



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
for Spec, Build To Suit & Existing
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-71
 - Interstate I-480

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 a 100-acre industrial facility. The plan features five main buildings, each with its dimensions and square footage (S.F.) labeled:

- BUILDING #1:** 310' x 800', 248,000 S.F.
- BUILDING #2:** 1150' x 260', 299,000 S.F.
- BUILDING #3:** 310' x 900', 279,000 S.F.
- BUILDING #4:** 420' x 1100', 462,000 SF
- BUILDING #5:** 1100' x 260', 286,000 S.F.

The site is divided into several functional zones:

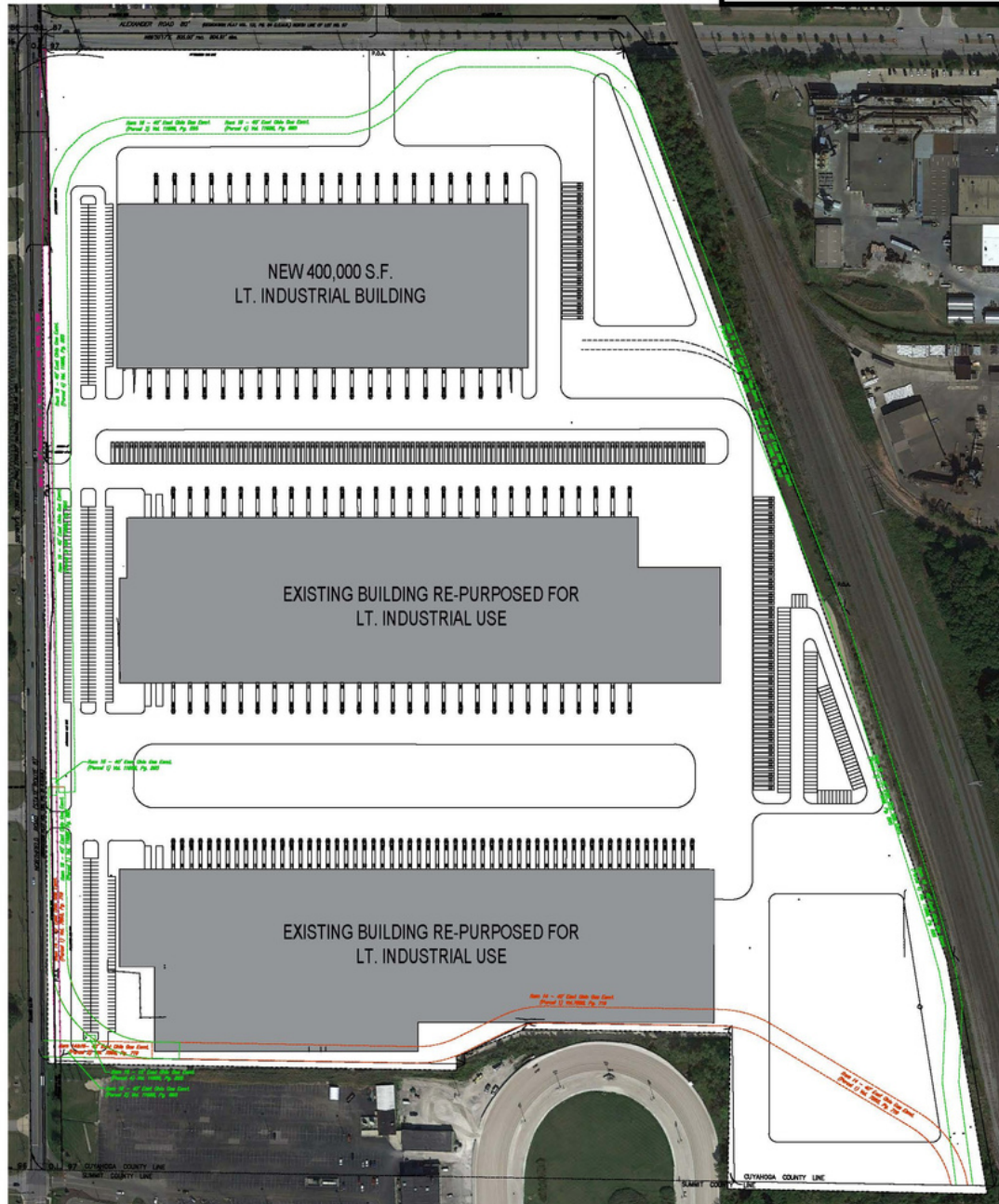
- Auto Parking Spaces:** Located around the perimeter of the buildings.
- Trailer Parking Spaces:** Located between the buildings and along the perimeter.
- Driveways:** Multiple driveways are shown, including "DRIVE IN" and "DRIVE OUT" paths.
- Detention Basins:** Three large, irregularly shaped basins are highlighted in light blue, labeled "DETENTION".
- Concrete Dock Aprons:** Located adjacent to the buildings, labeled "CONCRETE DOCK APRON".
- Dock Doors:** Indicated by small squares along the building perimeters, labeled "DOCK DOORS".

The plan also shows surrounding infrastructure, including a road on the left, a road on the right, and a large curved road at the bottom. The overall layout is organized to maximize space efficiency and facilitate industrial operations.

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**

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WESTON

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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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