




For sale

178,980 r.s.f. of greenhouse space

 **JLL** SEE A BRIGHTER WAY

Property summary

5800 Diamond Ave, in Cleveland, Ohio is a unique opportunity to acquire a 178,980 SF premium greenhouse facility on 9.8 acres (4.11 acres under roof) with infrastructure in place to support a fully integrated cultivation / grow operation with capacity to package and distribute.

In 2011 Green City Growers (GCG) developed the property as part of an initiative by the City of Cleveland to create skilled labor jobs. The site was strategically selected for the state of the art greenhouse. Immediate interstate access and an abundance of public transit lines in close proximity made this site ideal for a project of this magnitude.

The subject property offers an opportunity for an end user to purchase a property that has a replacement cost > \$20M without the execution risk, building risk, and time to navigate entitlements.

5800 Diamond is strategically coming to the market November 2023, prior to the transformative vote on November 7th. If passed, State Issue 2 will make Ohio the 24th legal state for recreational use of cannabis. The change in law will modify cultivation restrictions, creating an immediate demand for industrial greenhouse properties of scale like 5800 Diamond.

The subject property which is fully secured recently re-roofed and includes LED Lights, 250,000 Watt generator, coolers, and boiler systems. The high – tech Priva system (www.priva.com) is included in the offering, helping control the climate and management of an optimal indoor growing facility.

Included in the 178,980 SF is an office / storage & processing area that is 72' X 380' = 27,360 SF. The processing area includes access to dock doors which allows for an efficient distribution of post – harvest greens.





Property highlights

5800 Diamond Avenue is a one-of-a-kind greenhouse space located right off of I-490, within minutes of Downtown Cleveland.

Total size	178,980 s.f.
Greenhouse size	151,620 s.f.
Office/storage size	27,360 s.f.
Greenhouse roof	1.5 years old
Greenhouse climate control	Priva System Version 900 (irrigation, heating and lighting)
Boilers	4
Lighting	11,470 LED lights within the greenhouse
Electricity	600 Amp 3P service
Irrigation	13 flooded ponds
CO2	Available
Misters	300
Emergency generator	350kVa and 280kW at 80% power factor

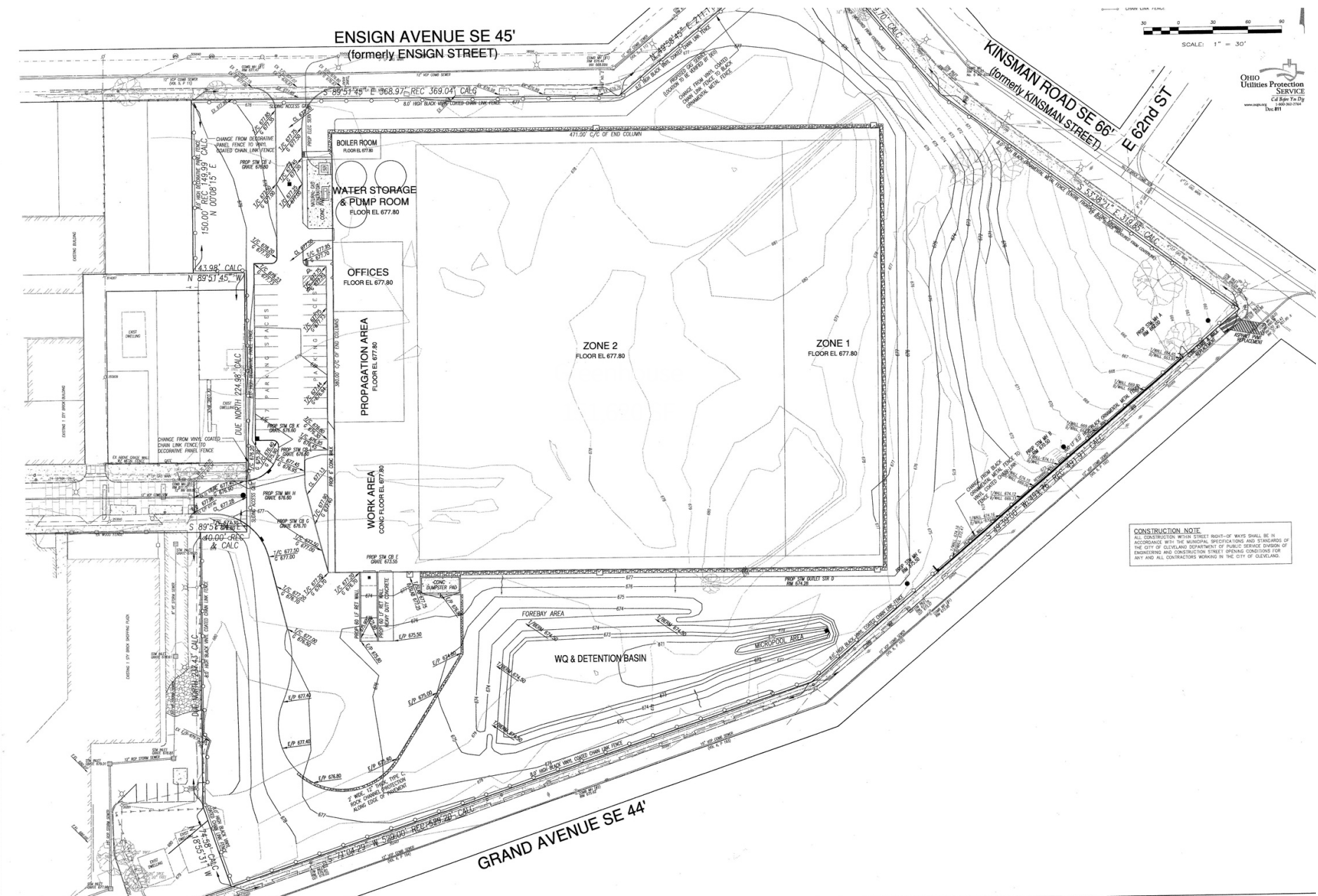
Site plan



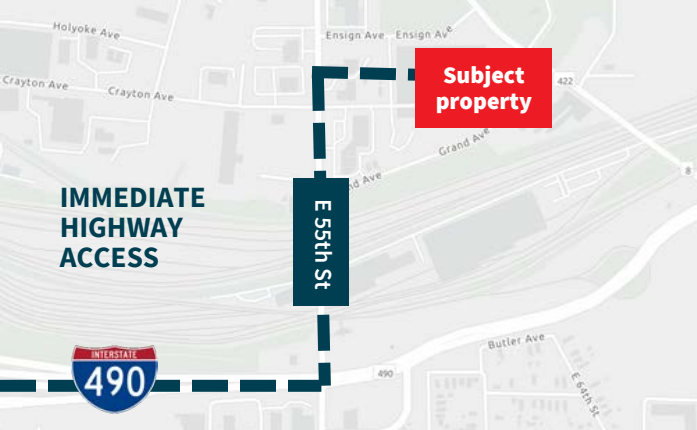
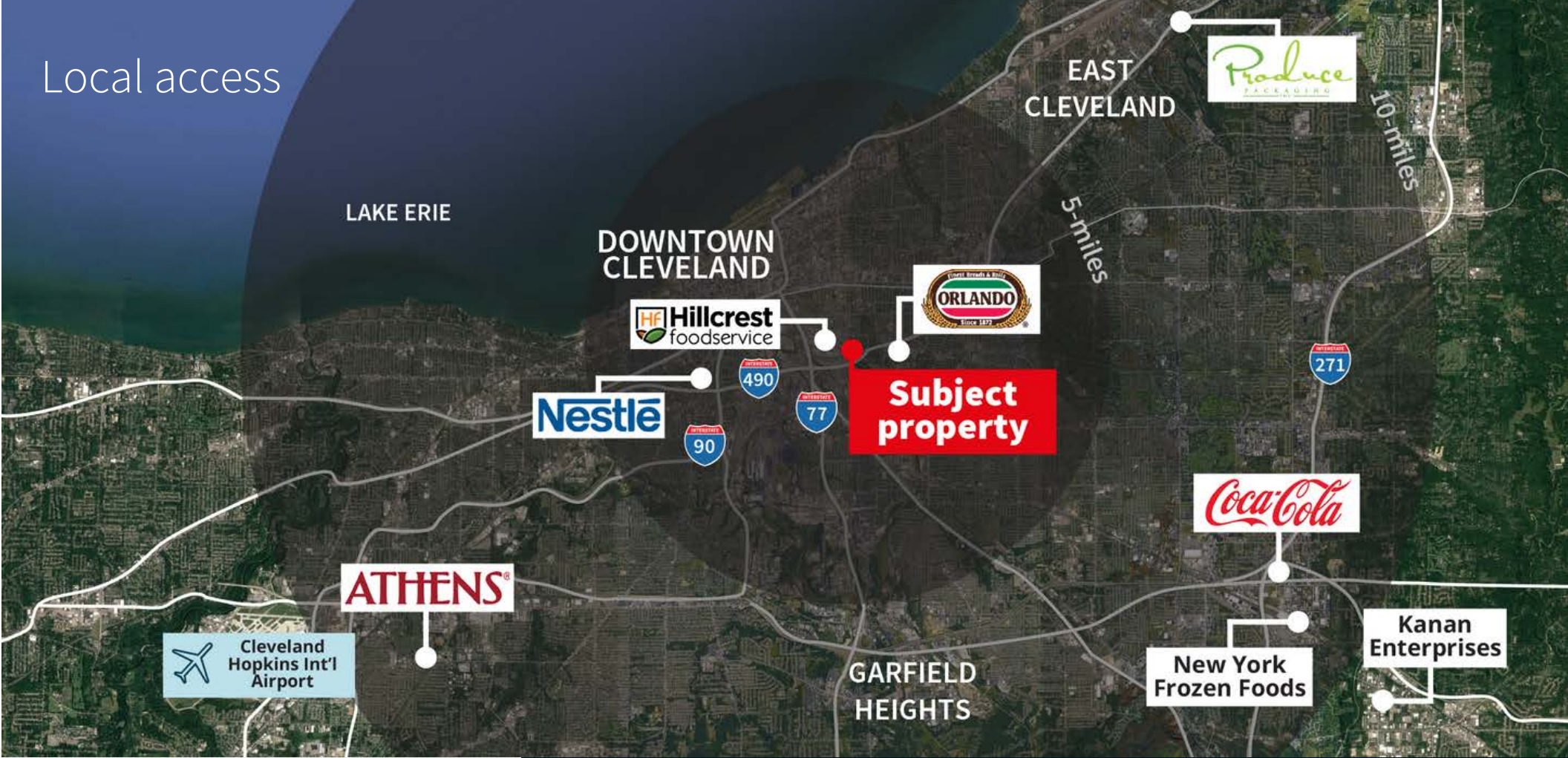
Interior photos



Alta survey



Local access



DRIVE TIMES

Destination	Minutes
I490 & I77	3
Downtown Cleveland	8
Cleveland Hopkins Int'l Airport	15

DEMOGRAPHICS

	1 mile	5 miles	10 miles
Population	12,278	298,944	850,876
Households	4,821	135,865	383,901
Average HH income	\$26,885	\$63,275	\$75,649

Thank you

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



David Stecker

Managing Director

david.stecker@jll.com

+1 216 937 1965