



6200 Riverside Drive

Limitless Possibilities

Up to 1,138,763 SF of heavy-duty industrial space ideal for advanced manufacturing located adjacent to Cleveland Hopkins International Airport





Highlights



25 Megawatt
substation on-site



147' Wide
cargo doors



15 Miles to the
Port of Cleveland



Freight
elevators



Parking available to
support high ratios



Additional land available
for development



Immediate access to
I-480 and I-71



Adjacent to Cleveland
Hopkins Int'l. Airport



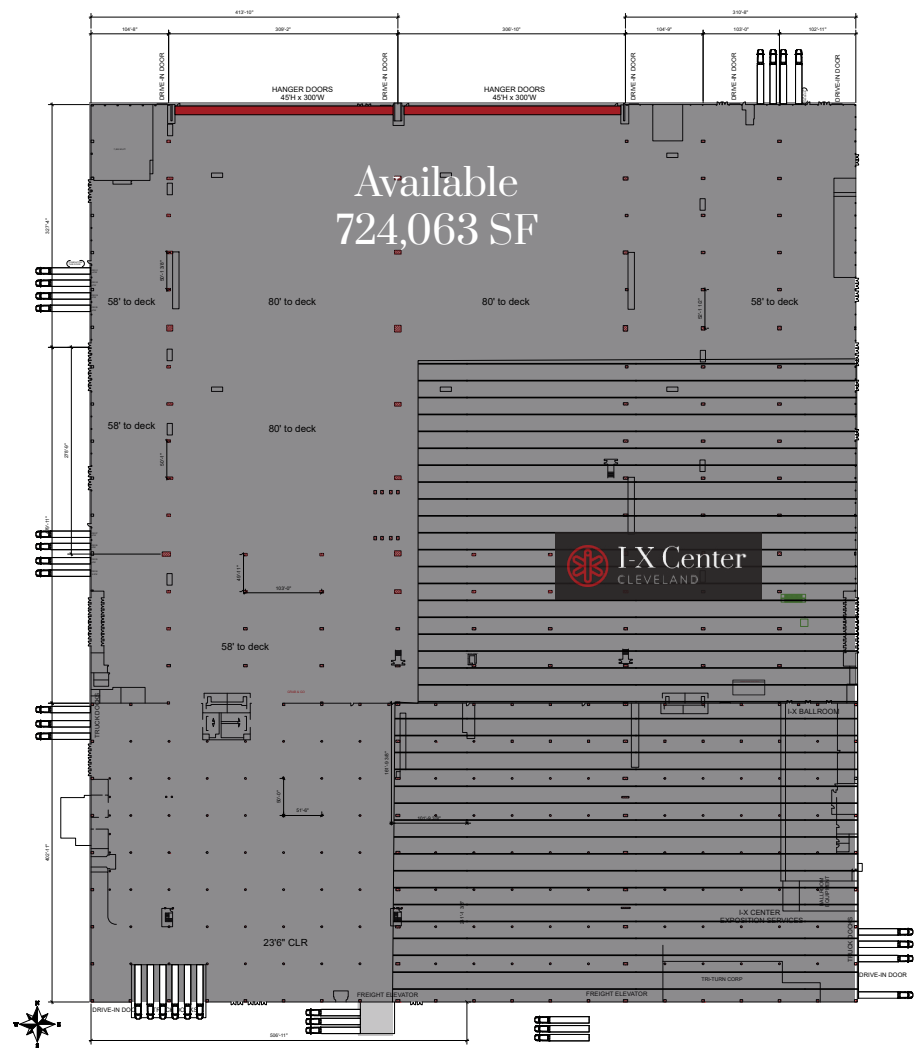
Up to 65' Clear heights
with clear span in areas

Project Specifications

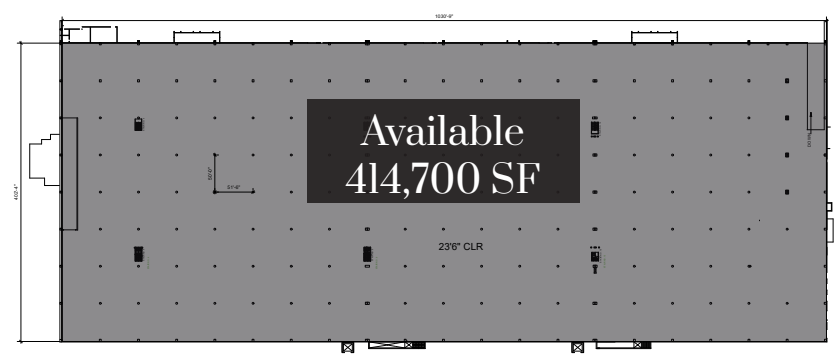
Total size	1,670,700 SF	Column spacing	Varies, some as wide as 50' X 100' and 300' X 100'
Total available	1,138,763 SF	Sprinkler system	100% wet sprinklers
First floor availability	724,063 SF	Flooring	16" concrete floors
Second floor availability	414,700 SF	Power	25 megawatts via on-site substation
Dock doors	28 (20 exterior, 8 interior)	Parking	Ample truck and vehicle parking
Drive-in doors	2 (16' X 20')		
Hanger doors	2 (45' X 300')		
Clear height	Up to 65'		



Floor Plan

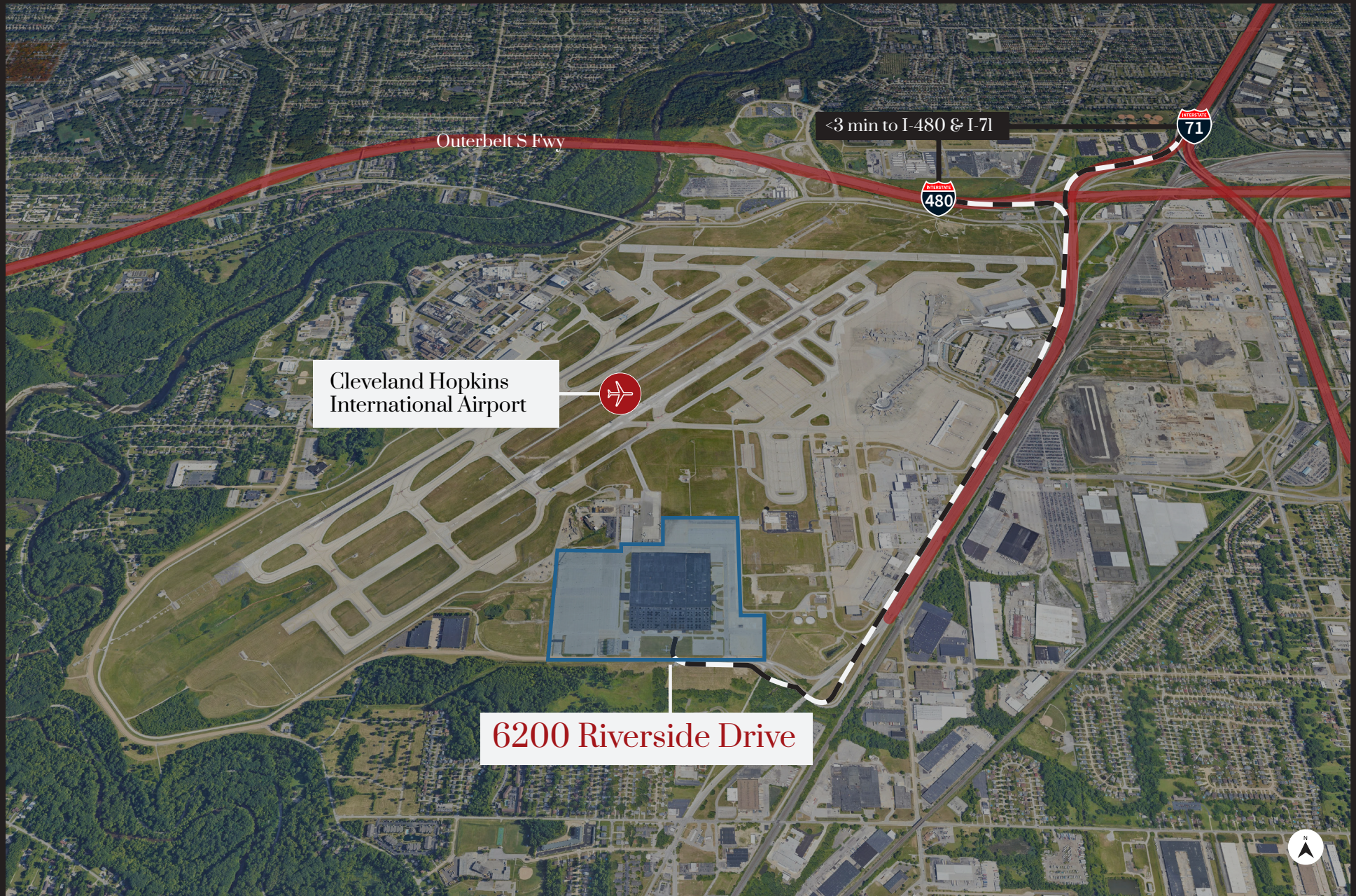


First Floor



Second Floor

Site Plan



Location Highlights



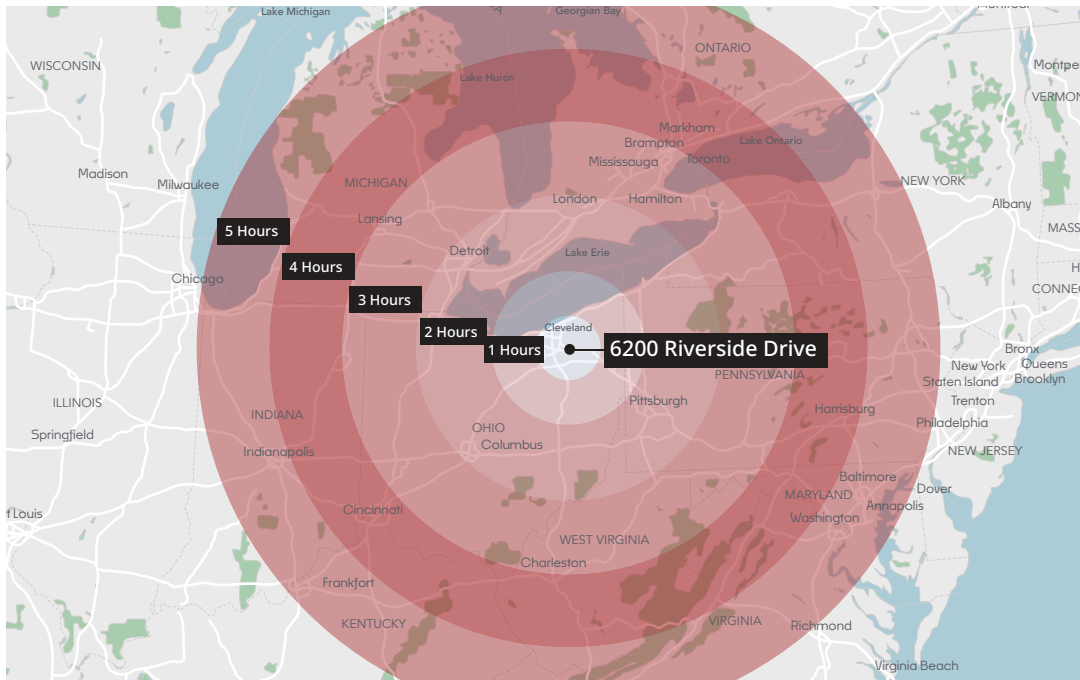
Immediate access to Cleveland
Hopkins International Airport



Immediate access to
I-480 and I-71



10 minutes to
Downtown Cleveland



Drive Times

Downtown Cleveland	20m
Pittsburgh	2.6h
Columbus	2h
Detroit	2.5h
Cincinnati	3.5h
Indianapolis	4.5h
Washington DC	6h
Chicago	5.11h
Philadelphia	6.4h
New York City	7.11h

Demographics

5-mile radius

322,771
Population

130,135
Labor force

28,760
Blue collar workers

10-mile radius

884,513
Population

398,807
Labor force

81,356
Blue collar workers

15-mile radius

1,287,202
Population

603,480
Labor force

112,247
Blue collar workers

Located within the Aerozone Alliance

The Aerozone is an employment center of technology, research, development, and logistics jobs clustered within the communities surrounding the Cleveland Hopkins International Airport and NASA Glenn Research Center.



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