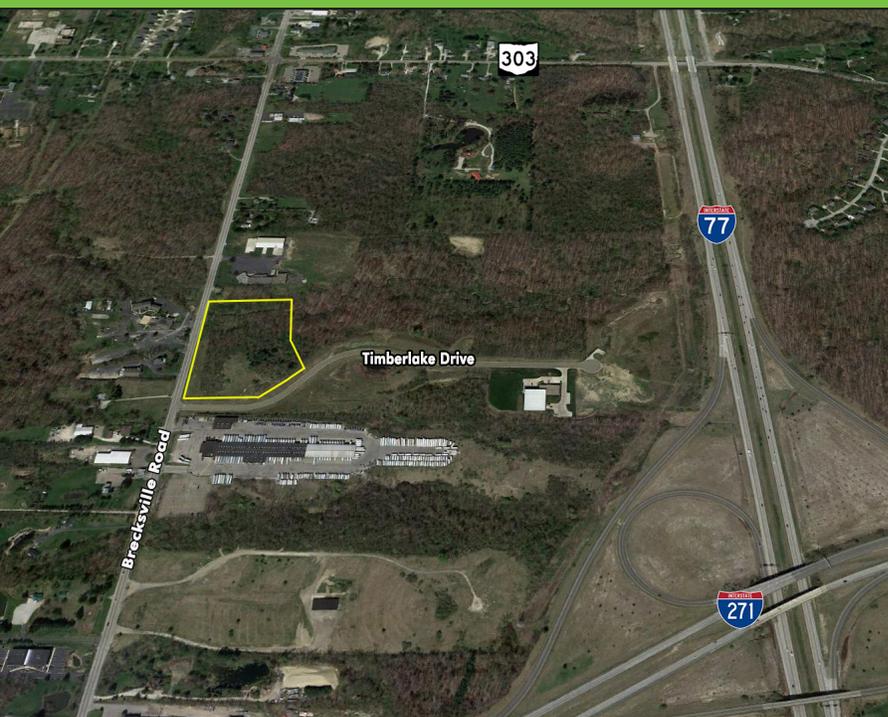


TIMBERLAKE BUSINESS CENTER FOR LEASE

PRIME FLEX LAND SITE / BUILD TO SUIT

PLANNED FLEX • OFFICE • WAREHOUSE BUILDING

BRECKSVILLE ROAD AND TIMBERLAKE DRIVE | RICHFIELD :: OHIO



FEATURES:

- Build-to-Suit and Planned 37,920 SF modern Flex, Office and Warehouse building
- Located 1 mile from I-271 & I-77 interchange
- Prime 7.96 acre site with both Brecksville Road and Timberlake Drive frontage
- Site can accommodate future expansion or additional parking requirements

FOR MORE INFORMATION, PLEASE CONTACT:

George Stevens, SIOR, CCIM

Vice President

+1 216 363 6438

george.stevens@cbre.com

Conor Coakley

Vice President

+1 216 658 6123

conor.coakley@cbre.com

Preston Hoge

Associate

+1 216 363 6442

preston.hoge@cbre.com

CBRE

TIMBERLAKE BUSINESS CENTER

PRIME FLEX LAND SITE FOR LEASE

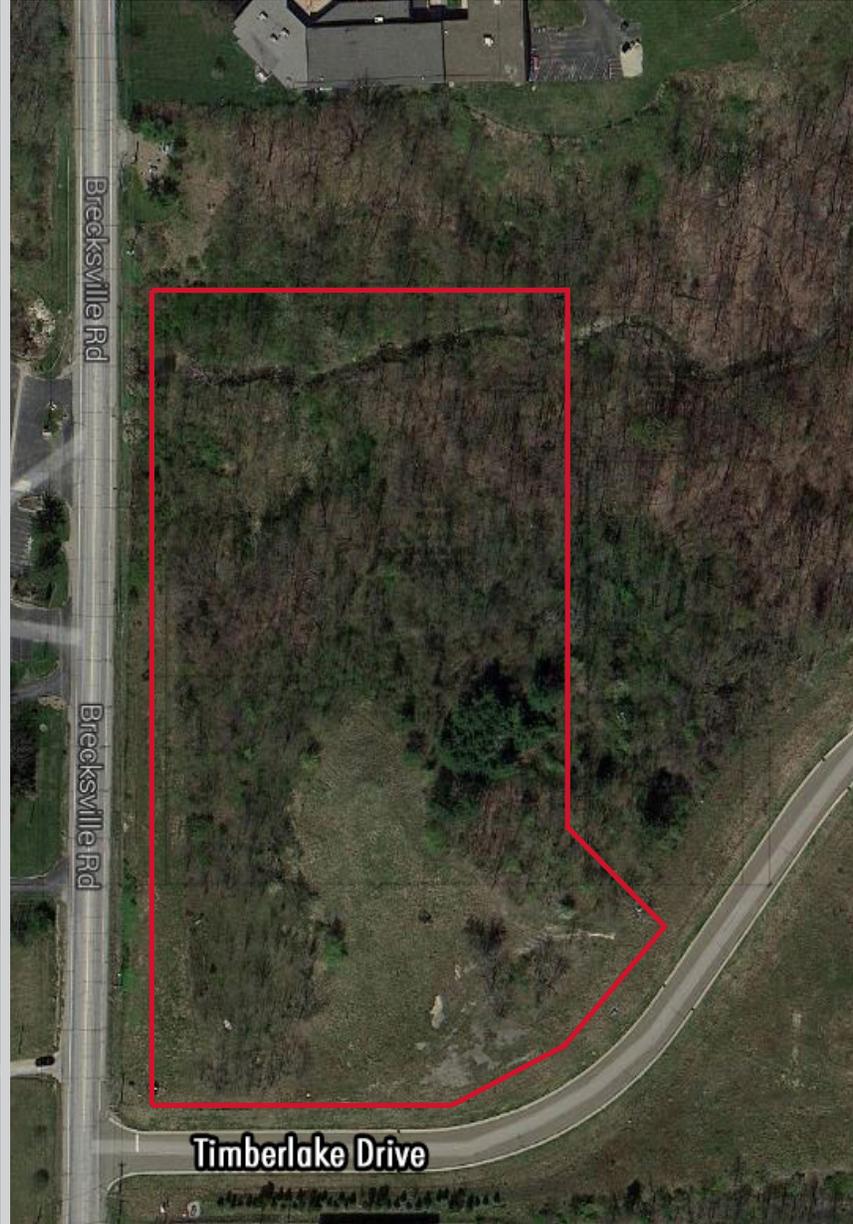
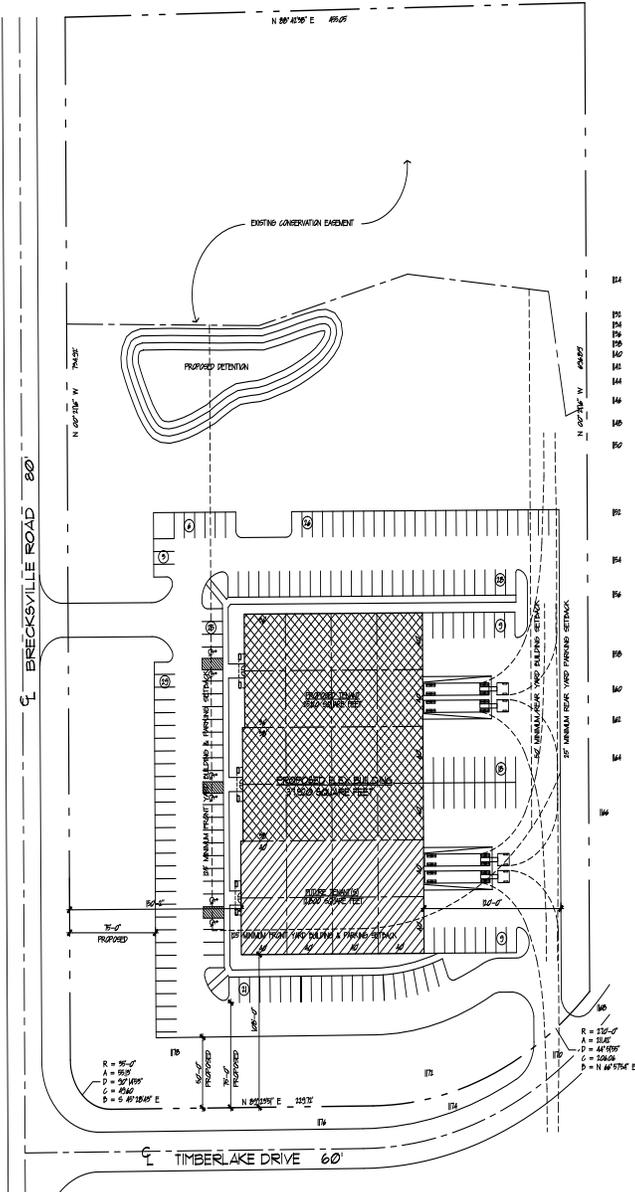
BUILD TO SUIT / PLANNED FLEX • OFFICE • WAREHOUSE BUILDING

BRECKSVILLE ROAD AND TIMBERLAKE DRIVE | RICHFIELD :: OHIO

LAND SITE FEATURES:

- 7.96 Acre Shovel-Ready “Clean” Land Site
- Zoned for “Light Industrial/Office/Limited Industrial” uses
- Fully improved site with utilities available at street
- Ownership has recently completed environmental report and survey; limited due diligence, time and expense needed
- Please call CBRE for pricing breakdown

PROPOSED SITE PLAN:

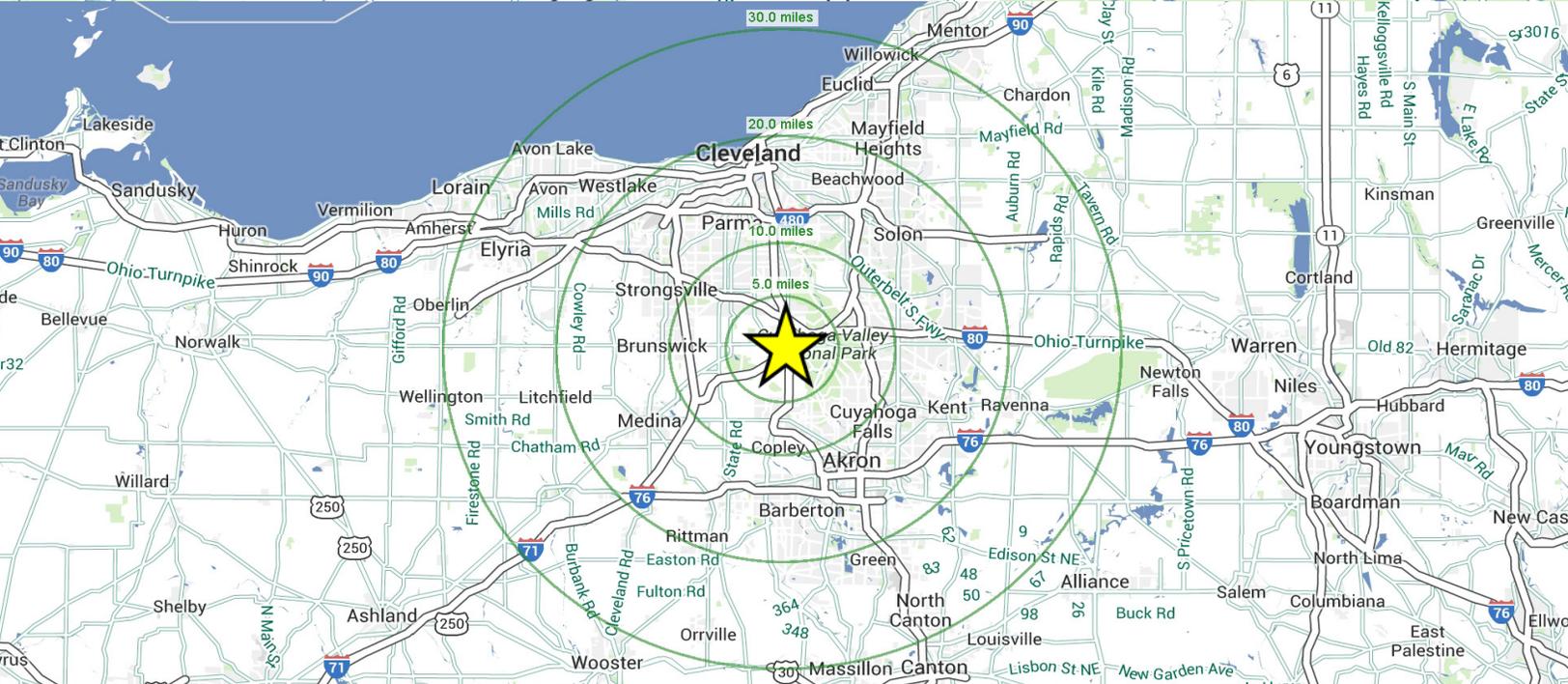
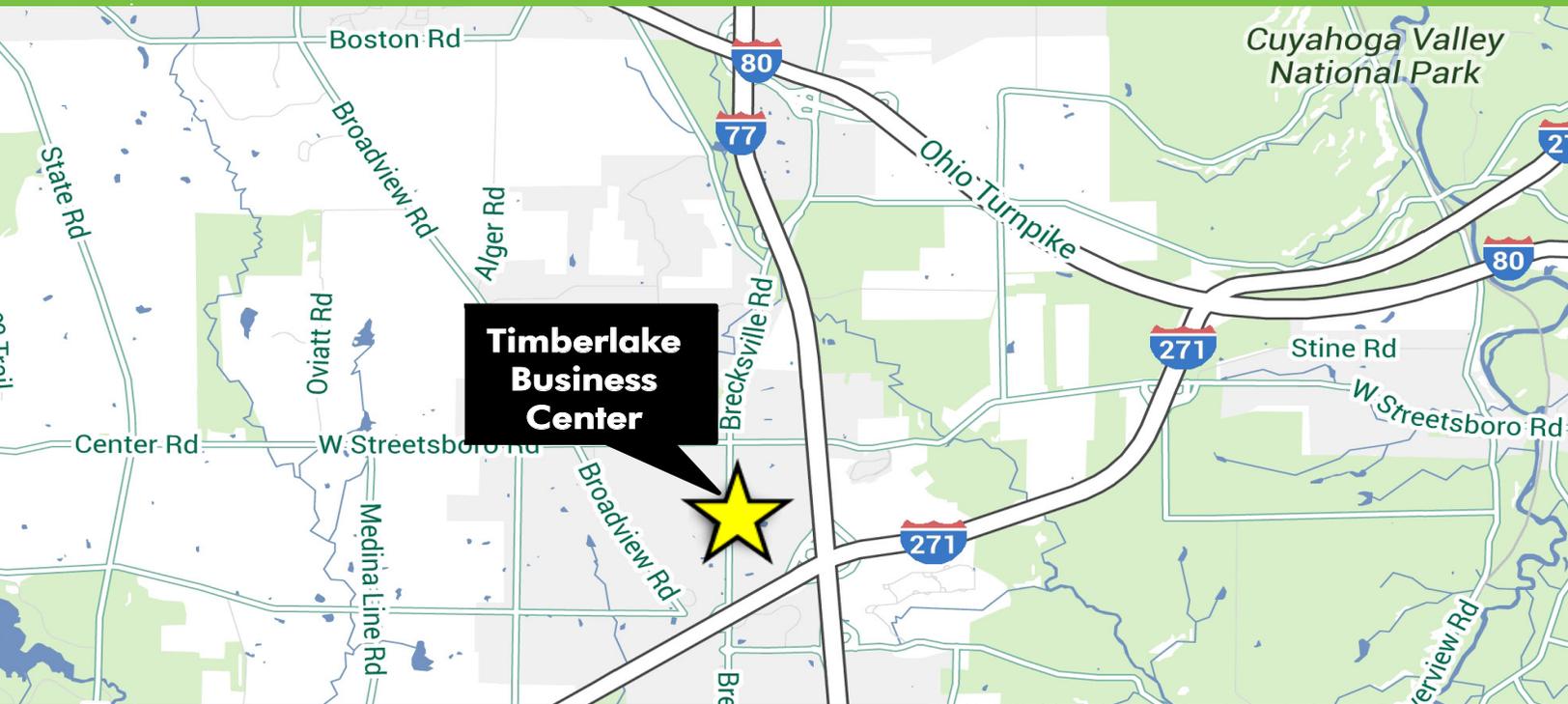


TIMBERLAKE BUSINESS CENTER

PRIME FLEX LAND SITE FOR LEASE

BUILD TO SUIT / PLANNED FLEX • OFFICE • WAREHOUSE BUILDING

BRECKSVILLE ROAD AND TIMBERLAKE DRIVE | RICHFIELD :: OHIO



FOR MORE INFORMATION, PLEASE CONTACT:

George Stevens, SIOR, CCIM

Vice President

+1 216 363 6438

george.stevens@cbre.com

Conor Coakley

Vice President

+1 216 658 6123

conor.coakley@cbre.com

Preston Hoge

Associate

+1 216 363 6442

preston.hoge@cbre.com

