



# 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 - 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

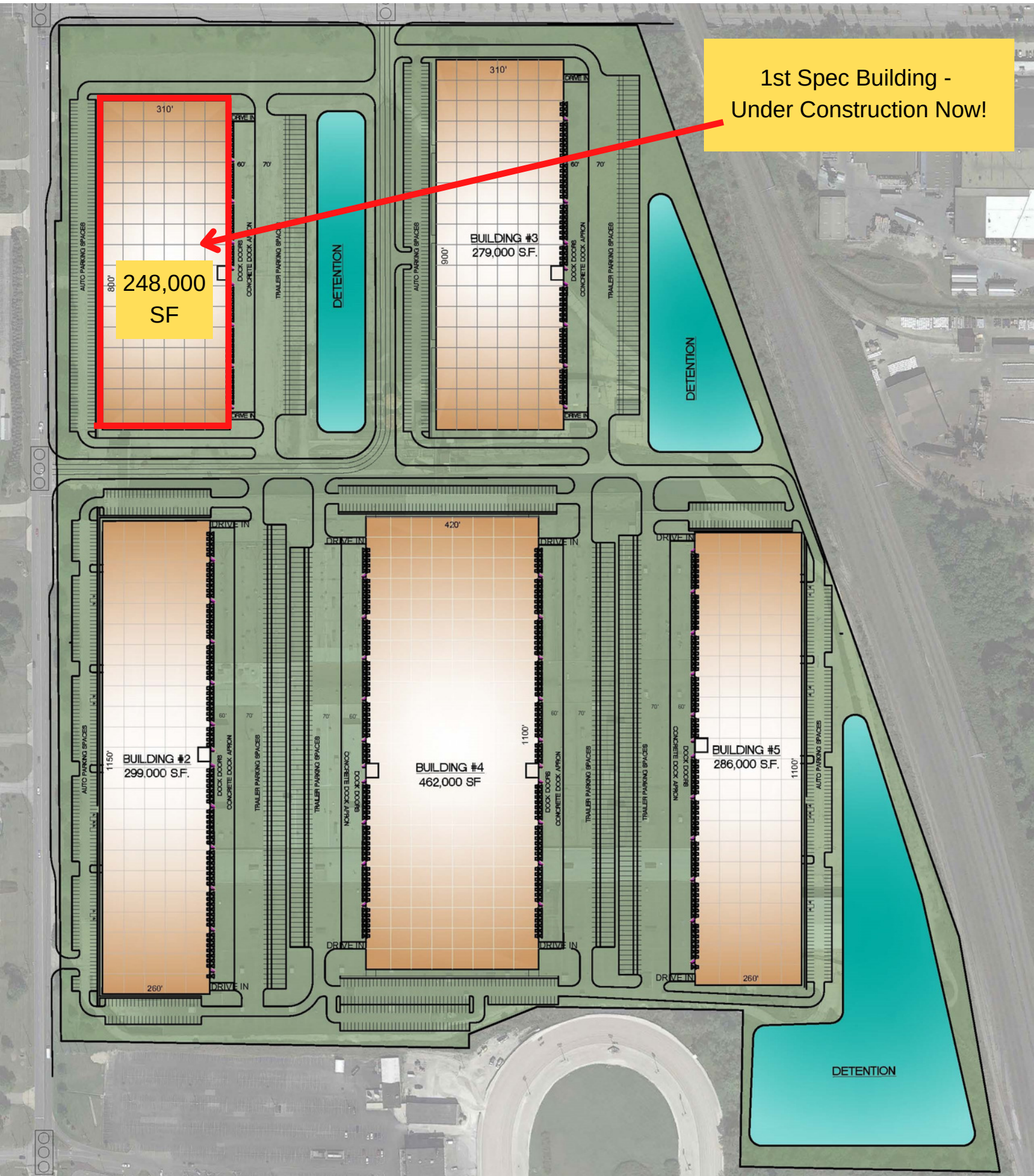
- The site will be developed based on the need in the marketplace
- High visibility
- Near 2 interstates
- New utility services with heavy power
- Modern facilities
- Surrounded by a large labor force

## 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



# Site Plan



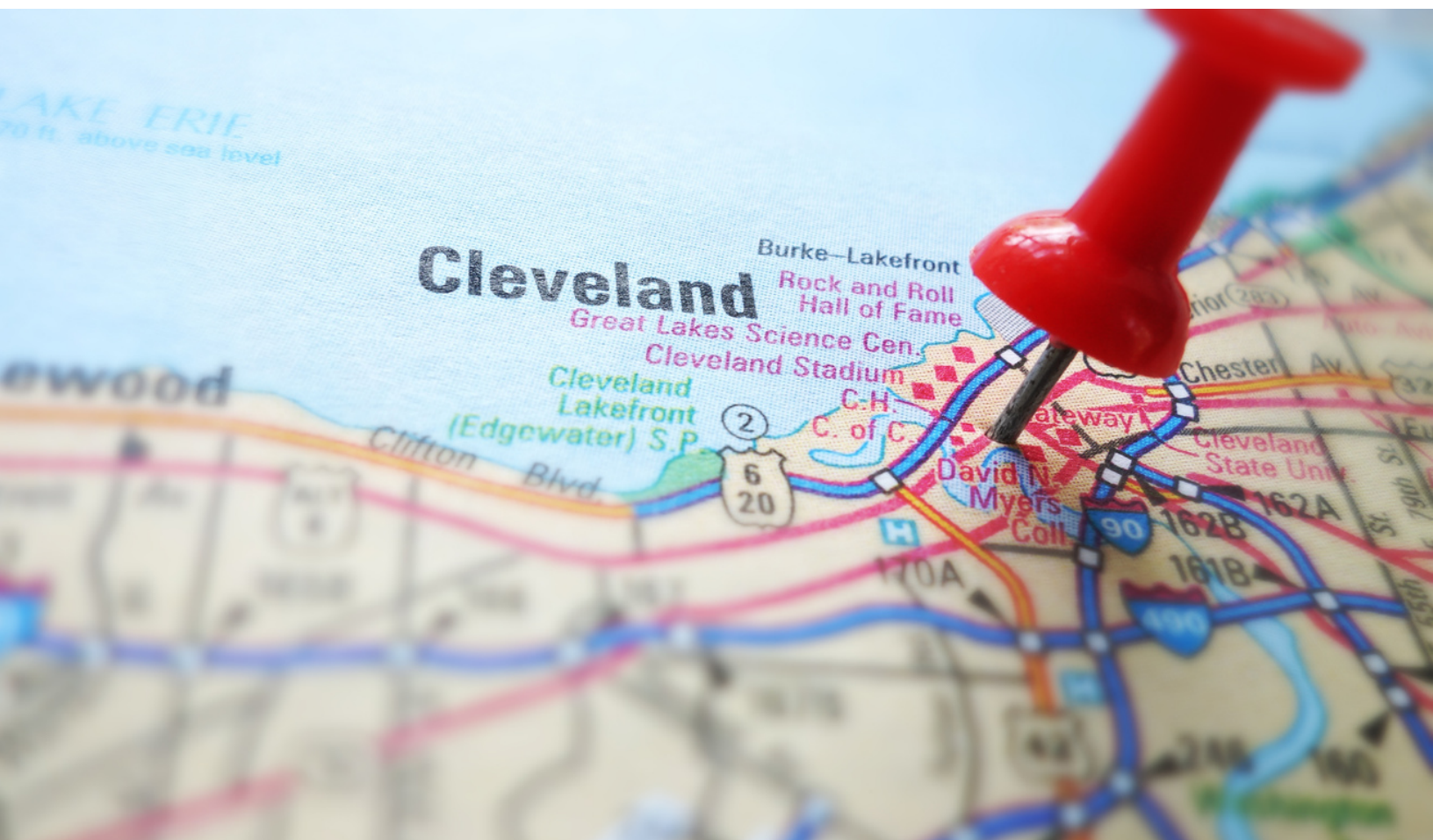


# Spec Build or Build-to-Suit



- **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

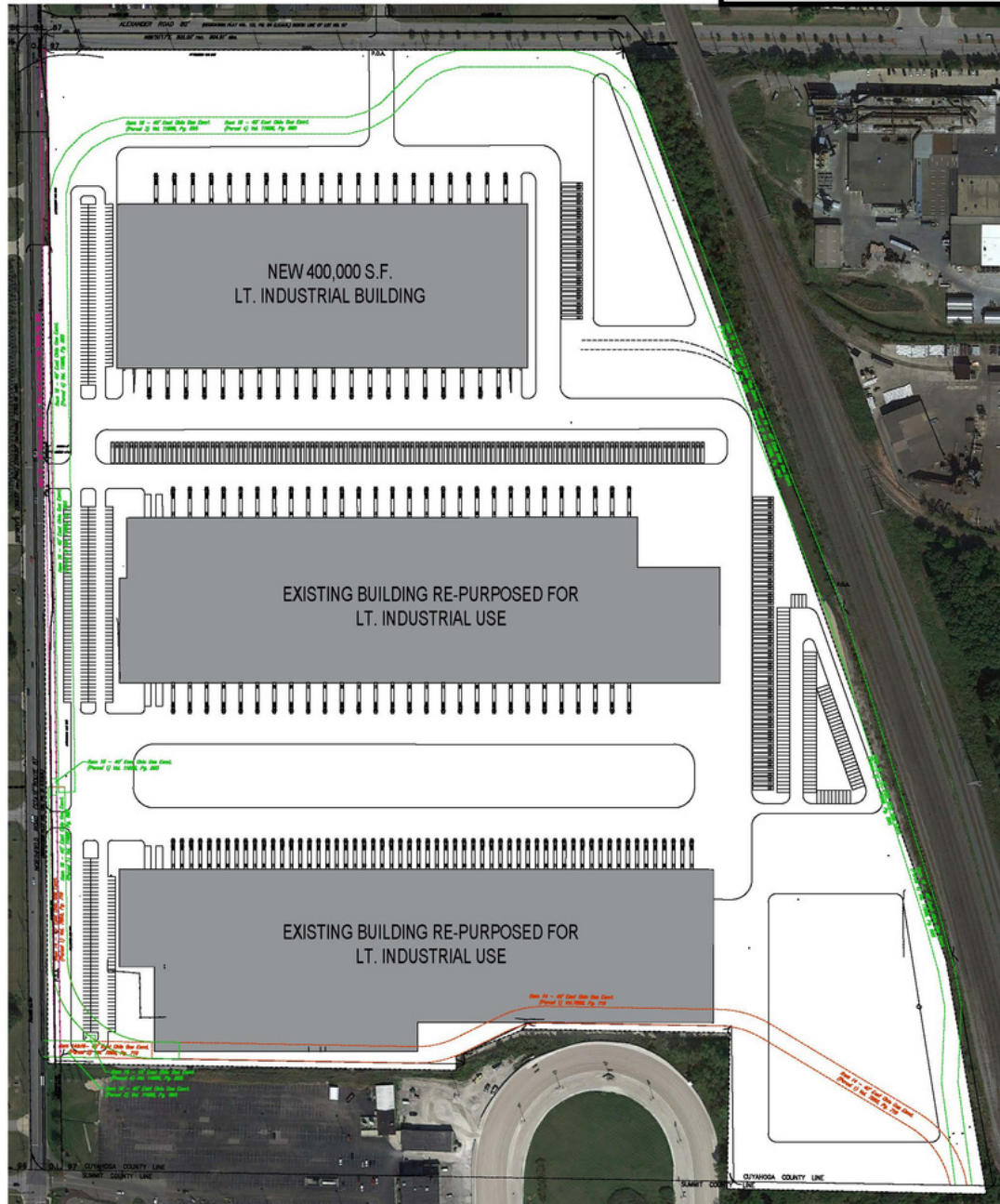
Cleveland, OH	17 Miles	26 MIN.
Akron, OH	26 Miles	33 MIN.
Toledo, OH	122 Miles	1 HR. 59 MIN.
Columbus, OH	139 Miles	2 HR. 7 MIN.
Pittsburgh, PA	118 Miles	1HR. 58 MIN.
Detroit, MI	176 Miles	2 HR. 50 MIN.



# 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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