

MIDLINE 5: 7500 SHERMAN AVE

20+ Acre Industrial Site in the Heart of Cleveland



Site Readiness
FOR GOOD JOBS FUND



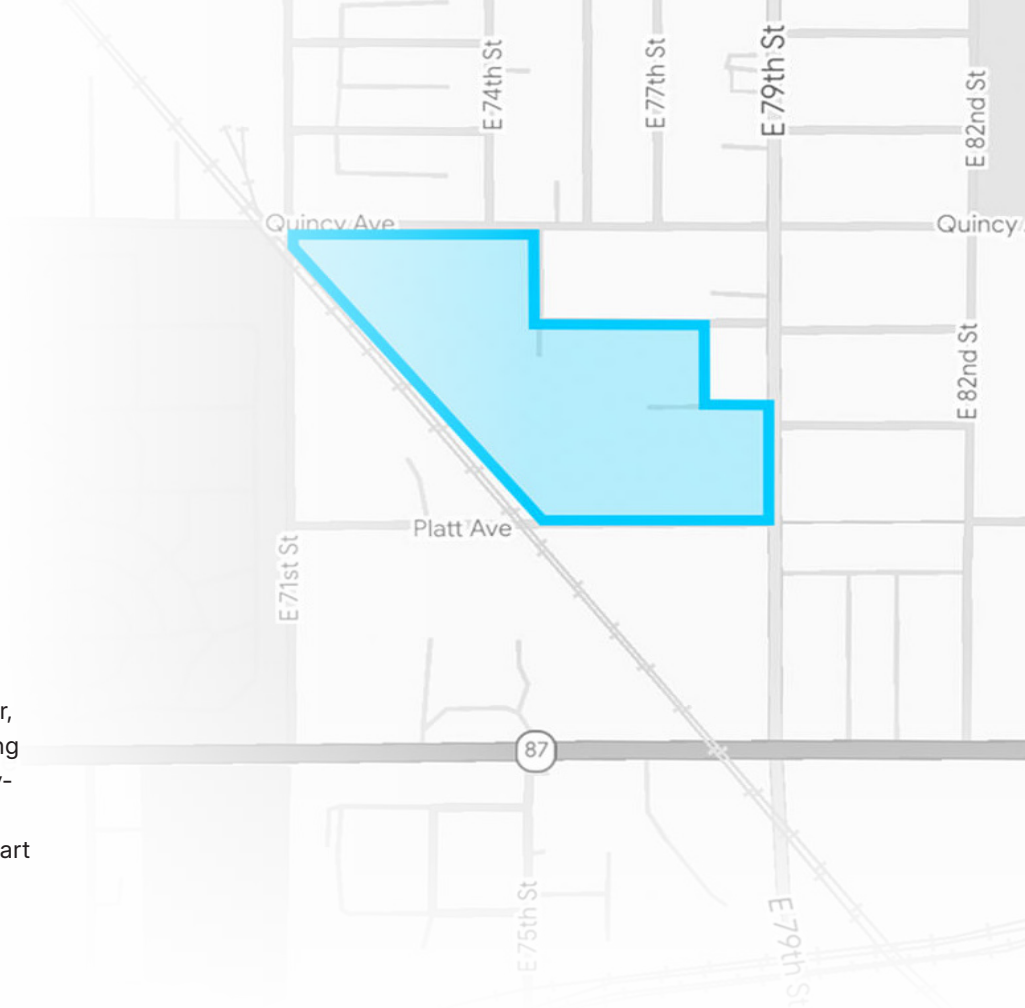
This 20.69-acre site presents a unique opportunity
for redevelopment in the heart of the Fairfax
neighborhood of Cleveland



Midline 5: 7500 Sherman Ave.

7500 Sherman Avenue
Cleveland, OH 44104

Cleveland is rewriting the playbook on how cities solve tough challenges, and it starts with transforming overlooked industrial land into engines of opportunity. Strategically positioned for regional distribution, Midline 5 at 7500 Sherman Avenue is an ideal site for advanced manufacturing, food production, aerospace and defense, and medical products manufacturing. With close access to existing infrastructure, a major transportation corridor, and Norfolk Southern rail, the site offers a ready hub for new and expanding businesses. Development here could employ Cleveland residents at family-sustaining wages, revitalizing the surrounding neighborhood and putting a vacant industrial site back to work as an anchor for future growth in the heart of Cleveland.



**Midline 5 provides
extraordinary connectivity
and workforce**

SITE FEATURES:



Access



14.3 miles to Cleveland Hopkins International airport



Norfolk Southern railway adjacent



Public transit near Opportunity Corridor and the Health Tech Corridor. Bus stops along Quincy, E 79th, Cedar, and E 55th. Near the RTA Red Line.



- 1 mile from I-490
- 1.5 miles from I-77
- 2.3 miles from I-90



5.2 miles from the Port of Cleveland

Supply



- Provider - First Energy/Cleveland Public Power
- Excess Capacity - Depends on size requesting
- Distance to Substation - 9,500 ft



- Provider - Enbridge
- 4 inch and 8 inch Lines serving site
- Capacity 11 MCFH



- Provider - City of Cleveland
- 16 inch and 10 inch mains serving site



- Provider - Spectrum
- Bandwidth - Scalable up to 100 Gbps
- Availability - Immediate / onsite



- Provider - NEO Regional Sewer District (served by Cleveland Division of Water Pollution Control)
- 4 brick sewer lines within 500 feet

Proximity



Midline 5 is about 2.5 miles from Case Western Reserve University and Cleveland State University



Midline 5 is just 1.6 miles from Cleveland Clinic main campus and approximately 2.6 miles from University Hospitals



900,000 workers within 30-minute commute

Why Midline 5:

20+ Contiguous acres with flexible layout options

The site offers more than 20 contiguous, unobstructed acres, a rare opportunity in the heart of the City of Cleveland. It can accommodate manufacturing facilities ranging from 100,000 SF to 300,000 SF across a variety of layouts, making it adaptable to a wide range of industries.

Exceptional transit access and feasible rail access

Located in an urban setting, the site offers exceptional access to major highways, including I-77, I-90, and I-490, with the Opportunity Corridor just minutes away. The Norfolk Southern rail line runs directly adjacent to the site's western boundary, creating a feasible path to extend a rail spur onsite for freight and large goods transportation.

Strong labor pool within commuting distance

The site anchors an already robust food and wellness cluster and has access to multiple bus lines and 900,000 workers within a 30-minute commute.

Public-private backing and momentum

The Site Readiness for Good Jobs Fund, working with the Cuyahoga County Land Bank, City of Cleveland, Cleveland Foundation and other community partners, has moved aggressively to reclaim, stabilize, and reimagine this critical property.

Located at the heart of Midline Business District & Greenway

Midline 5 sits in the center of the Midline. The Midline is Cleveland's largest-ever industrial redevelopment, transforming more than 350 acres of long-vacant near east side land into a thriving business district and greenway. Situated between Downtown and University Circle, it will create family-sustaining jobs, new parks, and a 2-mile trail — connecting the neighbors who have always called this part of the city home to jobs, green space, and each other.



Midline 5: 7500 Sherman Ave is part of the Midline Project

The Midline Project is major cleanup, repurposing and reinvention of Greater Cleveland thoroughfare of industry. This collaboration, led by the Site Readiness Fund and the Cuyahoga Land Bank, with support from Team NEO, JobsOhio, and the industrial broker community, is turning hazard into hope—making Cleveland competitive in a new era of advanced manufacturing and economic growth.

For more information on the Midline project, visit www.clevelandmidline.org

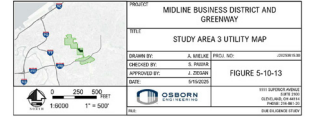
THE MIDLINE





Midline 5b/5c

Utilities Map
7500 Sherman Avenue
Cleveland, OH, 44103

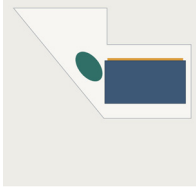


Key Data

Site Area	20.9 AC
Building Area	50,000 SQFT
Parking Provided	93

Option A

750' x 400' - 54 docks

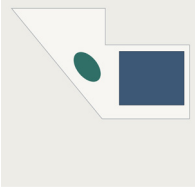


Building	300,000 SF
Docks	54 @ 13'
Auto parking	\$175
Truck court	150'

Conventional benchmark — full 100' court, best balance of docks and parking

Option B

600' x 500' - drive-in only

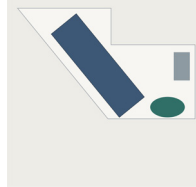


Building	300,000 SF
Docks	None
Auto parking	\$140
Trailer yard	3

Only viable with no truck traffic. Square footprint, no dock street

Option D

1,000' x 300' - rail-aligned

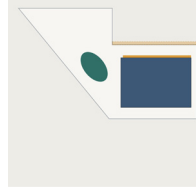


Building	300,000 SF
Docks	36 @ 13'
Auto parking	\$125
Trailer yard	\$3.5 AC

Long, narrow footprint with a big trailer yard, but a 45' court choke

Option E

650' x 462' - 46 docks



Building	300,300 SF
Docks	46 @ 13'
Auto parking	\$150
Speed bay	62'

Most dock wall — requires Sherman Ave vacation to gain 30' of depth



ABOUT SRF:

Reactivating Industrial Land for a Stronger Cleveland

Cleveland has 3,500 acres of vacant or underutilized industrial land—much of it left idle for decades by absentee owners who find it cheaper to do nothing than to clean and develop it.

The Site Readiness for Good Jobs Fund is changing that. As the City's industrial real estate redevelopment arm, we transform contaminated, overlooked sites into engines of job creation, community wealth, and environmental sustainability.

In partnership with community, civic, and business leaders, SRF is working to return 1,000 acres to productive use—unlocking space for 25,000 quality jobs.

Cleveland offers what growing companies need—a central location, a skilled workforce, a vast network of suppliers, strong infrastructure, and civic momentum. SRF ensures we also have the one thing employers can't build themselves: ready-to-go land.



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OUR PARTNERS:



Cleveland
City Council



fund for our
economic
future



L | A | N | D



Greater
Cleveland
Partnership

Team
neo

Contact:

Richard Barga

Manager of Site Identification and Development

rbarga@sitereadycle.org

www.sitereadycle.org

www.clevelandmidline.org



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