FOR LEASE

22000 Millcreek Boulevard

Highland Hills, Ohio 44122



200,000-400,000 SF High Cube “Class A” Industrial Complex with Excellent Interstate Access

Projected Fall 2027 Delivery

CUSHMAN & WAKEFIELD | CRESCO Real Estate

Projected Developed by: LOOMIS COMPANIES | DBL DEVELOPMENT | BENCHMARK™

PROPERTY FEATURES





400,000 SF
TOTAL BUILDING SIZE

$8.00/SF NNN
STARTING LEASE RATE

31 ACRES
TOTAL SITE SIZE

$1.25/SF
ESTIMATED NNN EXPENSES

PROPERTY SPECIFICATIONS

BUILDING OPTIONS	Two (2) 200,000 SF	One (1) 400,000 SF
BUILDING DIMENSIONS	Two (2) 400' x 500'	One (1) 400' x 1000'
YEAR BUILT	Spring 2025	
CONSTRUCTION	Pre-cast insulated concrete	
COLUMN SPACING	50' x 50' typical; 50' x 60' speed bay	
CEILING HEIGHT	32'	
ROOF	.060 mil EPDM with R-25 insulation	
SPRINKLER	ESFR	
LIGHTING	LED - 2' x 4' high bay fixtures	
HEAT	Cambridge unit heaters	
DOCKS	Fifteen (15)	Fourteen (14)
	9'x10' doors with seals and 35,000 lb mechanical levelers (more can be added)	
DRIVE-IN DOORS	Two (2) 12'x14'	
FLOOR	7" - 4000 PSI reinforced concrete floor slab with Ashford finish	
POWER	1200A/480V/3P	
PARKING	196 spaces (with additional land banked)	

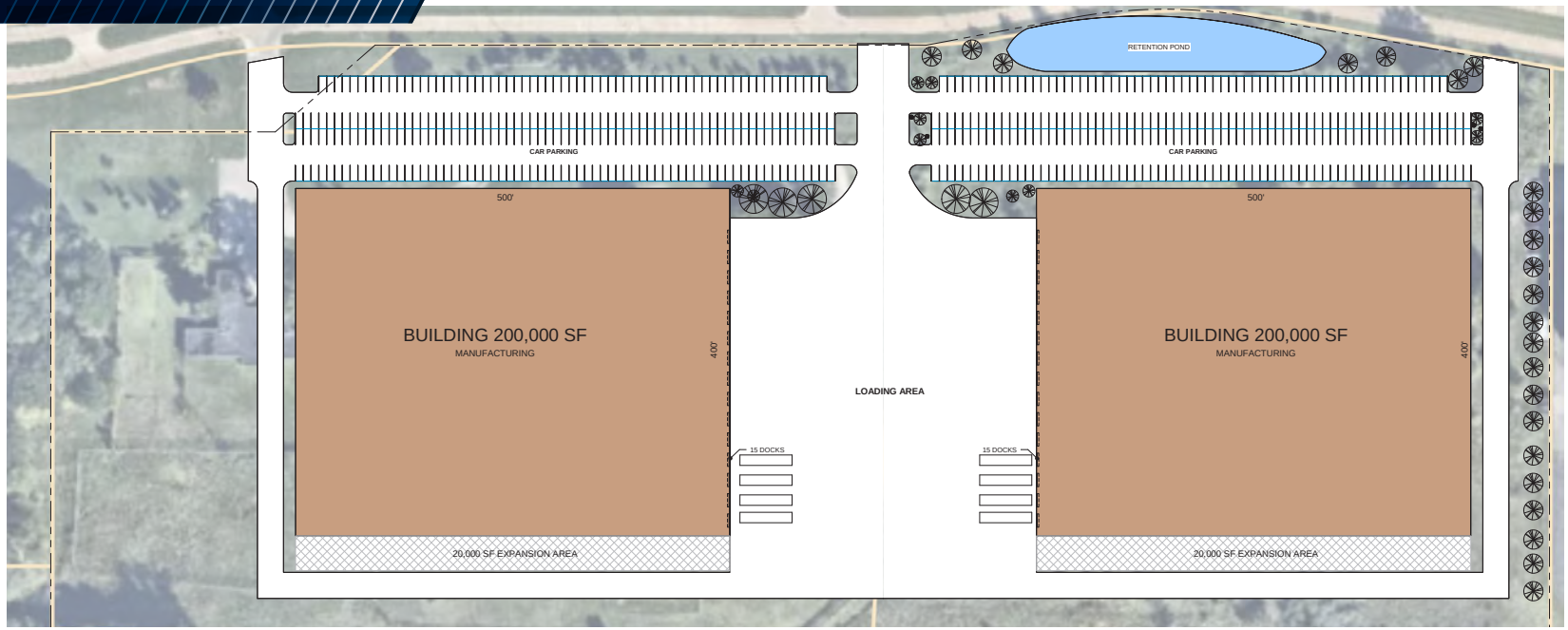
HIGHLIGHTS

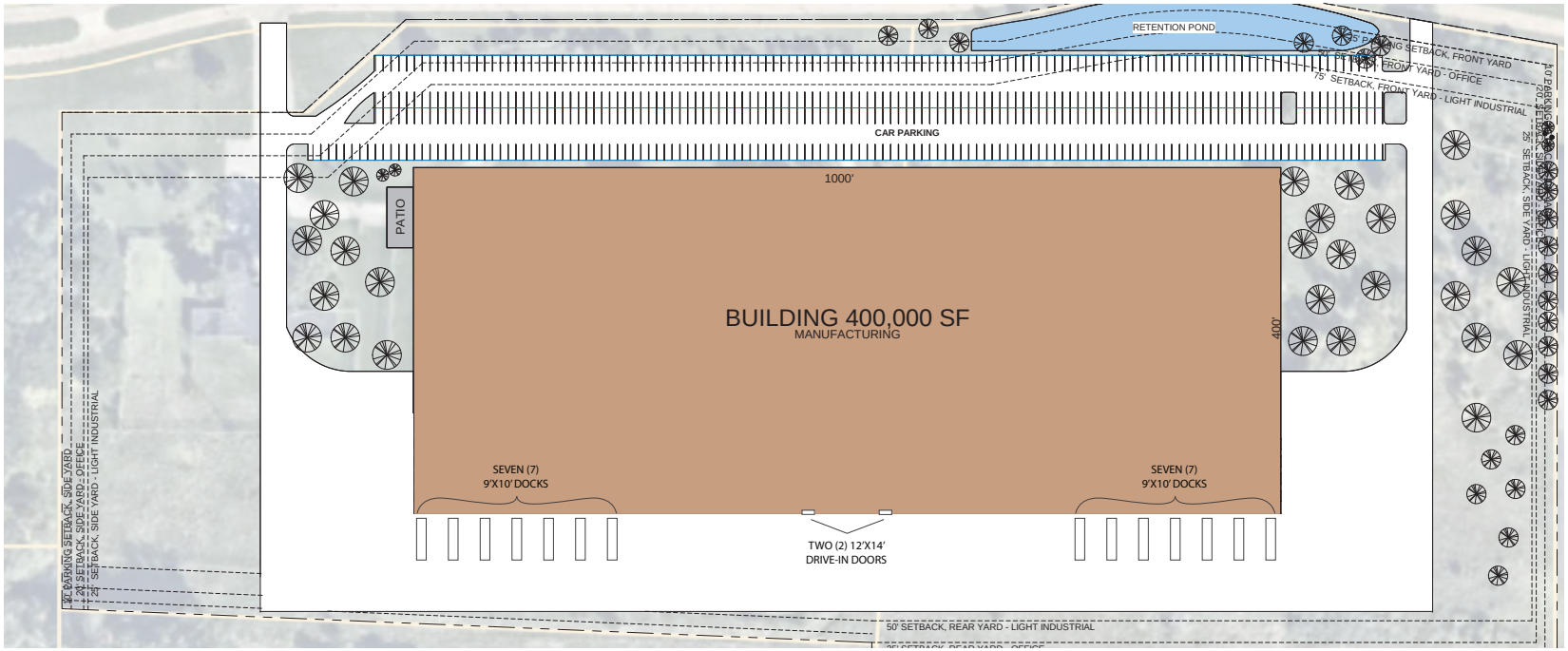
- New development opportunity in the most desirable office/industrial/commercial submarket in Northeast Ohio
- Strategically located with easy access to major highways and transportation hubs making it convenient for businesses to distribute their products regionally or nationally
- Incentives available
- Proximity to suppliers and customers can reduce transportation costs and lead times which is especially important for just-in-time manufacturing and distribution
- Millcreek Boulevard offers ingress and egress both on Harvard and Green roads
- Site is capable of meeting heavy power requirements for manufacturing and data centers

CURRENT AVAILABILITY

400,000 SF TOTAL SPACE AVAILABLE	**TO SUIT** OFFICE SPACE	**400,000 SF** INDUSTRIAL SPACE
14 - 15 DOCKS 9'X10' W/LEVELERS & SEALS	**TWO (2)** 12'x14' DRIVE-IN DOORS	**32'** CLEAR CEILING HEIGHT

CONCEPT
SITE PLAN





PROPERTY LOCATION



LOCATION HIGHLIGHTS

Since its establishment as a political subdivision in 1990, the Village of Highland Hills has become one of Greater Cleveland's premiere suburbs. Located near Interstate 271, the Village is home to several major corporations, but still retains the tranquility of residential streets.

The municipal services are first-class and boast of financial stability due to prudent fiscal management. In a close proximity to restaurants, houses of worship, retail stores and food markets, Highland Hills is truly a great place to work, do business and to raise a family.

The Village has come a long way since its founding and they strive to keep up the high standards set by its leadership.

JOIN THE HOTTEST MARKET IN NORTHEAST OHIO

CHAGRIN HIGHLANDS

Chagrin Highlands is a 630-acre corporate community located directly off the I-271 corridor. Chagrin Highlands will offer roughly 3.5 million sf of office space, 250,000 SF of retail, and 1,000 on site hotel rooms with Eaton Corporation's Eaton Center campus, University Hospitals Ahuja Medical Center and LifeTime Fitness.

PINECREST

Opened in spring 2018, Pinecrest OFFERS high end retail shopping, upscale dining, and first class entertainment venues. Pinecrest consistS of 400,000 SF of retail, 150,000 SF of office, AC Hotel BY Marriott and 87 high end apartments.

ETON CHAGRIN BOULEVARD

Eton is world class shopping and dining at its finest. One of the most sought out shopping destinations in Northeast Ohio, Eton contains a good mixture of both national and local tenants and nine (9) restaurants that cater to every taste and price point.

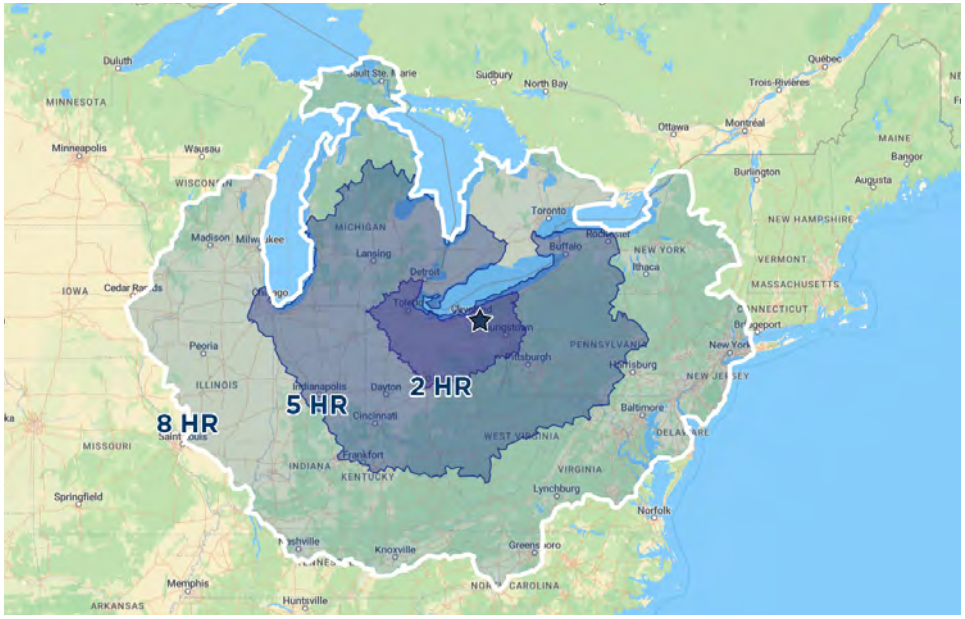
JobsOhio

OHIO STATS

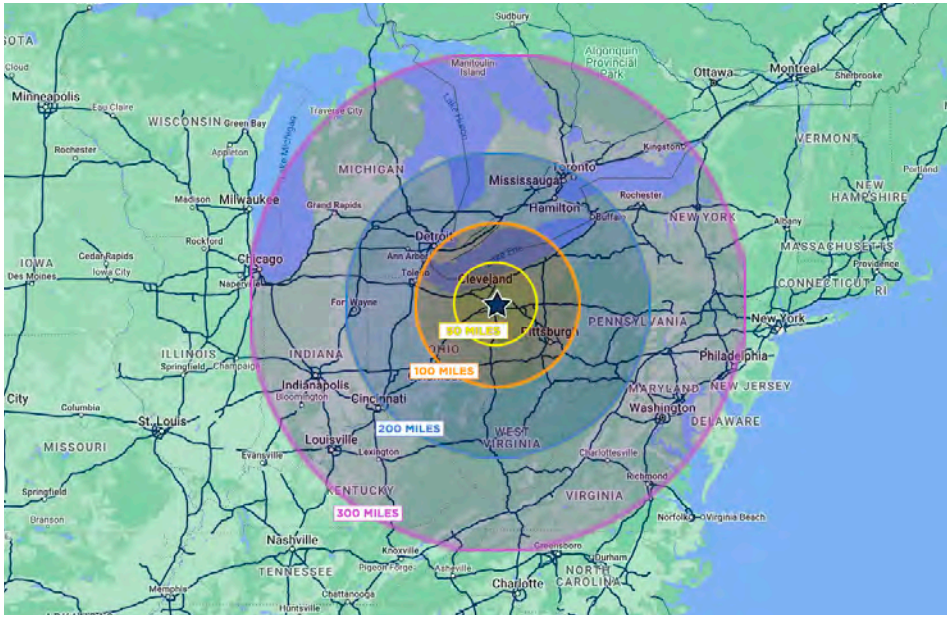
Top States for Business Area Development 2023		#5
Most MegaProjects in U.S. 2022	#11 2019-2021	#2
Access to Capital CNBC Best States for Business	#17 2018	#3
Labor Productivity Growth Rate Midwest	#1 2013	#1
Reshoring + FDI Jobs in U.S. Reshoring Initiative	#9 2015	#2
Econ Dev Projects Site Selection Magazine 2022	#9 2011	#3
GDP Growth in Midwest 2011-2022 IN,KY MI,PA,WV	#6 1999-2010	#1
Economic Diversity Pace Fastest Regional Peers, Moody's		#2
Global Groundwork Index Site Selection Magazine		#1

PROPERTY
ABOUT

DRIVE-TIME FROM NE OHIO



RADIUS MAP



REGIONAL ACCESSIBILITY

CITY	POPULATION & METRO AREA	DISTANCE	DRIVE TIME
Cleveland	1,761,000	17 miles	25 m
Columbus	1,687,000	142 miles	2 h 6 m
Detroit	3,521,000	189 miles	2 h 48 m
Pittsburgh	1,699,000	108 miles	1 h 40 m
Cincinnati	1,764,000	250 miles	3 h 45 m
Indianapolis	1,858,000	315 miles	4 h 41 m
Louisville	1,107,000	348 miles	5 h 15 m
Chicago	8,901,000	365 miles	5 h 20 m
Toronto	6,313,000	267 miles	4 h 30 m
Washington D.C.	5,434,000	346 miles	5 h 18 m
Philadelphia	5,756,000	406 miles	6 h 6 m
New York	18,867,000	444 miles	6 h 38 m
Charlotte	2,204,000	505 miles	7 h 22 m

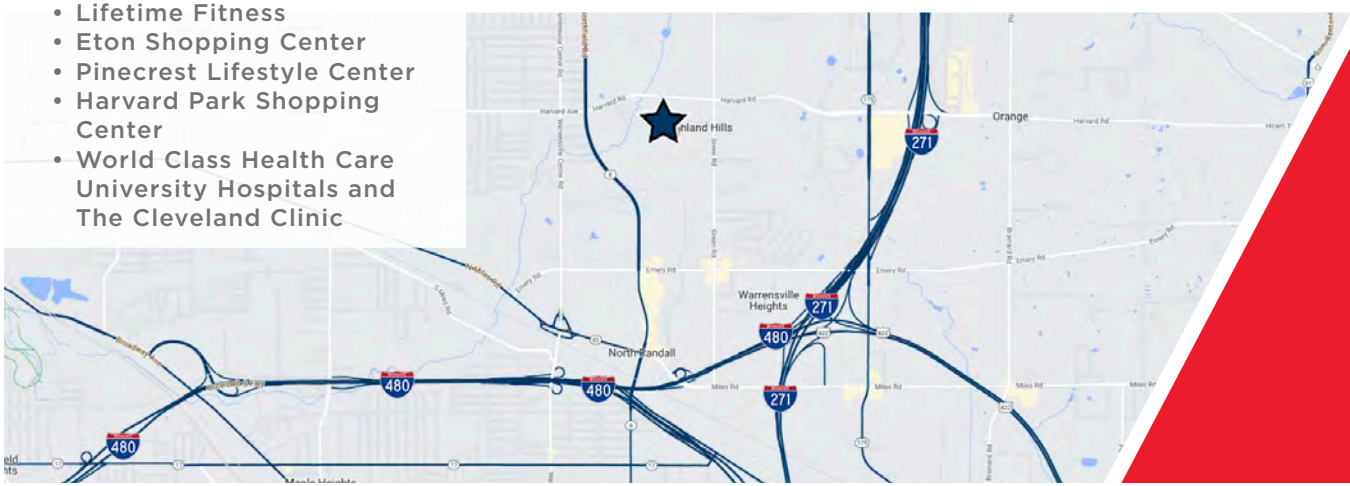


PROPERTY AERIAL MAP



AREA/NEIGHBORHOOD AMENITIES

- A growing Class A office and retail market
- Contiguous to Chagrin Highland Office Park
- Numerous hotels including Marriott, Double Tree, Aloft, Embassy Suites, and more
- Jack Thistledown Racino
- Highland Park Golf Club and area's most prestigious country clubs
- Lifetime Fitness
- Eton Shopping Center
- Pinecrest Lifestyle Center
- Harvard Park Shopping Center
- World Class Health Care University Hospitals and The Cleveland Clinic



Excellent access to I-480 & I-271







CLEVELAND **OVERVIEW**

Cleveland is a growing Midwestern hub known for its affordability, skilled workforce, strong healthcare sector, and exceptional transportation access. Situated on Lake Erie, the city connects directly to I-90, I-71, and I-77, major rail lines, and the Port of Cleveland—making it an efficient base for manufacturing, logistics, and distribution.

Backed by a diverse economy spanning healthcare, finance, advanced manufacturing, and technology, Cleveland attracts companies seeking cost-effective operations and high-quality talent.

Cleveland: Business Advantages

Strategic Location

- Access to 60% of the U.S. and Canadian population within an 8-hour drive
- Deep-water Great Lakes port with international shipping access
- Robust interstate network supporting regional and national distribution

Competitive Cost Structure

- Lower operating costs than major coastal markets
- Affordable industrial and office space
- Attractive tax environment

Skilled Workforce

- Strong labor pool in manufacturing, healthcare, logistics, and trade careers
- More than 25 colleges and universities in the region
- Pipeline supported by major institutions such as Cleveland State University, Case Western Reserve University, and Cuyahoga Community College



Lifestyle & Culture Snapshot

Cleveland offers big-city amenities with Midwestern friendliness, making it an appealing market for companies relocating or expanding.

Rock & Roll Hall of Fame

Located along the lakefront, the Rock Hall is one of Cleveland's top cultural landmarks—an architectural icon and a major tourism anchor attracting visitors worldwide. It reflects the city's long history of musical influence and national recognition.

Playhouse Square

The second-largest performing arts district in the U.S., Playhouse Square features historic theaters, Broadway shows, concerts, and comedy. It anchors a vibrant district filled with new restaurants, residential towers, and corporate offices.

Professional Sports

Cleveland is passionate about its teams, each playing in state-of-the-art facilities downtown:

- Cleveland Browns – NFL
- Cleveland Cavaliers – NBA
- Cleveland Guardians – MLB

Sports drive year-round energy in the city, supporting hospitality, retail, and tourism.

Parks & Waterfront

Cleveland sits along Lake Erie's shoreline and the award-winning Cleveland Metroparks system—over 24,000 acres of trails, beaches, golf courses, and green space. Edgewater Park, The Flats, and new lakefront developments continue to enhance the city's quality of life.

Economic Anchors & Employers

Cleveland's economy is supported by globally recognized institutions and industry leaders, including:

- Cleveland Clinic – consistently ranked among the top hospitals in the world
- University Hospitals & MetroHealth – major regional healthcare systems
- Sherwin-Williams Global Headquarters – located Downtown
- Progressive, Eaton, KeyBank, Parker Hannifin – Fortune 1000 headquarters
- NASA Glenn Research Center – innovation in aerospace and engineering
- Manufacturing & distribution leaders throughout Northeast Ohio

Why Companies Choose Cleveland

- Central Midwest logistics hub supporting efficient national distribution
- Deep talent pool in engineering, manufacturing, healthcare, and trades
- Affordable living costs that help attract and retain employees
- Growing districts like Ohio City, Hingetown, Midtown, and the HealthTech Corridor
- Strong civic investment in infrastructure, lakefront redevelopment, and mixed-use projects



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