

FOR SALE

Timberlake Business Park

Richfield, Ohio 44286



17.88 TOTAL ACRES

3 TO 17.88 ACRES CONTIGUOUS
DEVELOPMENT SITES AVAILABLE

On-Site Ownership
Enhanced
Opportunities

PROPERTY FEATURES



17.88 ACRES

TOTAL SITE SIZE

3 TO 17.88 ACRES

CONTIGUOUS SITES

LOT 4: \$110,000/ACRE
LOTS ON NORTHSIDE
OF TIMBERLAKE DRIVE:
\$90,000/ACRE

SALE PRICE

COMMENTS

- Affluent business park setting
- Fully improved shovel ready sites
- Zoned office / light industrial
- Summit County incentives available
- Excellent access to I-77, I-271, I-80 (Ohio Turnpike) and Route 21 (Brecksville Road)

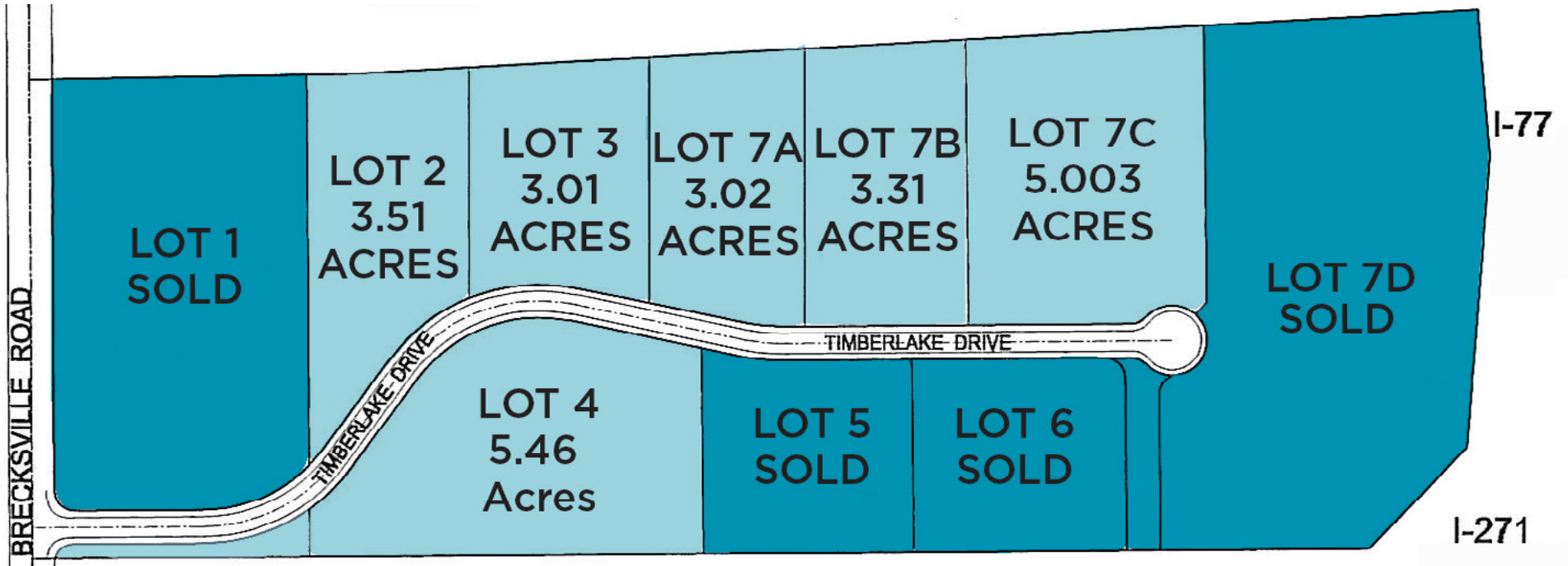
TIMBERLAKE BUSINESS PARK

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+ acres. This offering truly represents an opportunity of rare proportions for any organization considering new ground up construction.

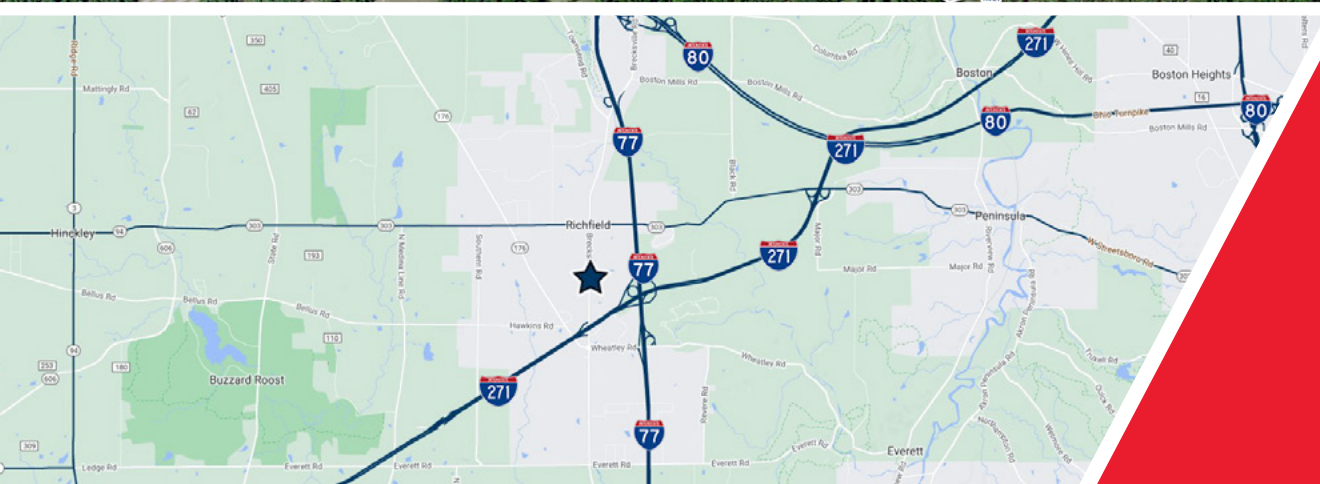
ADVANTAGES

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

PROPERTY SITE PLAN



PROPERTY AERIAL MAP



Excellent access to I-77, I-271, I-80 (Ohio Turnpike) and Route 21 (Brecksville Road)



Beacon Timberlake Business Park

A BEACON DEVELOPMENT

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