

COMMERCE PARK



150+ MW AVAILABLE

SR 83, Burbank, OH 44214

Industrial Sites Available – 5 to 125 Contiguous Acres



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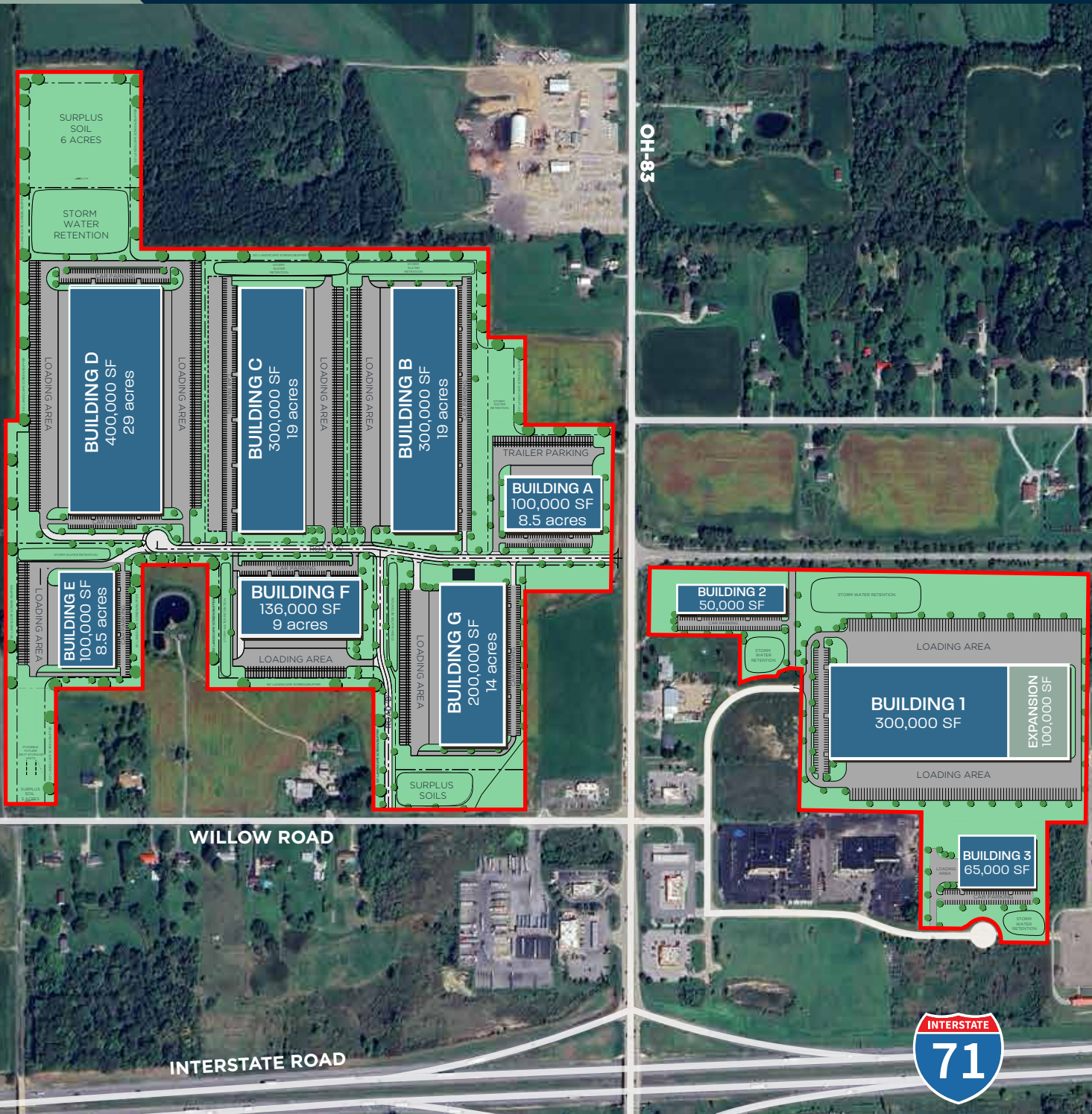
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MASTER SITE PLAN



Immediate access to I-71



Zoned Industrial



165 Acres of prime industrial land available, divisible to 5 acres



Built to suit
lease or sale



Shovel ready
sites with all
utilities in place



Tax abatement
in place



Centrally located –
with both Cleveland
and Columbus within
80 Miles



Robust labor pool

Electric

Electric at site?	yes
Distance to nearest distribution electric line (<69kV)?	<1 mile
Nearest distribution electric line size (kV)	69kV
Distribution excess capacity (MW)	20 MW
Distance to nearest transmission electric line (>69kV)?	14.45 miles to 138kV line
Distance to nearest substation	<1 mile
Electric provider	LMRE
Additional electric details	Conceptual Load Study Completed 2025 (LMRE)

Gas

Gas at site?	yes
Distance to natural gas distribution line	0 miles
Distribution gas line size	4"
Distribution gas line pressure	300 psi
Gas excess distribution capacity at site	yes
Distance to natural gas transmission line	0 miles
Additional gas details	30,000 mcf/day and 300 psi

Water

Waterline at site?	yes
Water line size (inches)	12"
Water provider	Lodi water

Wastewater

Sewer on site?	yes
Sewer line size	12"
Excess Sewer Capacity at site	yes
Sewer Provider	Lodi

Environmental/Due Diligence

Phase I complete?	Yes
Did phase I recommend a phase II (Y/N)?	No
Phase II complete?	NA
Environmental study comments	None
Geotechnical study completed?	Yes
Wetlands delineation completed?	Yes
Jurisdictional determination completed?	Yes
Archeological study completed	Yes

LOCATION

Commerce Park 71 is ideally located on I-71 and offers immediate highway access and connectivity to nearby submarkets, cities and close proximity to a strong labor pool.



<0.5 miles
to I-71



45 minutes
to downtown Cleveland



35 minutes to
Cleveland-Hopkins
International Airport



Within a **5-hour drive** of Cincinnati,
Columbus, Indianapolis, Chicago,
Pittsburgh, Detroit and more.

AREA DEMOGRAPHICS WITHIN 30 MILES



45,091

Total businesses



681,330

Total employees



1,426,466

Total residential population



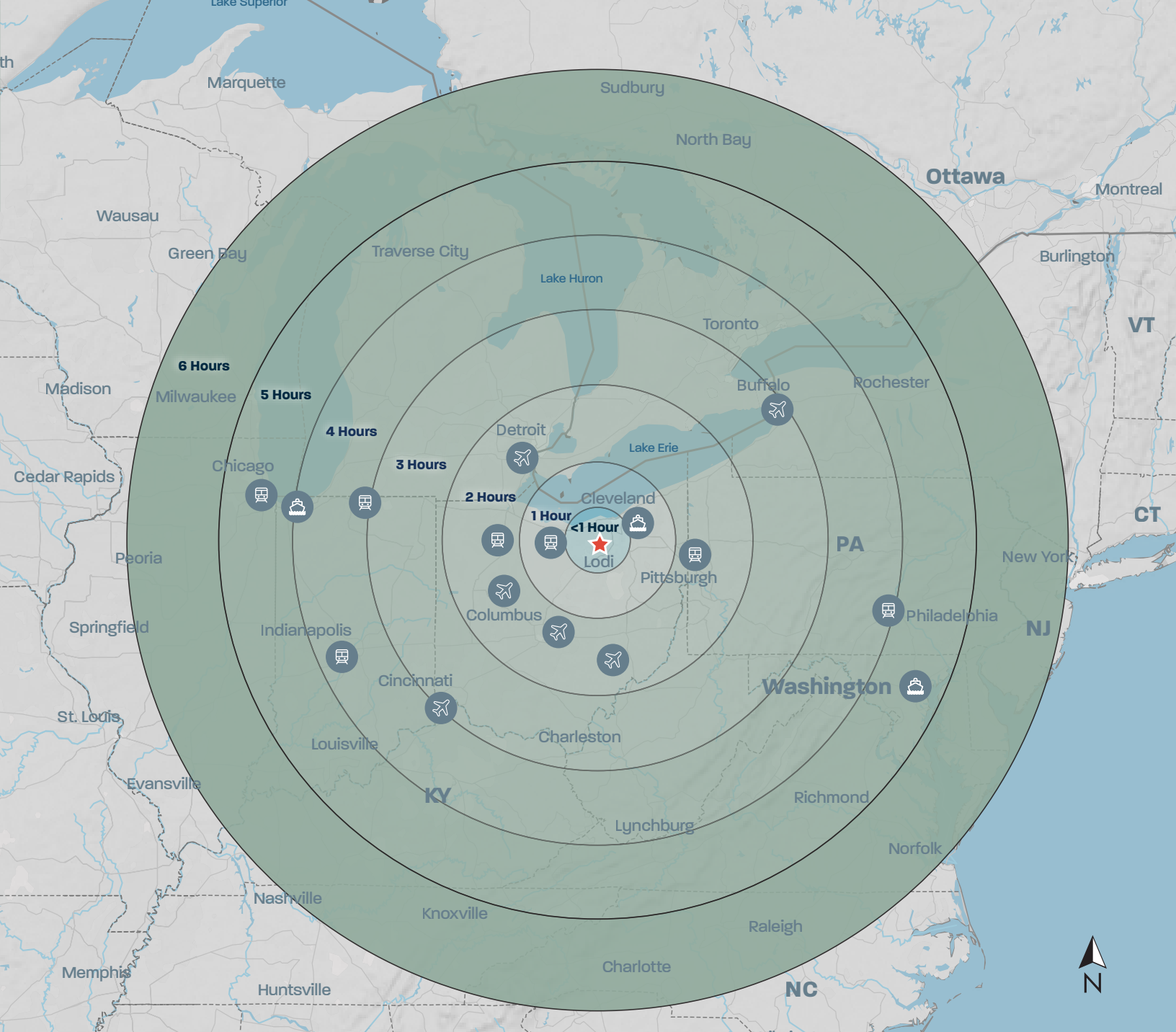
721,762

Labor force



172,117

Blue collar workers



City	Distance (Miles)	Travel Time
Cleveland	48.9 miles	49 minutes
Columbus	97.1 miles	1 hour 25 minutes
Indianapolis	270 miles	4 hours
Chicago	338 miles	5 hours and 30 minutes
New York City	464 miles	7 hours and 15 minutes

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