

12.63 Acres Airport-Adjacent Development Land

FOR SALE | Aerospace Parkway, Brook Park, Ohio 44142



**CUSHMAN &
WAKEFIELD**

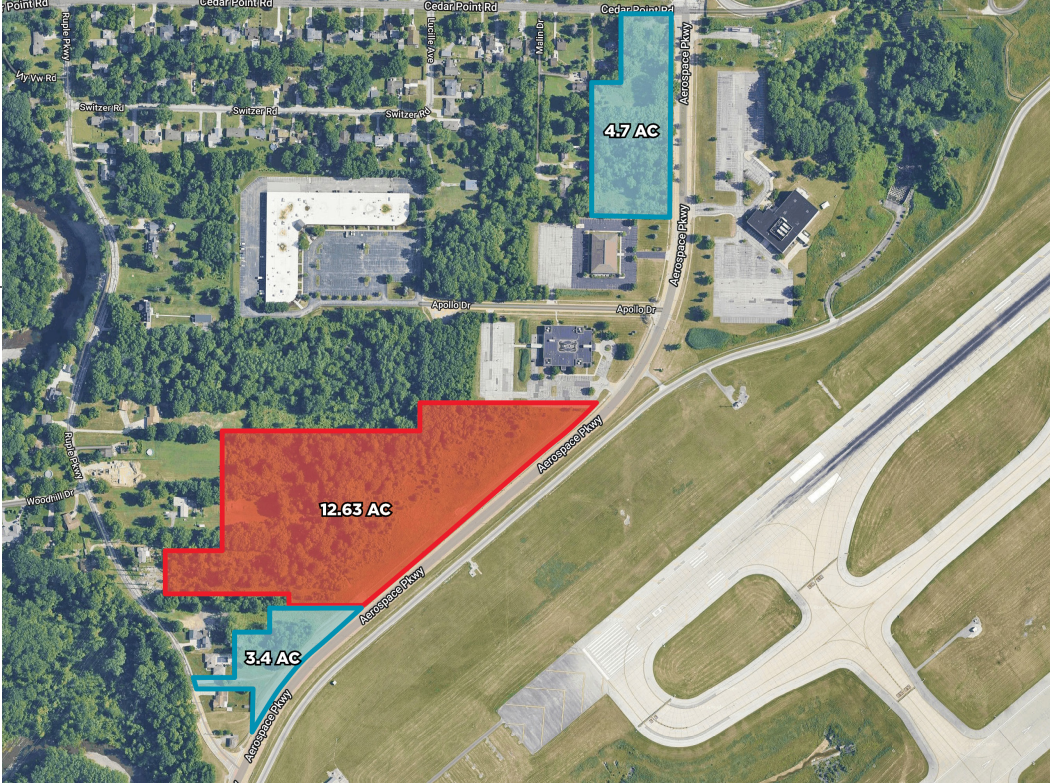


Aerospace Parkway Land

- **12.63 Acres Across Four Parcels** – Combined development opportunity with frontage along Aerospace Parkway.
- **Prime Aerozone Alliance TechPark Location** – Wooded development site adjacent to Cleveland Hopkins International Airport and NASA Glenn Research Center.
- **U6 Commercial Zoning** – Designated for commercial, research, and development uses.
- **Attractive Tax Incentives** – Located within a Federal Opportunity Zone and Community Reinvestment Area, offering potential for up to 100% tax abatement on qualifying improvements for up to 15 years, subject to applicable requirements.
- **Established Industrial & Logistics Hub** – Surrounded by major employers and distribution operations, including Ford Engine Plant #1, GM Metal Fabrication Division, Amazon, UPS, FedEx, and Marc’s Distribution.
- **Nearby Retail & Amenities** – Convenient access to hotels, restaurants, and retail along Bagley Road, Southland Shopping Center, and the I-X Center.
- **Excellent Regional Connectivity** – Business-friendly location with convenient access to I-71 and I-480, as well as nearby public transportation.
- **Additional City-Owned Parcels Available** – 3.4 acres adjacent and 4.7 acres along Cedar Point Road.

Pricing

FOR SALE: \$1,500,000 (\$118,765/AC)



Quick Stats

Land Area	12.63 Acres
Parcels	341-36-011, 341-30-004, 341-05-001, 341-36-008
Zoning	U6 – Commercial / R&D
County	Cuyahoga
Federal Opportunity Zone	Yes
CRA Tax Abatement	100% up to 15 Years



\$96,020

Avg. Household Income
(2026 | 3-Miles)

2,945

Total Businesses
(2026 | 3-Miles)

45,669

Total Employees
(2026 | 3-Miles)

26,864

Total Households
(2026 | 3-Miles)

42.4

Median Age
(2026 | 3-Miles)

AEROSPACE PARKWAY BROOK PARK, OHIO 44142

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