park
SHEFFIELD VILLAGE, OHIO 44054



New High Bay Distribution

OFFERING HIGHLIGHTS

- 207,474 SF “State-of-the-Art” Industrial Complex on 12.36 acres
 - Prestigious Business Park Setting
 - High Cube Class A Pre-Cast Concrete Construction
 - ESFR Fire Protection
 - Ample Truck Docks w/Levelers - Drive-Ins
- Phase 1 - 103,527 SF - Divisible to 39,000 SF
 - Available 4th quarter 2018
 - Easy access to I-90, I-80 (Ohio Turnpike) and the Ford Motor Company Assembly Plant
 - 75% tax Abatement in Place
 - Pro-active business community

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LIBERTY DEVELOPMENT COMPANY



LIBERTY
DEVELOPMENT COMPANY

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WAKEFIELD**



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LEASE RATE

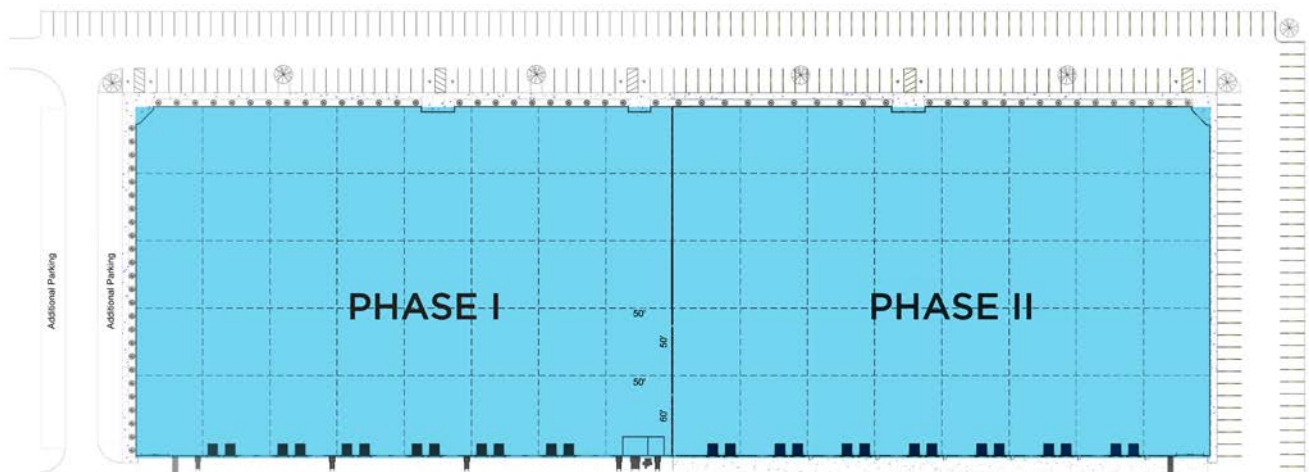
Warehouse - \$5.60/SF NNN

Office - \$12.00/SF NNN

Estimated Expenses - \$.75/SF

PROPERTY SPECIFICATIONS

	PHASE 1	PHASE 2
TOTAL SF	103,527 SF	103,531 SF
CONSTRUCTION	Pre-cast insulated Concrete/Steel	Pre-cast insulated Concrete/Steel
OFFICE SF	To suit	To suit
ROOF	Sloped, TPO-R22 insulation	Sloped, TPO-R22 insulation
CLEAR HEIGHT	32' - 36'	32' - 36'
COLUMN SPACING	50'x50' / 60' speed bay at docks	50'x50' / 60' speed bay at docks
FLOOR	6" - 4000 PSI reinforced concrete floor slab with Ashford finish	6" - 4000 PSI reinforced concrete floor slab with Ashford finish
SPRINKLER	ESFR	ESFR
HEAT	Cambridge HTHV blow through space heaters	Cambridge HTHV blow through space heaters
LIGHTING	LED	LED
ELECTRICAL	1600A / 480V / 3P	1600A / 480V / 3P
DRIVE INS	1 - 20'w x 14'h	1 - 20'w x 14'h
DOCKS	12 - 9' x 10' doors (10 additional knockouts)	14 - 9' x 10' doors (12 additional knockouts)
LEVELERS	12 - 30,000 lb. mechanical dock levelers	14 - 30,000 lb. mechanical dock levelers
AVAILABLE	Fall 2018	To be announced
PARKING	150 cars	159 cars
EXPANSION	Landlord owns entire business park	Landlord owns entire business park



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Area Information and Map

Location and Population

Sheffield Village is located in Lorain County, 20 miles west of Cleveland. Figures show Lorain County with a population of 301,356 and Sheffield Village with a population of 3,982.

Tax Information

Commercial/Industrial: Real Property \$72.07 per 1,000 Valuation.

Village Tax: Sheffield Village currently has a 2.0% income tax.

Utilities

Electric Power: Electrical power is provided by the Ohio Edison Company. There is adequate power available in the Sheffield Village area for any type of business requirement.

Gas: Columbia Gas of Ohio Inc. serves as the distribution system for Sheffield Village.

Water & Sewer: The water source is Lake Erie. Currently the Village is purchasing from Avon Lake and distributing water within the community. Current usage is 500,000

gallons per day with a water capacity at the business park of 1,200 gallons per minute with capability of adding more. Sewage treatment is provided throughout the Village. Current treatment capacity is 11.25 MGD with an average daily treated of 5.84 MGD.

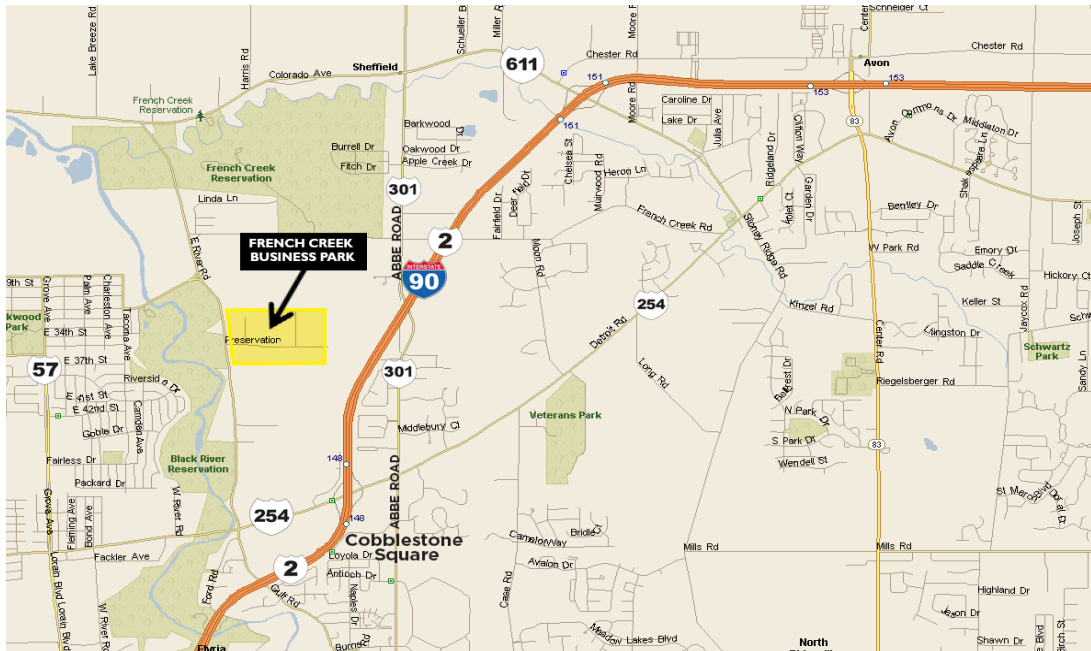
Telecommunications: CenturyLink is the provider of communication needs to the community.

Labor

Based on the Ohio Department of Job & Family Services, the available workforce for Lorain County is approximately 150,400 with an unemployment rate of 6.1%. Existing employers are able to draw from a skilled, highly productive workforce.

Area Amenities

Convenient access to restaurants, retail, banking and lodging including: Quaker Steak & Lube, Cracker Barrel, Ruby Tuesdays and Cobblestone Square (mixed use shopping, restaurants and lodging).



Sheffield Village
Mayor John D. Hunter
4340 Colorado, Ave.
Sheffield Village
Ohio 44054
440.949.6325

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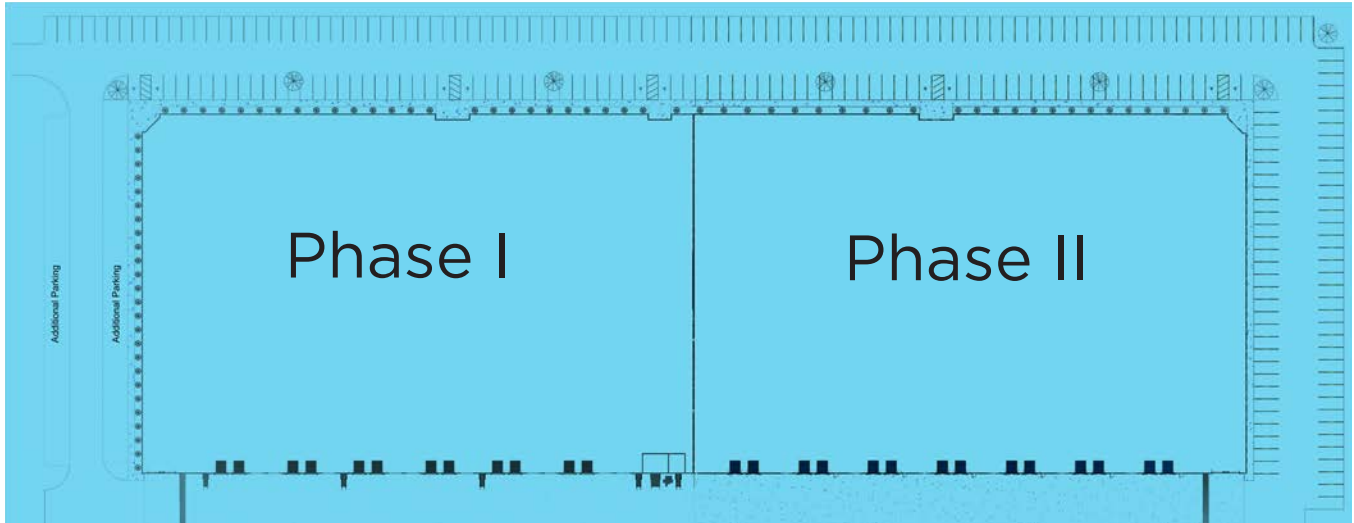
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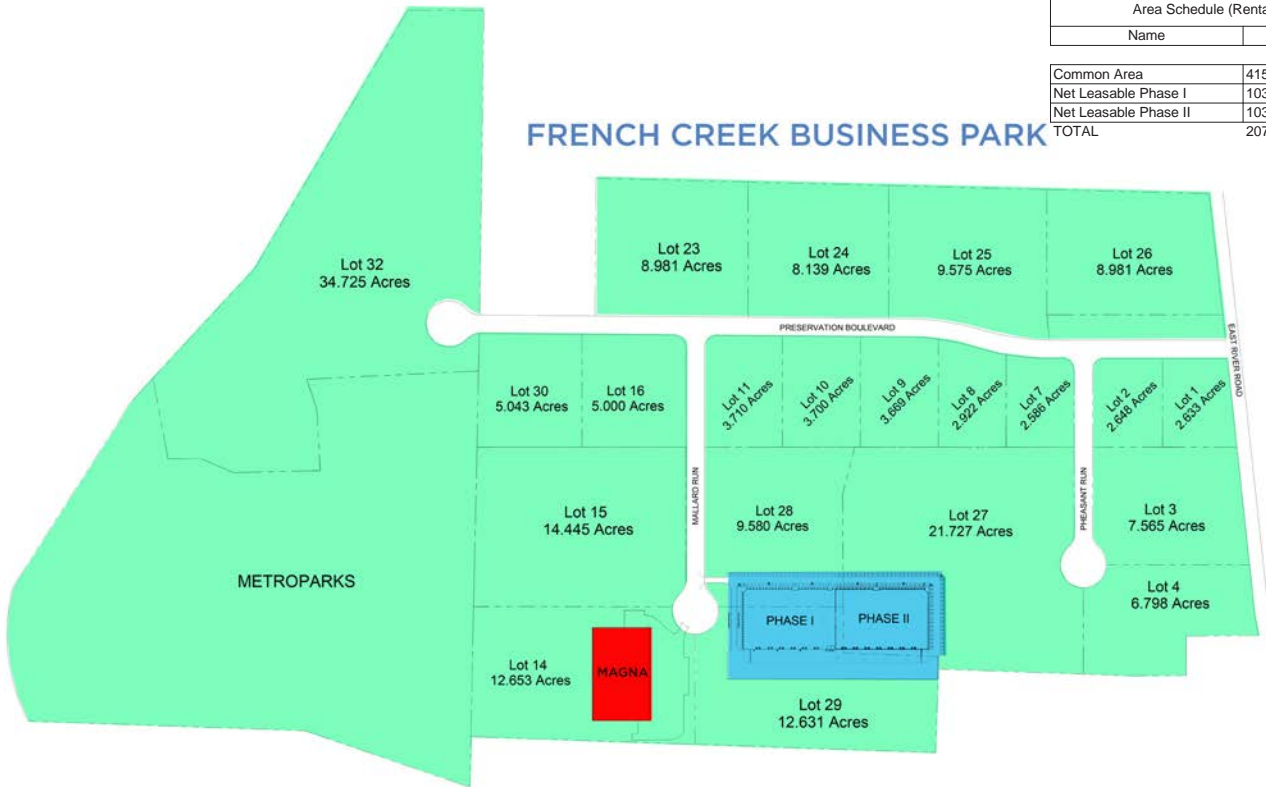
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**Floorplan and
 Site Map**



Area Schedule (Rentable)	
Name	Area
Common Area	415 SF
Net Leasable Phase I	103,527 SF
Net Leasable Phase II	103,531 SF
TOTAL	207,474 SF



175 ACRES - FULLY IMPROVED SITES AVAILABLE

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