



# The Wait is Over.

## **7845 Northfield Road Walton Hills, OH 44146**

Weston has partnered with DiGeronimo and Scannell to purchase the former Ford Stamping Plant and bring this game changing development opportunity to market.

**1.5 MM SF Available Now**

**Spec & Build To Suit**

**Expected Delivery Date of: Q1/Q2 - 2023**

**1.5**  
MM SF

**108**  
ACRES

1.5 MM SF Modern Distribution  
& Manufacturing Space on 108 Acres





# The Advantage



With multiple interstate access, this site is attractive to regional and national companies.

## The Site is Flexible

- The site will be developed based on the need in the marketplace
- High visibility
- Near 2 interstates
- New utility services with heavy power
- Modern facilities
- Surrounded by a large labor force

## The Site is User Driven

- Manufacturing and Light Assembly
- E-Commerce
- Bulk Distribution
- High-Tech Climate Controlled Operations
- Regional and National Corporate Facilities
- Aerospace and Aeronautical Operations
- Utility and Mining Firms
- Many more

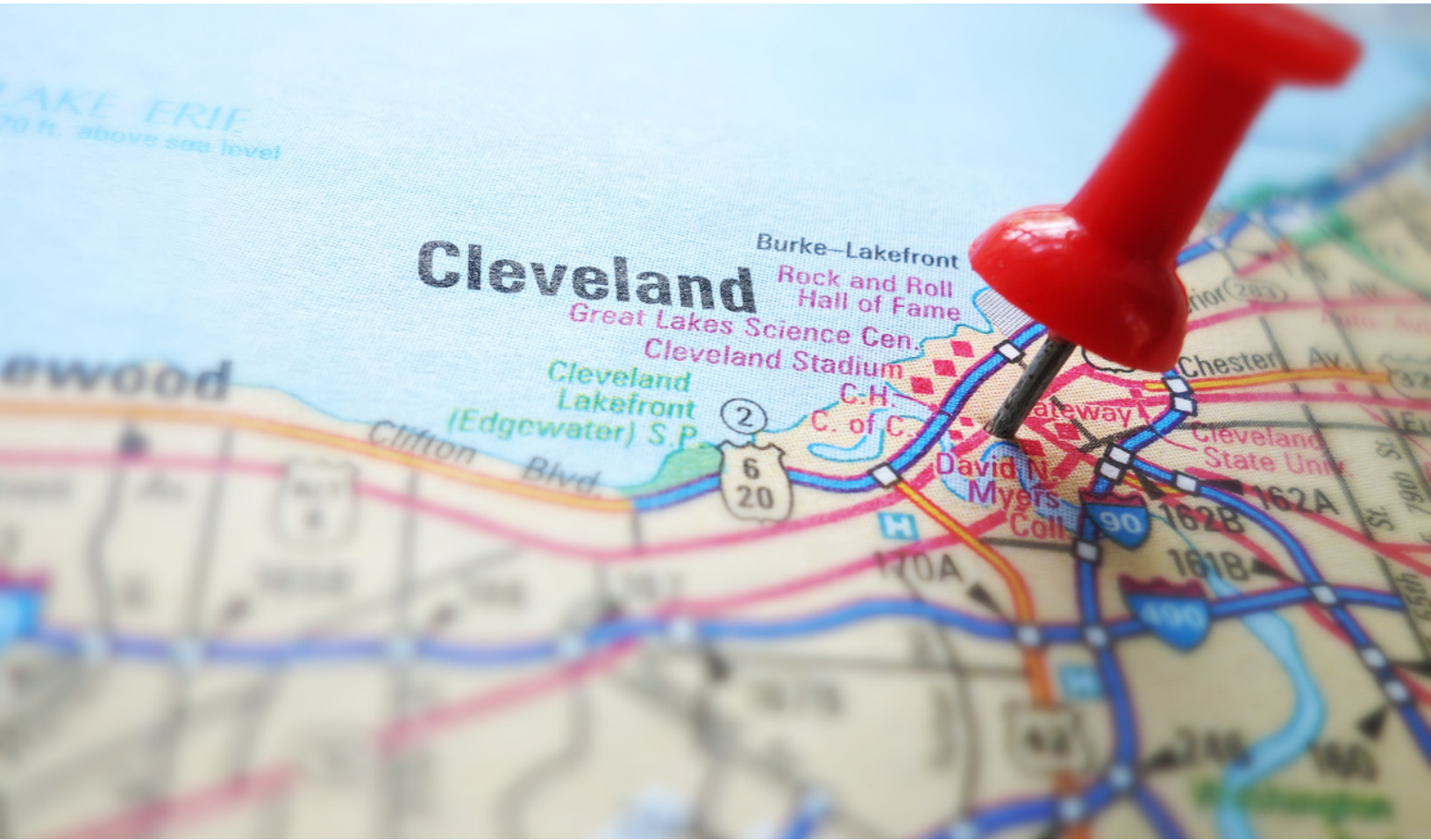


# Spec Build or Build-to-Suit



- **Ready to Build**
- **Utilities in Place**
- **Norfolk Southern Rail**
- **Flexible Design**
- **Great Location**
- **Zoning Classification: Mixed Use Development District**
- **Contiguous to Hard Rock Rocksino & Northfield Park**
- **Incentives are available, call for further information**

# Mileage to Major Cities



## Location

- Located less than 18 miles from Cleveland Hopkins International Airport
- Minutes from:
  - Interstate I-271
  - Interstate I-480
  - I-80 Ohio Turnpike

## Distance & Drive Times to Major Cities

Cleveland, OH	17 Miles	26 MIN.
Akron, OH	26 Miles	33 MIN.
Toledo, OH	122 Miles	1 HR. 59 MIN.
Columbus, OH	139 Miles	2 HR. 7 MIN.
Pittsburgh, PA	118 Miles	1HR. 58 MIN.
Detroit, MI	176 Miles	2 HR. 50 MIN.



# Site Plan

This aerial site plan illustrates the layout of an industrial facility. Five large rectangular buildings are arranged in a grid-like fashion, each with specific dimensions and square footages. Building #1 (top left) is 310' wide and 800' long, totaling 248,000 S.F. Building #2 (bottom left) is 260' wide and 1150' long, totaling 299,000 S.F. Building #3 (top right) is 310' wide and 900' long, totaling 279,000 S.F. Building #4 (center) is 420' wide and 1100' long, totaling 462,000 S.F. Building #5 (bottom right) is 260' wide and 1100' long, totaling 286,000 S.F. The plan also shows extensive parking areas, including auto parking spaces and trailer parking spaces, as well as three large detention basins (highlighted in teal) for stormwater management. Various access points like 'DRIVE IN' and 'DOCK DOORS' are marked throughout the site.

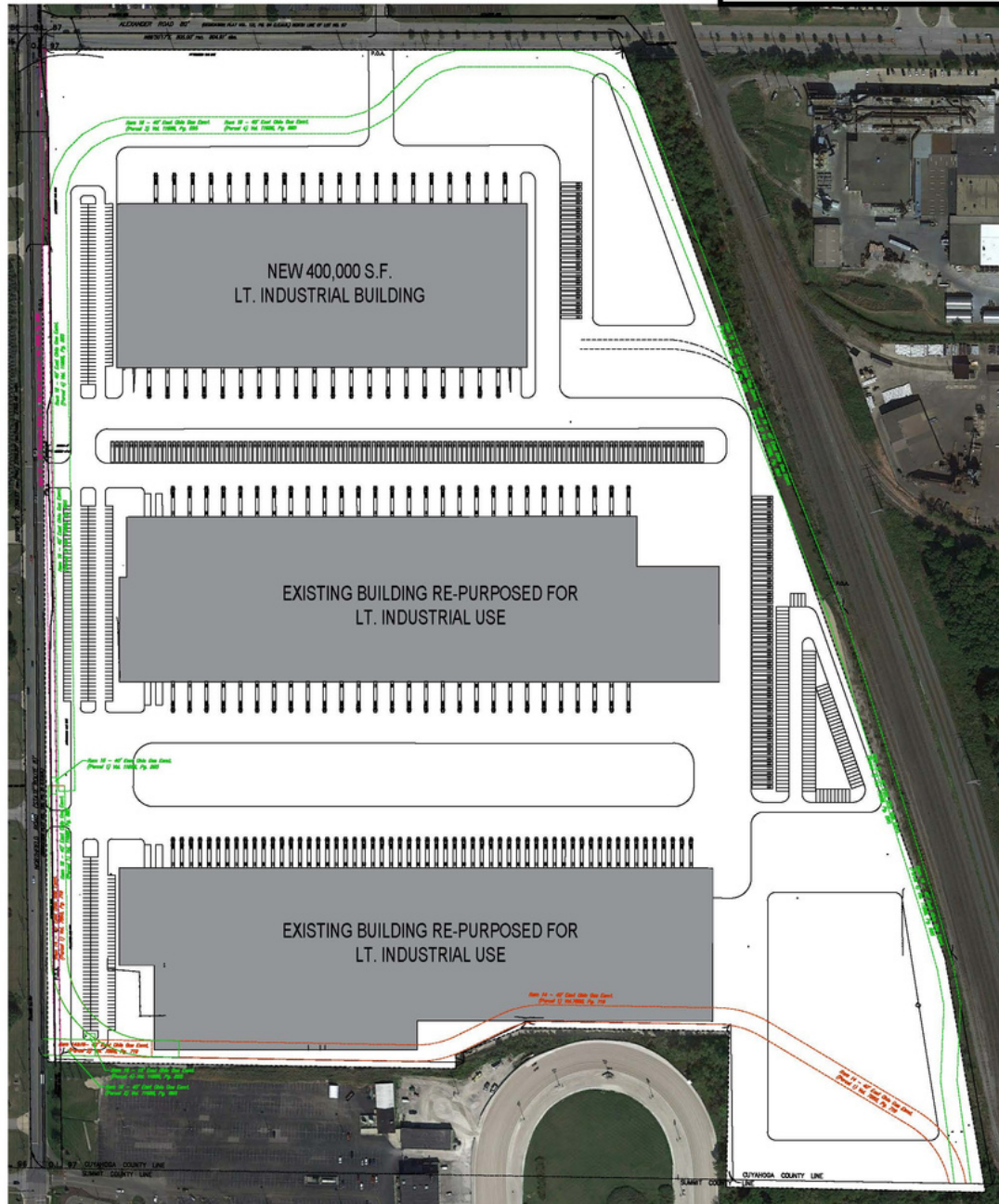
Building	Width (ft)	Length (ft)	Total Area (S.F.)
Building #1	310'	800'	248,000
Building #2	260'	1150'	299,000
Building #3	310'	900'	279,000
Building #4	420'	1100'	462,000
Building #5	260'	1100'	286,000



# Preliminary Development Plan

## SITE DATA:

108 ACRES +/-  
EXISTING BUILDINGS: 1,058,000 S.F.  
NEW BUILDINGS GSF: 400,000 S.F.  
TOTAL BUILDING GSF: 1,458,000 S.F.



## WALTON HILLS PRELIMINARY DEVELOPMENT PLAN

**DiGERONIMO**  
COMPANIES

SCALE: 1:20  
MARCH 28, 2021



# Contact Us



**Jeff Kennedy**  
[jkennedy@teamweston.com](mailto:jkennedy@teamweston.com)  
Office: 440-914-8420  
Cell: 216-313-5936



**Mark Truesdell**  
[mtruesdell@teamweston.com](mailto:mtruesdell@teamweston.com)  
Office: 440-914-8407  
Cell: 513-236-1659



**Jack Green**  
[jgreen@teamweston.com](mailto:jgreen@teamweston.com)  
Office: 440-914-8429  
Cell: 330-421-9203



## WESTON

4760 Richmond Road – Suite 200 – Cleveland, OH 44128 – 440.349.9000  
[www.teamweston.com](http://www.teamweston.com)

Established in 1972, Weston owns and manages a portfolio of approximately 25m SF in 7 states across the country. With an entrepreneurial spirit, we have grown our excellent reputation as Deal Makers as evidenced by our strong relationships with over 800 tenants nationwide. We commit to you a seamless transaction by doing what we say, when we say it. This is our Weston Pledge.

**OUR  
WESTON  
PLEDGE**

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