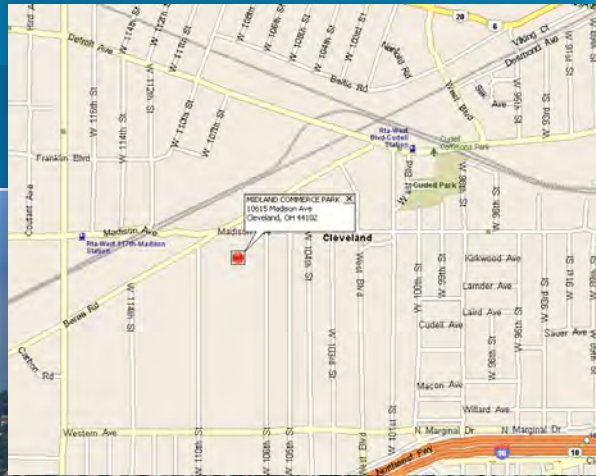


LOCATION OF MIDLAND COMMERCE PARK

10615 Madison Avenue, Cleveland, Ohio 44102



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Information herein is not guaranteed. It is obtained from reliable sources and is subject to errors, omissions, changes and withdrawal without notice.

MIDLAND COMMERCE PARK

10615 Madison Avenue
 CLEVELAND, OHIO

22 ACRES AVAILABLE FOR DEVELOPMENT

- Contiguous parcels from 1-22 acres.
- Fully improved sites.
- Zoned General Industry.
- Excellent access to Interstate 90, Interstate 71 and the Shoreway, helping reduce employee and company travel time and expense.
- Potential for Rail (Norfolk-Southern).
- Covenant not to sue from Ohio EPA.

BUSINESS INCENTIVES

The Department of Economic Development can provide customized incentives packages including:

- Enterprise Zone Tax Incentives
- Job Creation Grants
- Training Tax Credits
- Economic Development Administration Loan Program
- Citywide Business Grant Program
- Vacant Property Initiative

PERMITTED USE

- Industrial / Manufacturing / Distribution
- Research / Laboratories
- Civic / Public

AREA AMENITIES

Convenient access to restaurants, retail, and banking including: Target, Giant Eagle, Key Bank, Home Depot, Auto Zone, Staples, Walgreens, Dianna's Deli, My Friend's Restaurant, Taco Bell, Burger King, Arby's, Pizza Hut, McDonalds, and Brother's Lounge.



TRANSPORTATION

Norfolk-Southern has an active rail siding running adjacent to site.

The Cleveland Hopkins International Airport (CLE) offers 250 daily departures to some 70 destinations, including the headquarters of many Fortune 500 companies and key markets around the world. The site is located within 8 miles and 15 minutes via car to the airport. Major airlines serving Northeast Ohio include Air Canada, AirTran, American Airlines, Delta, Frontier, Southwest, United and US Airways. Cargo carriers include Federal Express, ServisAir, GlobeGround, Southwest, UPS, United States Post Office and World Wide Flight Services.

Additional air transportation options include Burke Lakefront Airport that connects Cleveland Plus to the world by providing premier air travel for business executives and corporate visitors via privately owned and charter aircrafts.

The Port of Cleveland has the best heavy lift capacity on the Great Lakes. Port facilities include nine berths and 6,500 linear feet of dock space. Docks are maintained at a full seaway depth, which is 27 feet. The docks have excellent connections to three major interstates (I-71, I-77, I-90), as well as the Norfolk-Southern and CSX railroad. Four terminal operators use port facilities: Oglebay-Norton, Essroc, Kenmore Construction and Federal Marine Terminals.

The Cleveland Port route saves from two to four days on a vessel from Europe to Cleveland, rather than the traditional route of shipping cargo to an east coast port and then using either rail or truck transport to our region.

AREA INFORMATION

LOCATION AND POPULATION

Cleveland is located in Cuyahoga County. Figures show Cuyahoga County with a population of 1,265,111 and Cleveland with a population of 393,806.

TAX INFORMATION

Commercial/Industrial: The Voted Tax Rate is 117.60 and the Effective Tax Rate is 97.24.

Income Tax: The City of Cleveland currently has a 2% income tax.

UTILITIES

Electric Power: Electrical power is provided by the First Energy Corporation.

Gas: Dominion East Ohio serves as the distribution system for the City of Cleveland.

Water and Sewer: The water source is Lake Erie. The City of Cleveland water and sewer department services and distributes within the community.

LABOR

Based on the Ohio Department of Job & Family Services, the available workforce for Cuyahoga County is approximately 630,000 with an unemployment rate below 8.0%. Existing employers are able to draw from a skilled, high productive workforce.

Midland Commerce Park

CLEVELAND, OHIO