

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
2026 Delivery



Projected
Developed by:



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

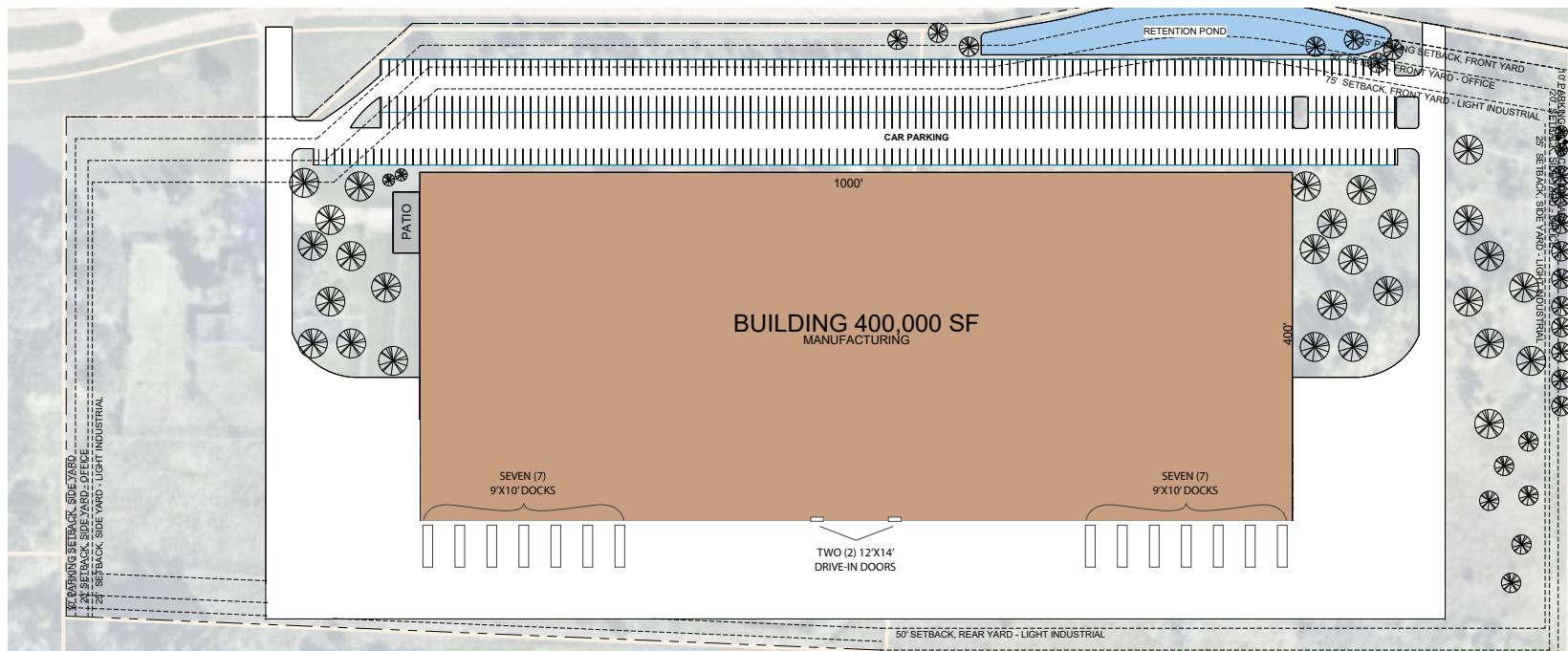
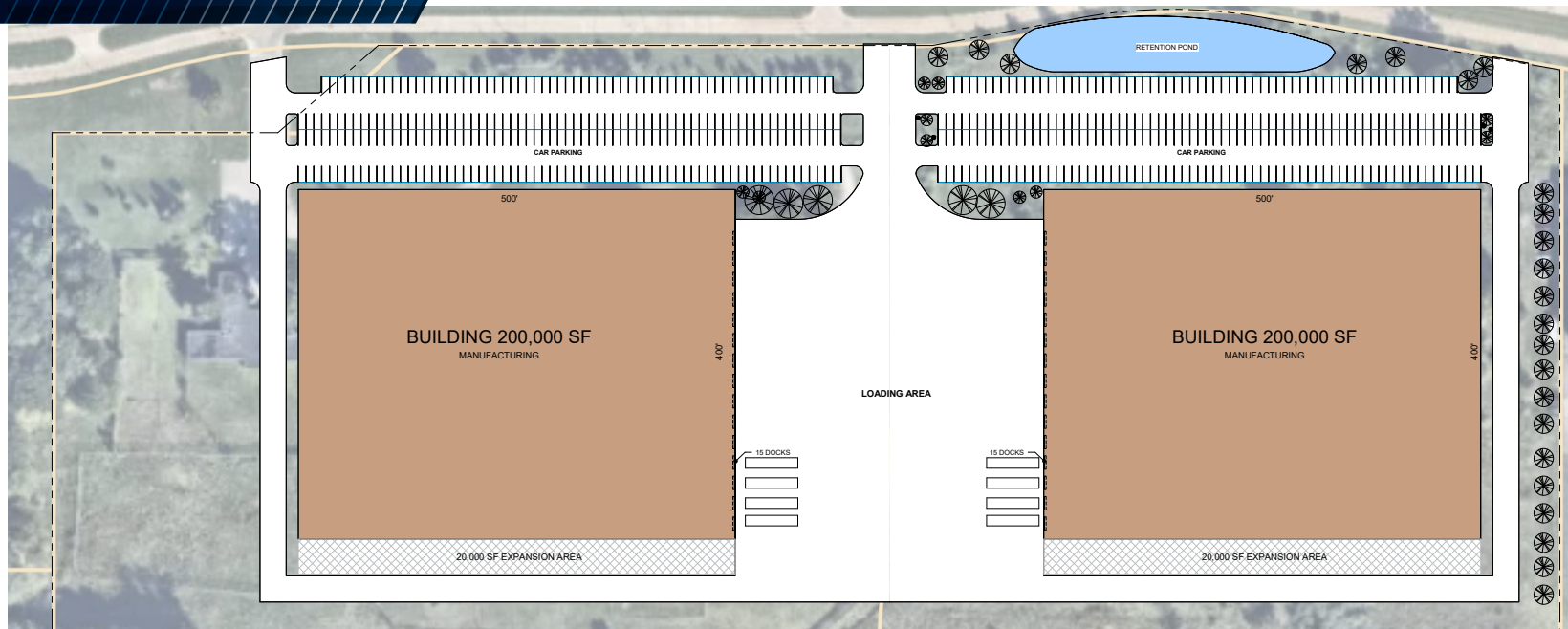
TWO (2)

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.

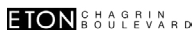
JOIN THE HOTTEST MARKET IN NORTHEAST OHIO



Chagrin Highlands 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.



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.



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



OHIO STATS

Top States for Business #5
Area Development 2023

Most MegaProjects #11
in U.S. 2022 2019-2021 #2

Access to Capital CNBC #17
Best States for Business 2018 #3

Labor Productivity #1
Growth Rate Midwest 2013 #1

Reshoring + FDI Jobs #9
in U.S. Reshoring Initiative 2015 #2

Econ Dev Projects Site #9
Selection Magazine 2022 2011 #3

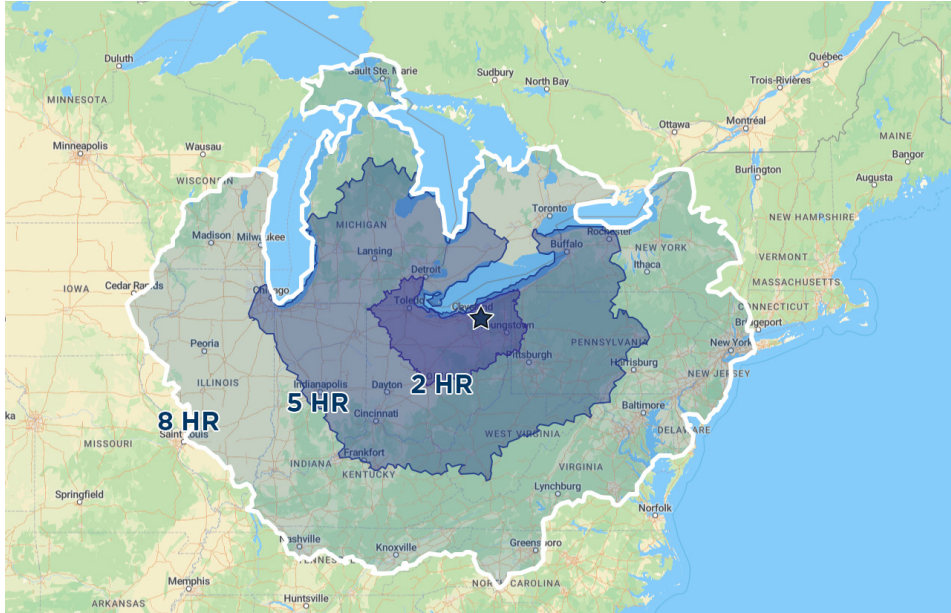
GDP Growth in Midwest #6
2011-2022 IN,KY MI,PA,WV 1999-2010 #1

Economic Diversity Pace #2
Fastest Regional Peers, Moody's

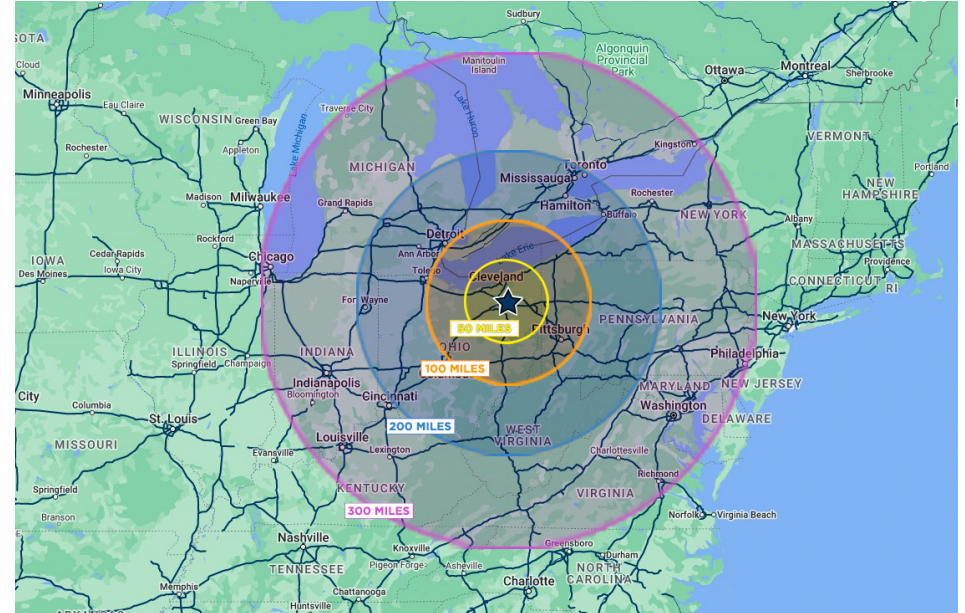
Global Groundwork Index #1
Site Selection Magazine

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

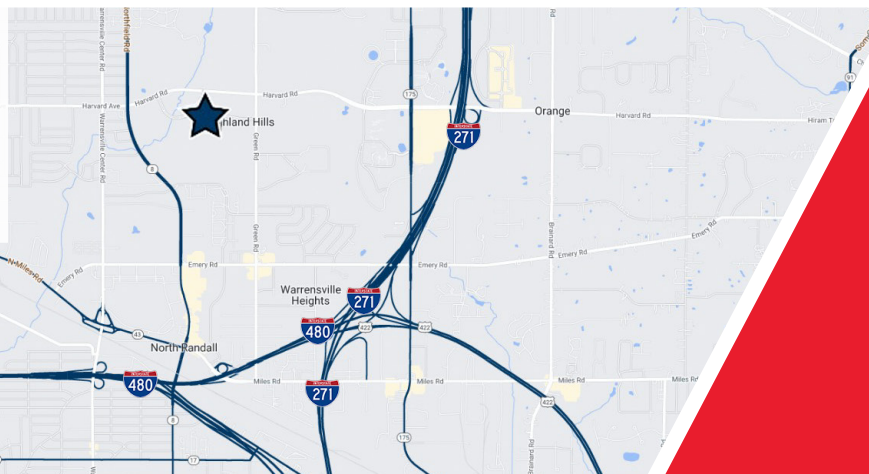


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PROPERTY AERIAL MAP

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

**RICO A. PIETRO, SIOR**

Principal
+1 216 525 1473
rpietro@crescorealestate.com

KIRSTEN PARATORE

Senior Associate
+1 216 525 1491
kparatore@crescorealestate.com

ROBBY MARTINELLI

Associate
+1 216 232 4104
rmartinelli@crescorealestate.com

ALEX VALLETTO

Associate
+1 216 525 1485
avalletto@crescorealestate.com

COLE SORENSON

Associate
+1 216 525 1470
csorenson@crescorealestate.com

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6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com