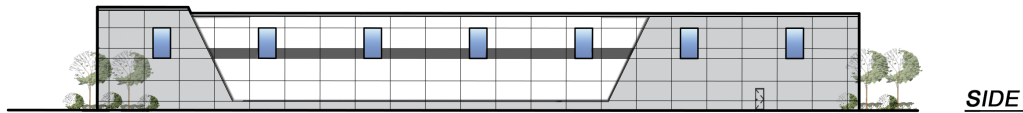
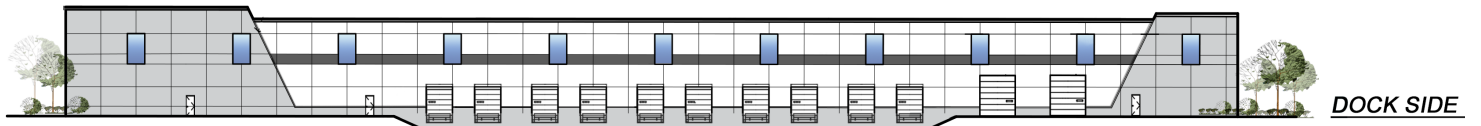
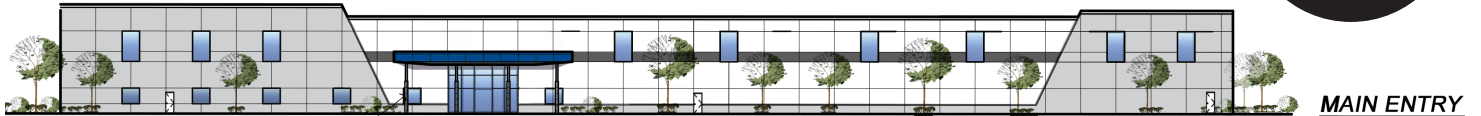


AVAILABLE ALONG OPPORTUNITY CORRIDOR



Gateway 55 – 15 Acres on E 55th Street off Opportunity Corridor

Only Construction-ready site along Opportunity Corridor

PROPERTY HIGHLIGHTS

- 15 Acres with space for up to 250,000 SF, Divisible
- Includes ±2 Acres available for rail access/outside storage
- Easy access to I-490, I-90, I-77, Downtown Cleveland, Cleveland Clinic Main Campus, and UH Main Campus
- Across the street from RTA bus stops and rapid station
- 5 minutes from Tri-C worker training facility
- TIF financing and tax abatement opportunities available
- 32' Clear | Docks and Drive-ins to suit | Pre-action sprinklers

For more information, please contact:

SPENCER PISCZAK
216.496.7000
spencer@premierdevelop.com

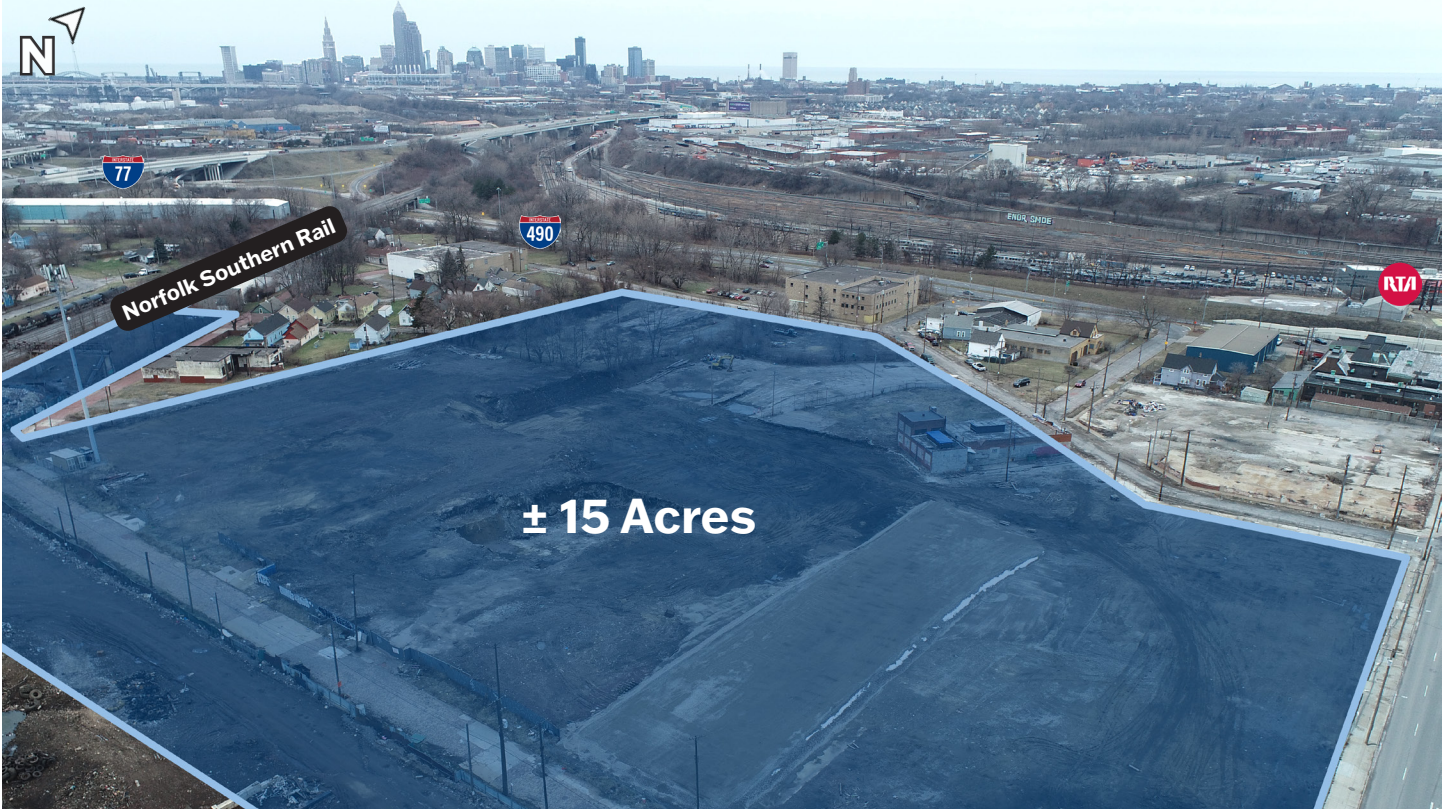
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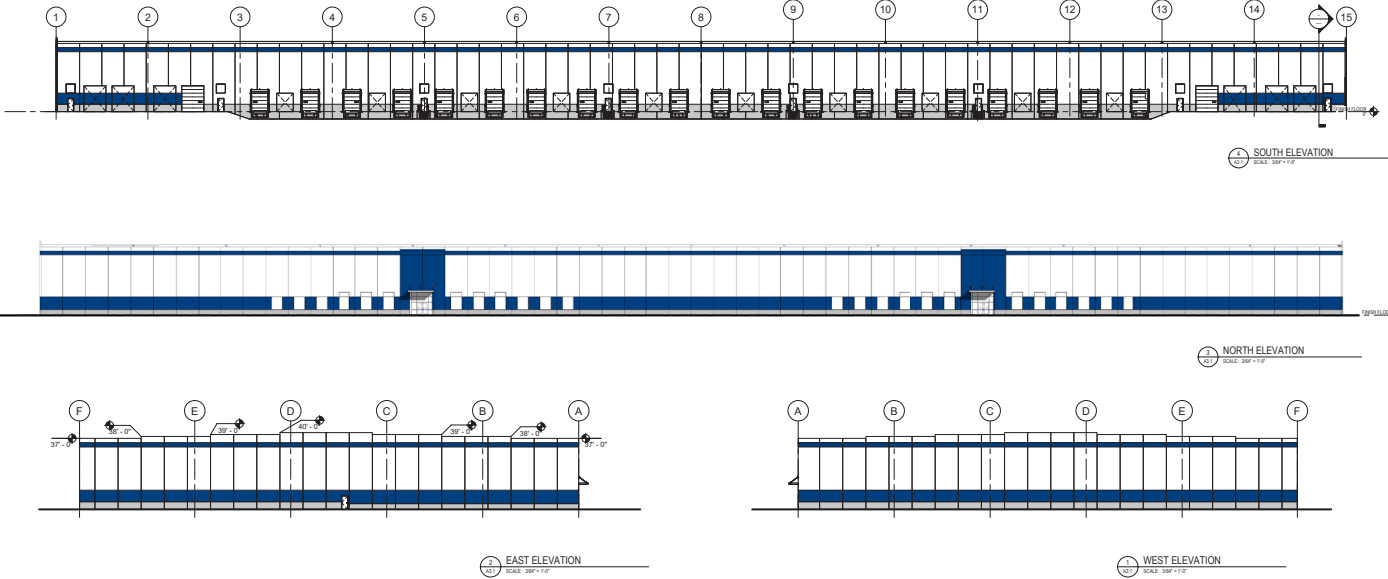
Map

- 0.2 Miles from I-490
- 0.2 Miles from RTA Rapid Station
- 0.6 Miles from I-77 South
- 2.2 Miles from Tri-C Metropolitan Campus
- 2.5 Miles from I-71 South
- 2.8 Miles from I-90
- 2.8 Miles from Cleveland Clinic Main Campus
- 3.0 Miles from Downtown Cleveland
- 3.0 Miles from the Cleveland-Cuyahoga County Port Authority
- 3.1 Miles from Cleveland State University
- 3.5 Miles from Case Western Reserve University
- 4.8 Miles from Cleveland Burke Lakefront Airport
- 13.9 Miles from Cleveland Hopkins Airport



Aerial

±13 Acre Site with additional ±2 Acres for rail access/outdoor storage/truck parking



Elevations



Potential Site Plan