

LAND SITE AVAILABLE I-90/SR 57 — Ohio Turnpike (I-80)

- Size:** 2.5 acres, fronting on SR 57 immediately north of I-90/SR 57 interchange.
- Location:**
- **Interchange and confluence of major highways from six directions.**
 - Interchange of:
 1. I-90 to/from Cleveland-northeast,
 2. SR 57 expressway to/from Lorain (& huge US Steel Plant) - north,
 3. SR 2 freeway to/from Sandusky - northwest,
 4. I-80 (Ohio Turnpike Exit 142) to/from Toledo - west/southwest,
 5. SR 57 expressway thru Elyria to/from SR 10, SR 83, I-71 via SR 83.
 - Confluence of I-90 from Cleveland northeast and I-80 (Ohio Turnpike) Exit 145 to/from Youngstown/Pittsburgh southeast. See attached turnpike/freeway map.
 - Exclusive entrance to Midway Industrial Park (MIP) home to 21 companies.
 - Strategic center of Lorain County's population (300,000), industry and highway system. Part of Cleveland MSA (2,000,000).
- Site Entrance:** Fronts on SR 57 and Beechwood Drive. Entrance is immediately north of I-90/SR57 interchange turning off SR 57 from turn lane into the site at:
(a) Beechwood Drive, (b) Schadden Road and (c) SR 57.
- Traffic Count:** On I-90 — 59,970 vpd and on SR 57—18,020 vpd
- Zoning:** Front 2.5± acres is B-AO Business Automotive –gas station, repair, restaurants.
- Utilities:** All utilities are in place complete with taps. City water (12" in street), City sanitary (8" in street), gas (Columbia Gas), power (First Energy fka Ohio Edison) and storm water by ditch on edge of property and detention basin on corner. Telephone is by Windstream which has DSL and fiber available.
- Environmental:** Previous use of the site was agricultural and subsequently only part of the site had a subsequent use: Putt-Putt golf course with its 1,400 SF building (including 2 rest-rooms) removed.

For More Information:

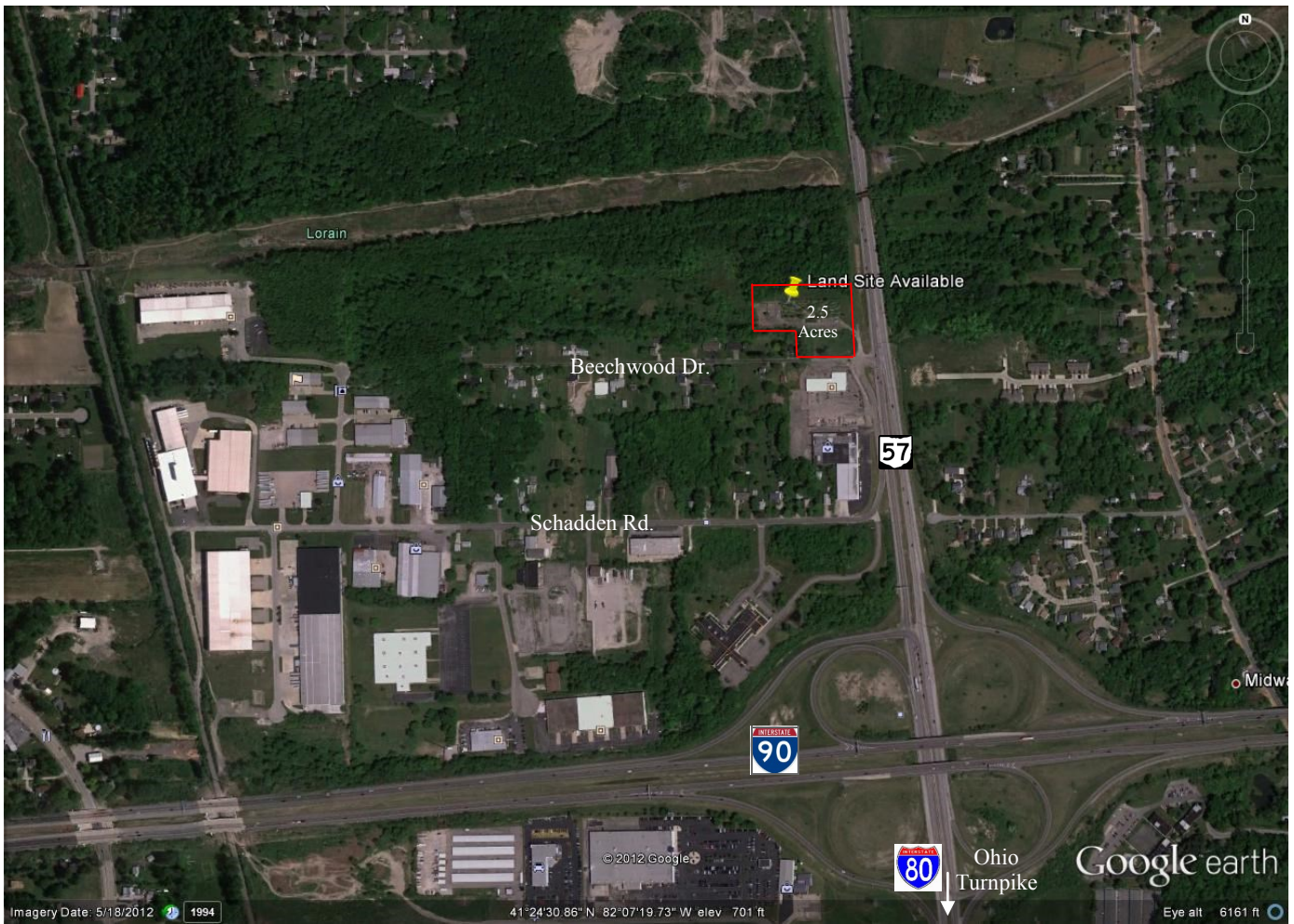
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NOTE: ALTHOUGH THE INFORMATION ABOVE HAS BEEN OBTAINED FROM WHAT WE DEEM AS RELIABLE SOURCES, IT IS NOT GUARANTEED. IT IS SUBJECT TO ERRORS AND OMISSIONS. THE PROPERTY IS SUBJECT TO CHANGE IN RENTAL, DELAY, PRIOR LEASE AND WITHDRAWAL FROM THE MARKET WITHOUT NOTICE.

Wetland:	Site is not a wetland since wetlands must have hydric (wetland) soils. Site is (FcA) Fitchville silt loam (0%-2% slope) and (HSA) Haskins loam (0%-2% slope) which are both non-hydric soils.
Easements:	First, a 25' underground utility easement along the south edge of site. Never used. Second, a 20' drainage easement also is generally along the south edge. See reduced survey enclosed. Third, a 170' x 30' access and utility easement along <u>part</u> of the east property line. Never used and has no direct outlet onto Beechwood Drive without going through State property (SR 57).
Ground Lease Asking Rental:	Fair Market Rental
Term:	15-20 years or longer with a 10-year renewal. Unsubordinated.
Purchase:	Fair Market Value: what's fair to both parties.
Lease/Purchase:	Company can do a straight forward land purchase with possible long-term, low-rate (tax exempt) Lorain County bonds. Bonds can include both land and improvements. Or with financially strong credit, Company can do a long-term (25 year) ground lease.

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