

# TIMBERLAKE BUSINESS PARK RICHFIELD, OHIO 44286



## OFFERING HIGHLIGHTS

- Affluent business park setting.
- 3 to 37.55 acres available.
- Fully improved shovel ready sites.
- Zoned office / light industrial.
- I-77 / I-271 visibility.
- Excellent access to I-77, I-271, Ohio Turnpike and Route 21 (Brecksville Road).
- Summit County incentives available.

### FOR MORE INFORMATION, PLEASE CONTACT THE BARNA CAPLAN TEAM:

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Subdivided lots are for reference only.



Timberlake Business Park is a best in class commercial/ industrial development offering fully improved land for sale or build-to-suit which is centrally located within a pro-business community. Sites range from 3 to 37.55 acres. This offering truly represents an opportunity of rare proportions for any organization considering new ground up construction.

### PRICING

\$80,000 / acre - Interior

\$95,000 / acre - I-77 / I-271 Exposure

No Assessments

### ADVANTAGES

- Protective covenants - enhances value.
- Low commercial/industrial effective tax rate.
- Excellent highway access.
- Close to skilled labor pool (Greater Cleveland & Akron).



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