

NEW 300,000 SF DISTRIBUTION CENTER



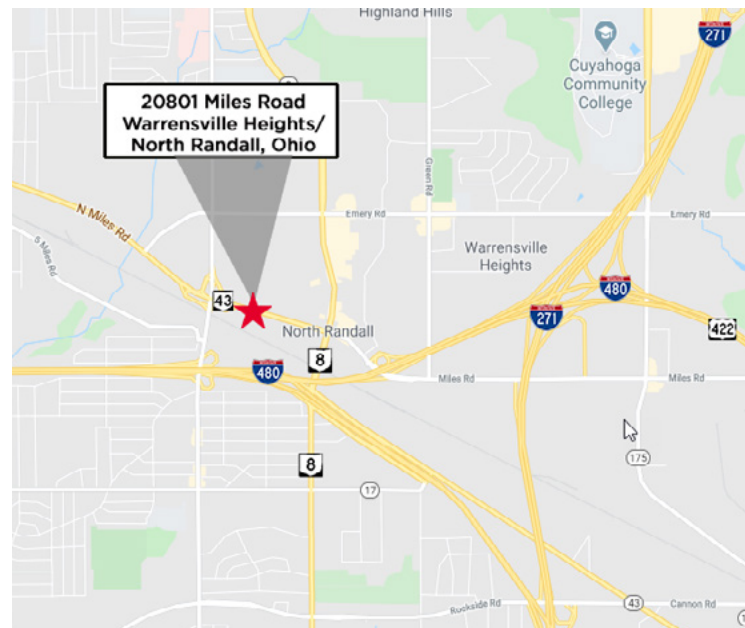
VIEW VIDEO HERE

Lease rate: \$6.50/SF (NNN) warehouse
\$12.50/SF (NNN) office

Sale price: Negotiable

Property Highlights

- New construction to be completed in 2021
- Pad ready for up to 300,000 SF with office per tenants specifications
- Leasing opportunities of 75,000 SF or greater
- Cross dock facility
- Directly adjacent to the new Amazon fulfillment center with close proximity to I-480 and I-271 access
- Ample car parking and trailer storage



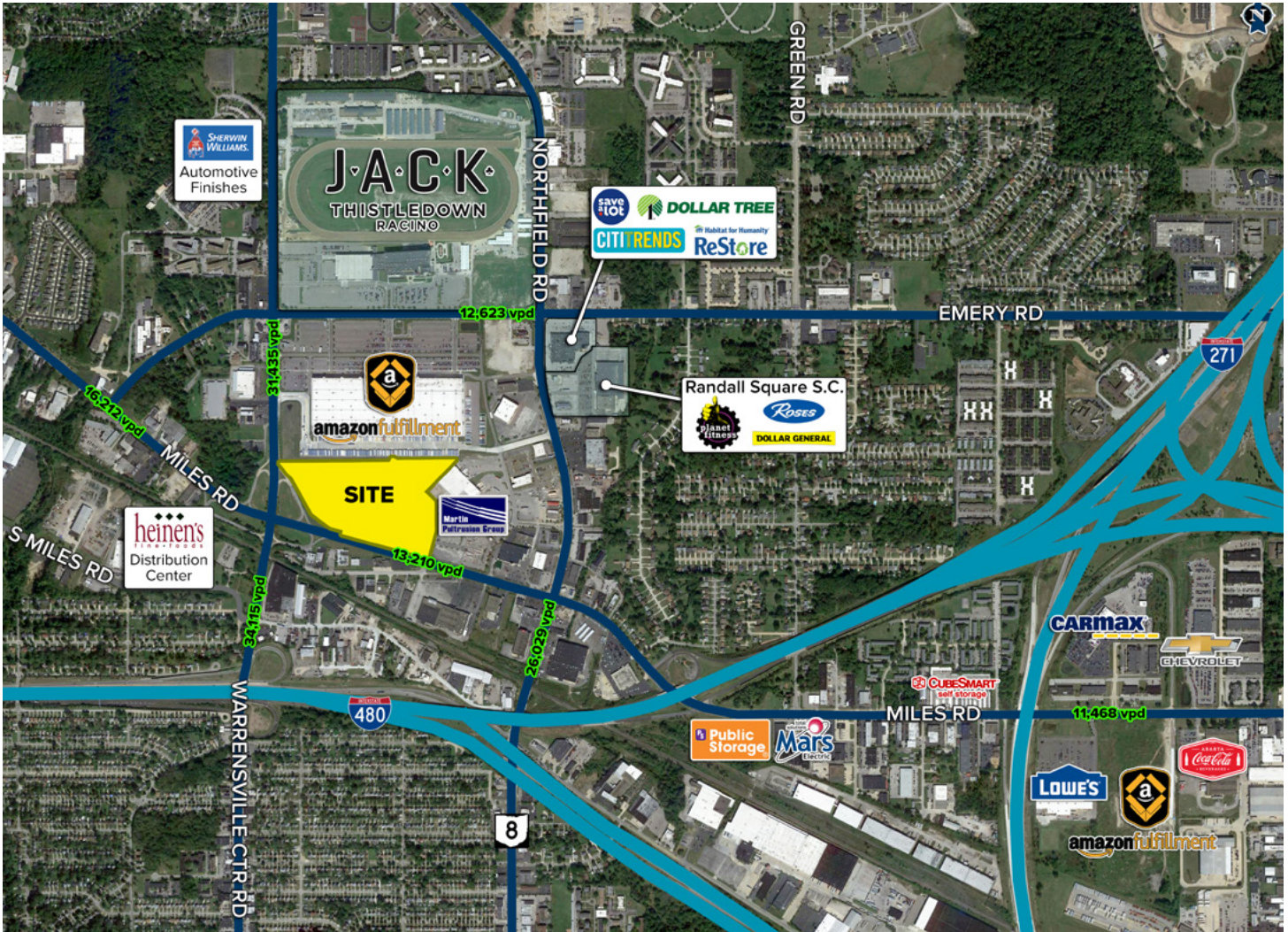
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Aerial

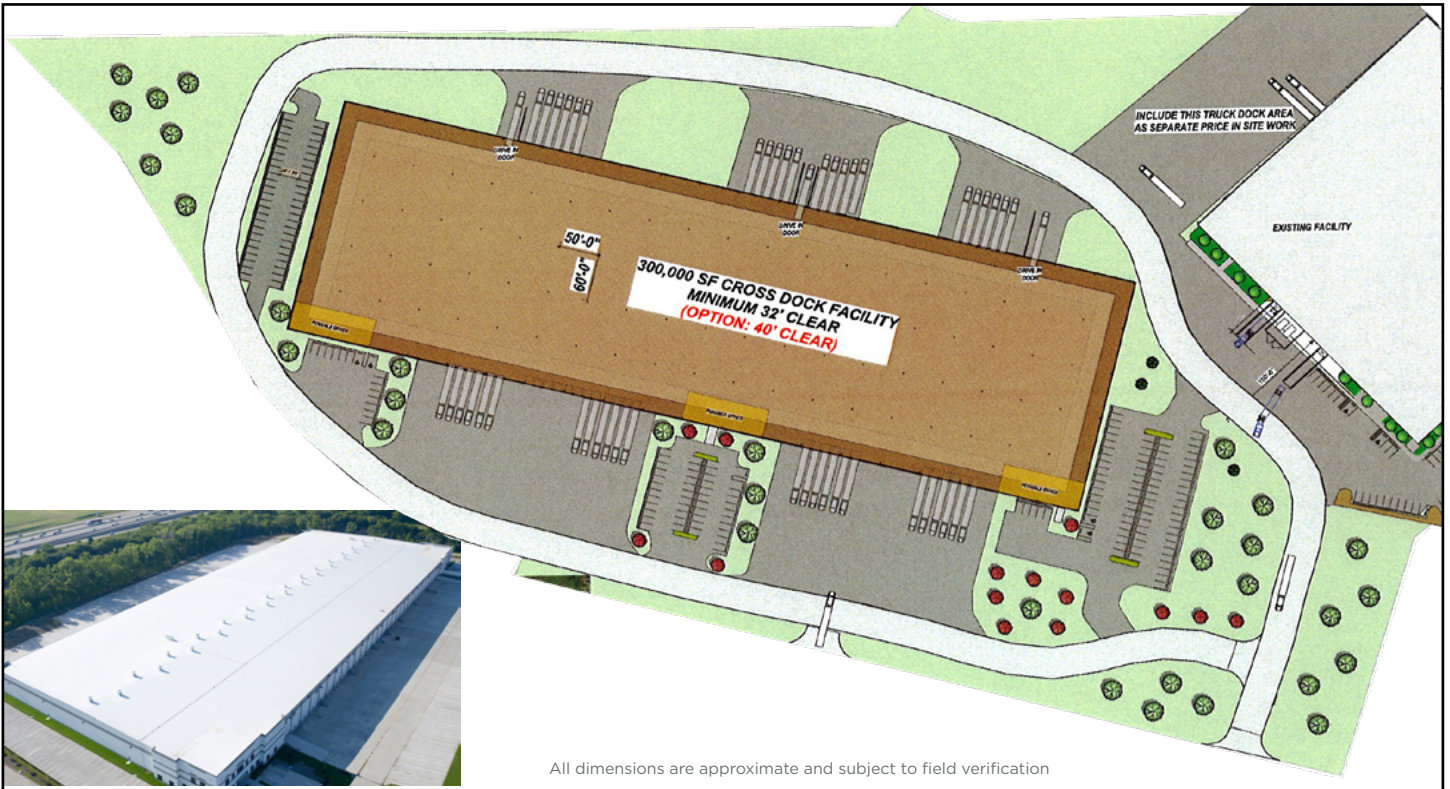


Drive Times:			
Downtown Cleveland:	20 Minutes	I-80 (Ohio Turnpike):	18 Minutes
Cleveland-Hopkins Airport:	40 Minutes	I-271/US 422:	4 Minutes
Akron-Canton Airport:	16 Minutes	I-480:	3 Minutes
Downtown Akron:	36 Minutes	I-90:	19 Minutes

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Proposed Site Plan



All dimensions are approximate and subject to field verification



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Property Specifications

Building Size:	300,000 SF
Space Available:	75,000 - 300,000 SF
Building Dimensions:	300' x 1000'
Clear Height:	32' MIN - 40' MAX
Column Spacing:	50' x 60'
Construction:	Tilt up
Roof:	Flat deck with membrane
Exterior Docks:	46 - 9' x 10'
Drive-in Doors:	3 - 12' x 14'
Lighting:	LED
Power:	480V/2400A/3P
Floor:	6" concrete
Heat:	Air rotation
Air Conditioning:	HVAC office
Sprinkler:	ESFR
Parking:	110 spaces
Zoning:	Light Industrial
Handicapped Accessible (ADA):	Yes

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CONSUMER GUIDE TO AGENCY RELATIONSHIPS

(Split Agency & Dual Agency)

CRESO LTD dba CRESO



We are pleased you have selected **CRESO LTD dba CRESO** to help you with your real estate needs. Whether you are selling, buying, or leasing real estate **CRESO LTD dba CRESO** can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you.

Representing the Sellers

Most sellers of real estate and landlords (collectively referred to in this document as “Owners”) choose to list their property for sale or lease with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the Owner’s agent, the brokerage and listing agent must: follow the Owner’s lawful instructions, be loyal to the Owner, promote the Owner’s best interests, disclose material facts to the Owner, maintain confidential information, act with reasonable skill and care, and account for any money that they handle in the transaction. A listing broker may offer “subagency” to other brokerages that would also represent the Owner’s interests and owe the Owner these same duties.

Representing Buyers

When purchasing or leasing real estate, buyers or tenants (collectively referred to in this document as “Buyers”) usually choose to work with a real estate agent as well. Often the Buyers want to be represented in the transaction. This is referred to as Buyer’s agency. A brokerage and agent that agree to represent a Buyer’s interests in a transaction must: follow the Buyer’s lawful instructions, be loyal to the Buyer, promote the Buyer’s best interests, disclose material facts to the Buyer, maintain confidential information, and account for any money that they handle in the transaction.

Dual Agency

Occasionally the same agent and brokerage who represent the Owner also represent the Buyer. This is referred to as dual agency. When a brokerage and its agents become “dual agents”, they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Owner

On occasion, the Buyer and Owner will each be represented by two different agents from the same brokerage. In that situation the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

Working With CRESO LTD dba CRESO

CRESO LTD dba CRESO does offer representation to both Buyers and Owners. Therefore, the potential exists for one agent to represent a Buyer who wishes to purchase property listed with another agent in our company. If this occurs, then each agent will represent each agent’s own client’s interests, but **CRESO LTD dba CRESO** and its managers will act as a dual agent.

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on its website www.com.state.oh.us.

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This means that the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. **CRESKO LTD dba CRESKO** will still supervise both agents to assure that their respective clients are being properly represented and will protect the parties' confidential information.

In the event that both the Buyer and Owner are represented by the same agent, that agent and **CRESKO LTD dba CRESKO** will act as a dual agent, but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, then you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, then you can ask that another agent in our company be assigned to represent you, or you can seek representation from another brokerage.

As a Buyer you may also choose to represent yourself on properties **CRESKO LTD dba CRESKO** has listed. In that instance **CRESKO LTD dba CRESKO** will represent the Owner, and you would represent your own interests. Because the listing agent has a duty of full disclosure to the Owner, you should not share any information with the listing agent that you would not want the Owner to know.

Working With Other Brokerages

When **CRESKO LTD dba CRESKO** lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. **CRESKO LTD dba CRESKO** reserves the right, in some instances, to vary the compensation that it offers to other brokerages. As an Owner, you should understand that just because **CRESKO LTD dba CRESKO** shares a fee with a brokerage representing the Buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the Buyer, and **CRESKO LTD dba CRESKO** will be representing your interests. When acting as a buyer's agent, **CRESKO LTD dba CRESKO** also accepts compensation offered by the listing broker. If the property is not listed with any broker, or if the listing broker does not offer compensation, then we will attempt to negotiate for an Owner-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 9/29/11).

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information, Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so. Your confirmation expires three years from the date of your signature.

Name (Please Print)

Name (Please Print)

Signature Date

Signature Date