

# COMMERCE PARK



## 200+ MW AVAILABLE

SR 83, Burbank, OH 44214

Industrial Sites Available – 5 to 125 Contiguous Acres



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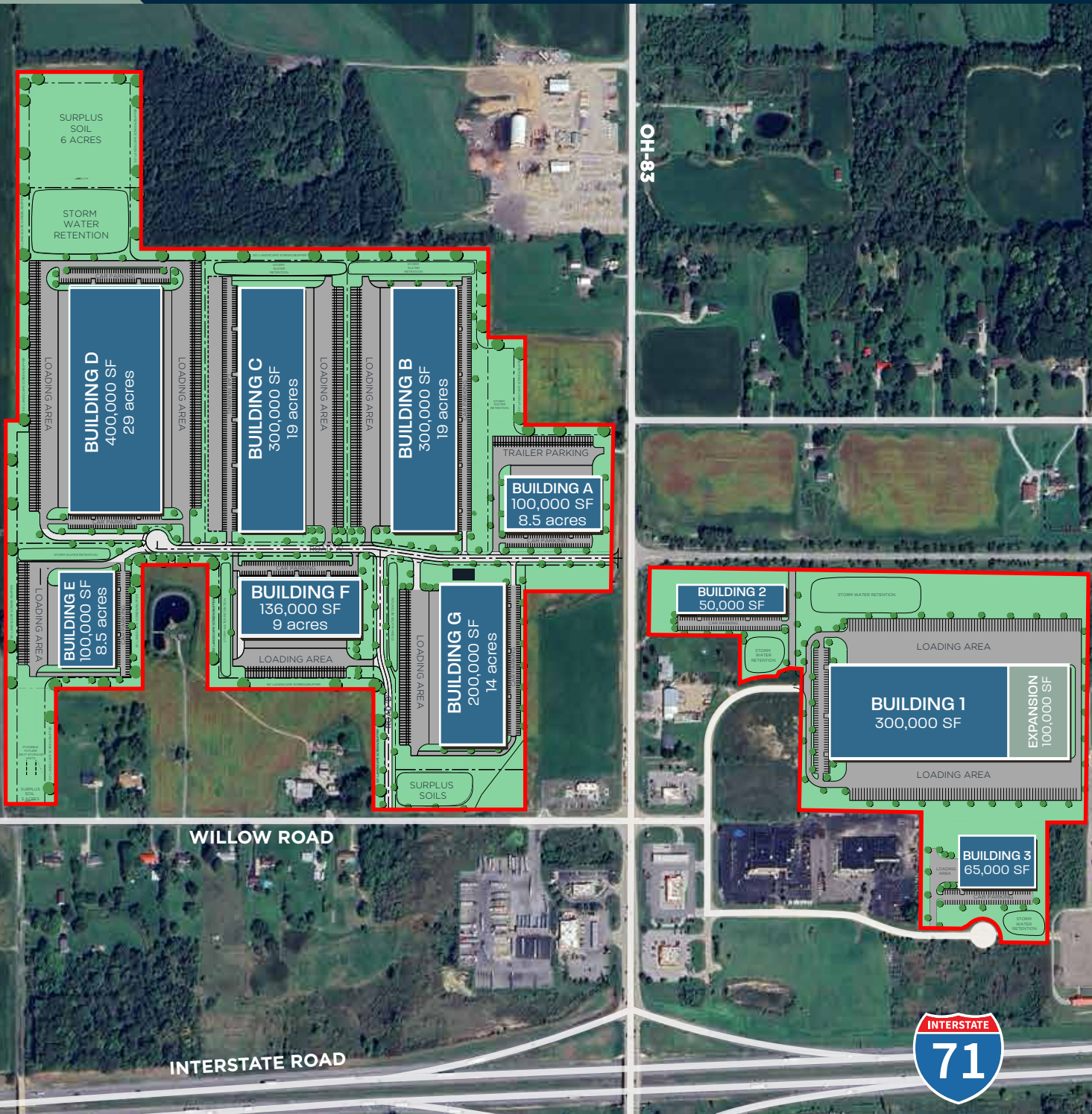
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# MASTER SITE PLAN



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	40,000 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



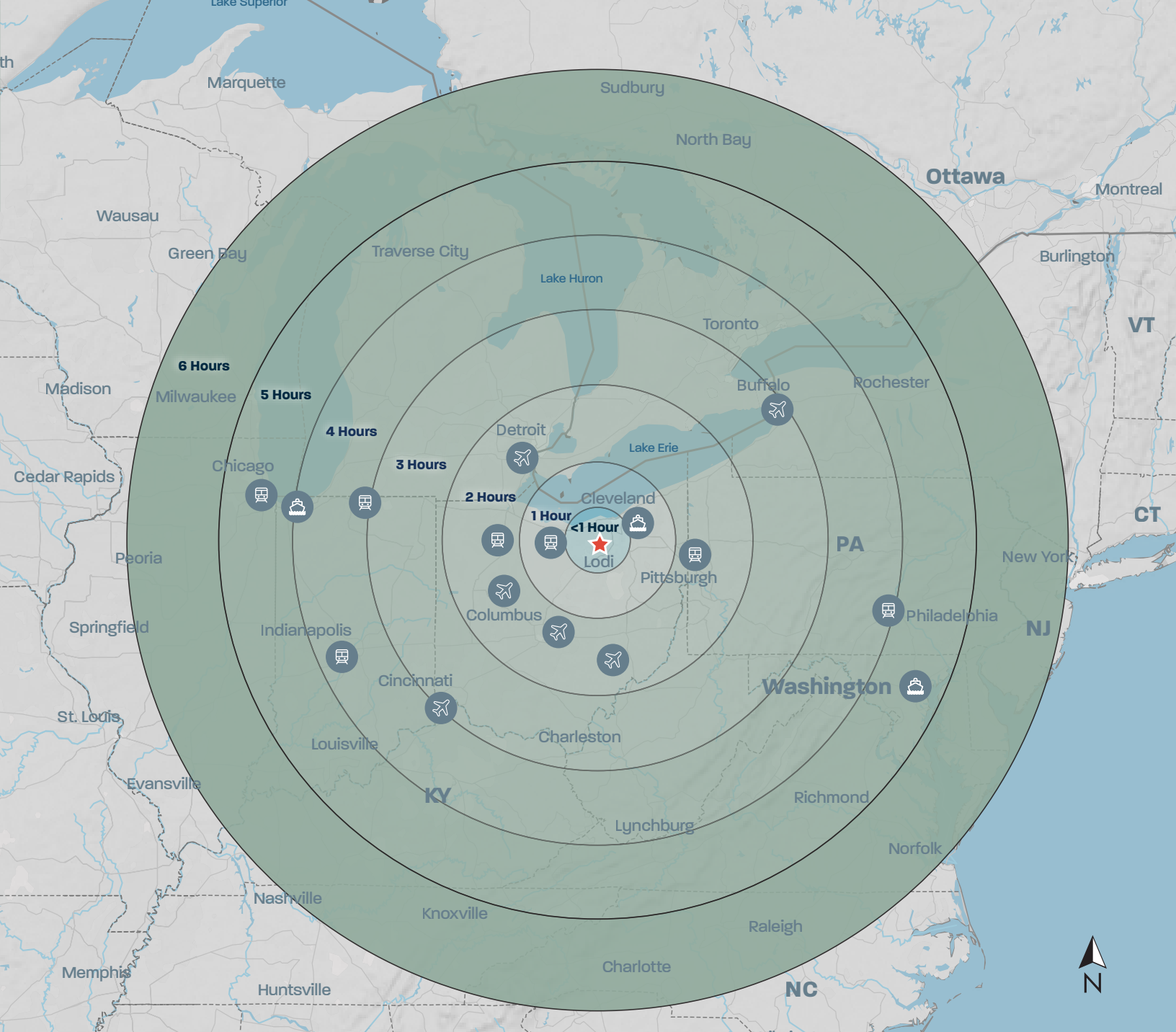
**721,762**

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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