THE MIDLINE

A Modern Industrial Build to Suit Opportunity in the Heart of Cleveland on 6.38 Acres

E. 79th & Opportunity Corridor
Cleveland, OH 44104

45,000 SF - 88,000 SF

Partnered by

Site Readiness
FOR GOOD JOBS FUND

WESTON

Industrial Opportunity

The Midline is positioned at one of Cleveland's most meaningful growth corridors—where industrial history, major infrastructure investment, workforce access, and future-focused development come together. Designed as a flexible build-to-suit opportunity, the project can accommodate approximately 45,000 to 88,000 SF and be tailored to the operational needs of today's manufacturers, distributors, logistics users, food-related operators, light industrial companies, and growing regional businesses.

Project Snapshot

- Project Name: The Midline
- Location: E. 79th Street & Opportunity Corridor, Cleveland, OH 44104
- Opportunity: Build-to-suit industrial development
- Available Building Size: Approximately 45,000 – 88,000 SF
- Partners: Weston Inc. and Site Readiness
- Ideal Uses: Light manufacturing, warehousing, distribution, food production, flex industrial, assembly, and innovation-driven industrial users

Why The Midline

The name "The Midline" reflects the project's strategic position—centered between major employment hubs, transportation routes, established neighborhoods, and Cleveland's next wave of industrial redevelopment. Located along the Opportunity Corridor, the site offers a rare urban build-to-suit option with the visibility, access, and flexibility companies need to grow with confidence.

The Opportunity Corridor was created to better connect Cleveland's east side with University Circle, I-490, I-77, and the broader regional transportation network. The Midline benefits from that connectivity while offering businesses a location close to workforce, customers, institutional anchors, suppliers, and the city's growing economic development activity.

Modern Building Amenities

The Midline can be designed around the user—not forced into a one-size-fits-all building. From office layout and loading configuration to clear height, lighting, parking, and employee spaces, the project offers flexibility for companies that want a facility built around how they actually operate.

- Build-to-suit office space designed around team size, workflow, and customer-facing needs
- Modern warehouse or production layout with efficient circulation
- Dock and drive-in loading options to suit shipping and receiving requirements
- Clear height, column spacing, and bay design tailored to operations
- LED lighting for bright, efficient, low-maintenance workspaces
- ESFR sprinkler options to support modern industrial needs
- Energy-conscious building systems and high-quality construction
- Employee parking, visitor parking, and truck circulation planned for safety
- Attractive exterior design with professional curb appeal
- Potential outdoor areas for employee breaks and site identity

Strategic Location Advantages, Amenities & Conveniences

- Opportunity Corridor frontage with high visibility along a major Cleveland investment corridor.
- Regional access via I-490, I-77, and the greater Cleveland highway network.
- Minutes from University Circle (employment, education, healthcare, research).
- Close to Downtown Cleveland for business services, talent, dining, and civic resources.
- Workforce access near established neighborhoods and public transit (rapid and bus).
- Industrial redevelopment momentum in an area targeted for job creation and infrastructure reinvestment.
- Neighborhood connectivity to Kinsman, Fairfax, and Buckeye-Woodhill with local retail and services.
- Proximity to major healthcare anchors and medical services.
- Pedestrian and bike-oriented mobility improvements throughout the corridor.

A Partnership Built for Readiness

The Midline is brought to market by Weston Inc. and Site Readiness—two partners aligned around practical execution, responsible redevelopment, and creating places where businesses can succeed. Weston brings long-standing industrial real estate experience, owner-management accountability, and a reputation for building lasting tenant relationships. Site Readiness brings focus to preparing strategic land for productive use, helping unlock development opportunities that support jobs, investment, and community momentum.

Designed for Businesses Ready to Grow

For companies looking for a new facility, The Midline provides the ability to start with a clean slate. The building can be planned to support current operations while allowing room for future growth, technology upgrades, process improvements, workforce needs, and brand presence. Whether the priority is production efficiency, distribution speed, customer access, employee experience, or long-term flexibility, this project can be shaped around the user's goals.

Positioning Statement

The Midline is more than available land—it is a modern industrial opportunity in the middle of Cleveland's next chapter. With flexible build-to-suit sizing, strong access, urban workforce connectivity, and a location along a major redevelopment corridor, The Midline gives companies the chance to create a facility that fits today and supports tomorrow.

Weston

Teamweston.com

Weston Portfolio Ebook

Weston Development Ebook

Site Readiness Fund

Sitereadycle.org

Next Steps

Prospective users can work with the project team to evaluate building size, office requirements, loading needs, parking, site layout, schedule, and overall feasibility. From initial concept through final delivery, The Midline is intended to provide a clear path from vision to occupancy.

Sample Renderings

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