

SCIP 3B: FORMER GENERAL ELECTRIC (GE)

From Legacy Industrial Site to Engine of Opportunity



Site Readiness
FOR GOOD JOBS FUND



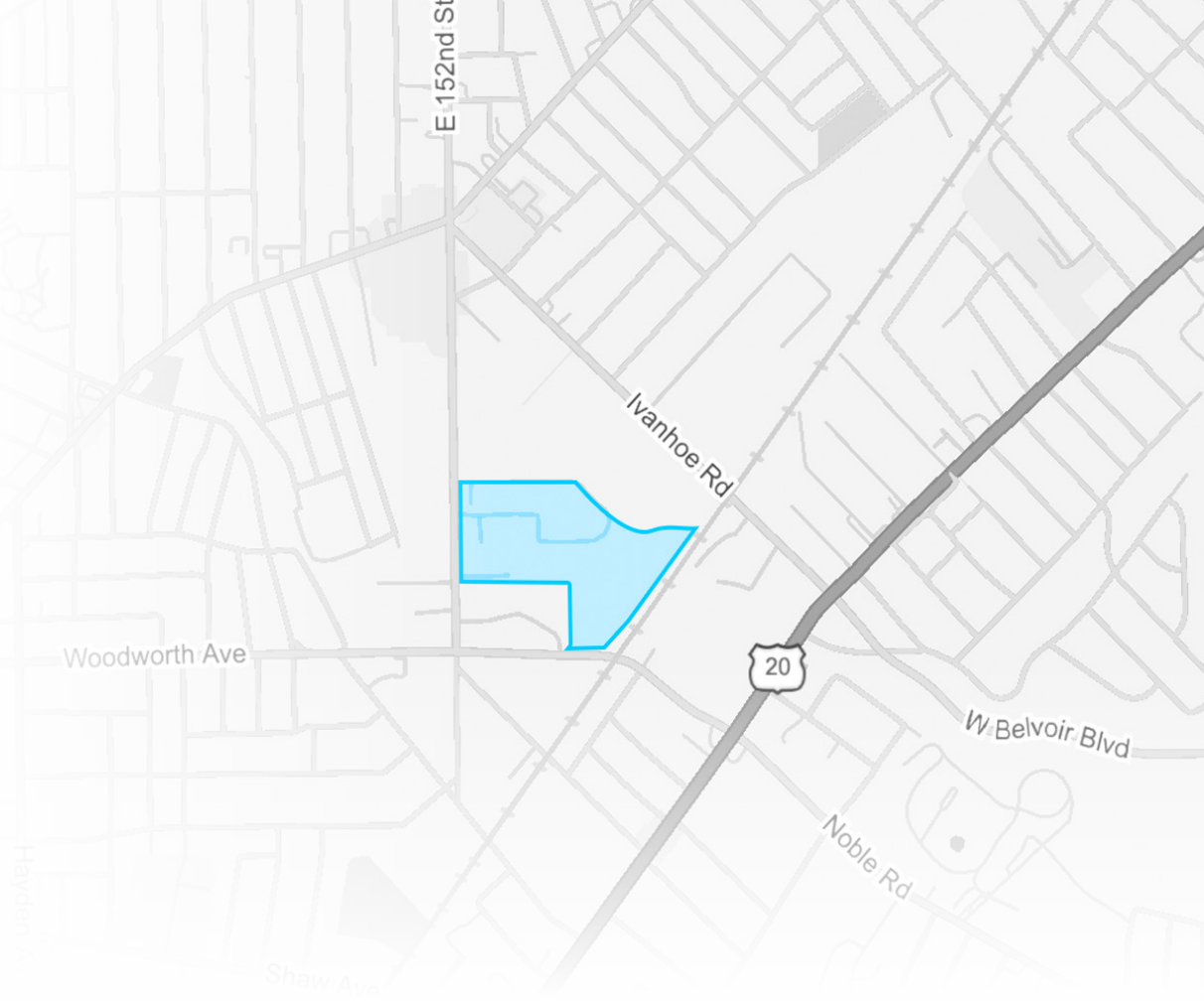
**Bounded by E 152nd and Norfolk Southern Railway, this
27-acre site is ideal for Large Scale Manufacturing Facilities**



SCIP 3B: GE

1133 E 152 ST
Cleveland, OH

Cleveland is rewriting the playbook on how cities solve tough challenges, starting with transforming overlooked industrial land into engines of opportunity. Strategically positioned for regional distribution, SCIP 3B GE is the ideal site for large-scale manufacturing across a wide range of industries, including aerospace and defense, advanced manufacturing, and electronic device production. The site could employ Cleveland residents at family-sustaining wages, revitalizing a neighborhood while reusing a legacy industrial site to anchor future growth in Collinwood.



**SCIP 3B GE represents
a rare opportunity
to reimagine one of
Cleveland's industrial
assets for modern use.**

SITE FEATURES:



Access



21.2 miles from Cleveland Hopkins International Airport



Norfolk Southern railway adjacent (freight)
with spur at property



The nearest bus stop is E 152nd & Aspinwall Avenue along
the Hayden - East 185 route



0.38 miles from US 6, and 1.2 miles from I-90



10.3 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
- Feed Type - Three phase distribution



- Provider - NEO Regional Sewer District (served by Cleveland Division of Water Pollution Control)
- Line Size 24-48"



- Provider - City of Cleveland
- Excess Water Capacity - 1.5 MGD
- Water Main Size - 65 PSI
- Water Line Size - 10 in
- Might be possible to extend a line to and access an excess capacity of 11.68 MGD and static pressure of 50.72



- Provider - Enbridge
- Excess Capacity - Tier 2 (10K-15K)
- Line Size - Depends which line is selected
- Line Pressure - low pressure



- Provider - Spectrum
- Bandwidth - Scalable up to 100 Gbps

Proximity



GE is about 13 miles from Cleveland State University and about 4 miles from Case Western Reserve University.



Cleveland Clinic main is 4.6 miles from the GE site.



GE is roughly 10 miles from Opportunity Corridor.

Why SCIP 3B: GE

Clean site ready to build

The site is clean, with no existing buildings. Phase I and Phase II environmental assessments have been completed, and preliminary site work is finished. This gives potential businesses and developers a faster timeline for construction, offering a rare opportunity in the City of Cleveland.

Strong labor pool within commuting distance

Access to 38,000 production workers and 15,986 engineers and machinists within a 30-minute drive, specializing in precision machining, welding, composites, and advanced materials. Steady talent pipeline supported by programs at institutions like Case Western Reserve University, University of Akron, and partnerships with MAGNET or the Polymer Industry Cluster.

Your infrastructure is already in place

Electric, water, sewer, and gas lines are in place and able to expand service, providing convenient access for your business operations.

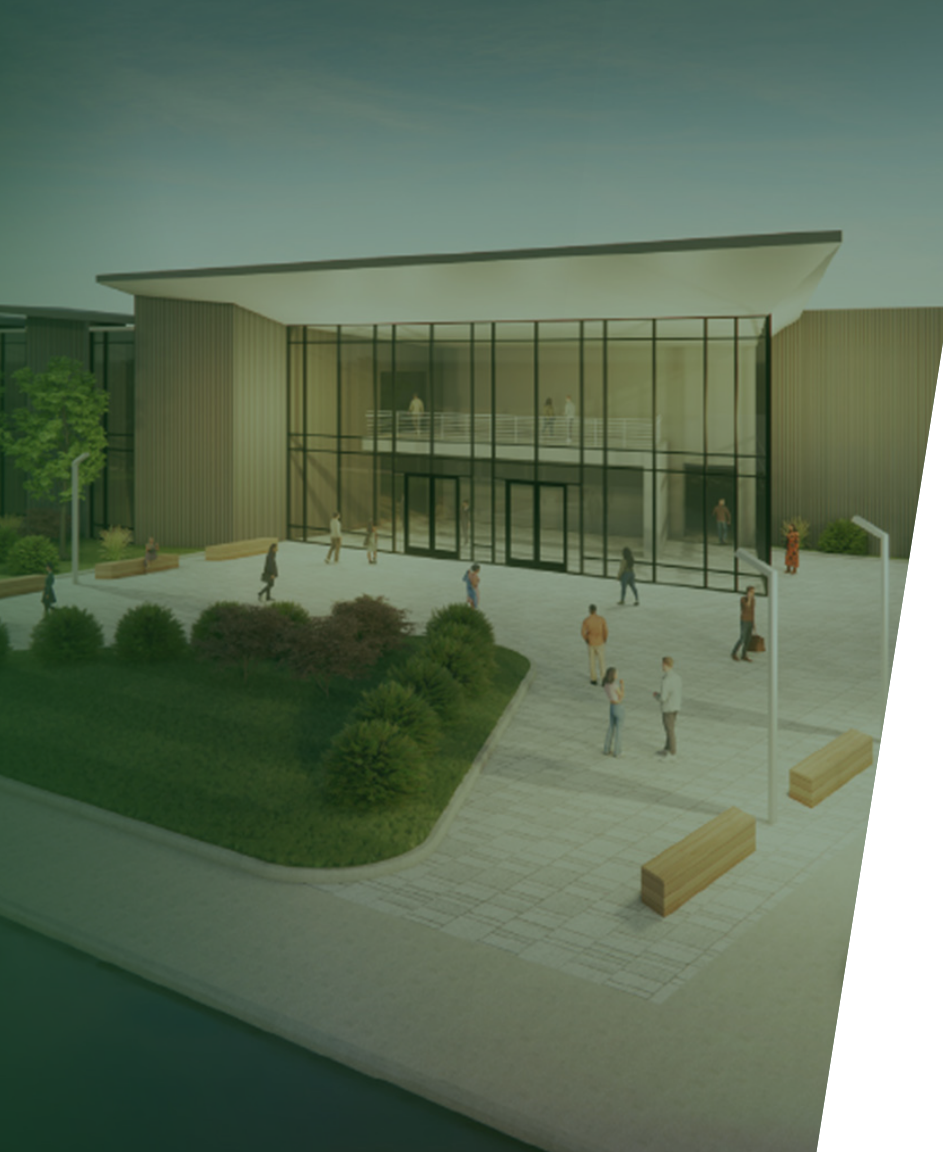
Public-private backing and momentum

The site is made possible through a joint effort by SRF, General Electric, the City of Cleveland, and the Cuyahoga County Land Bank. It sits within one of SRF's priority target areas. By working together with multiple public and private partners, SRF is able to move quickly for potential businesses.

Multiple new plans for St. Clair Superior in progress

Apart from industrial development, there are multiple new plans for the St. Clair Superior neighborhood, including new traffic design, a proposed Tax Increment Finance District, and a potential Opportunity Zone nomination. These strategies will be of great value to the site and will help attract potential investment.

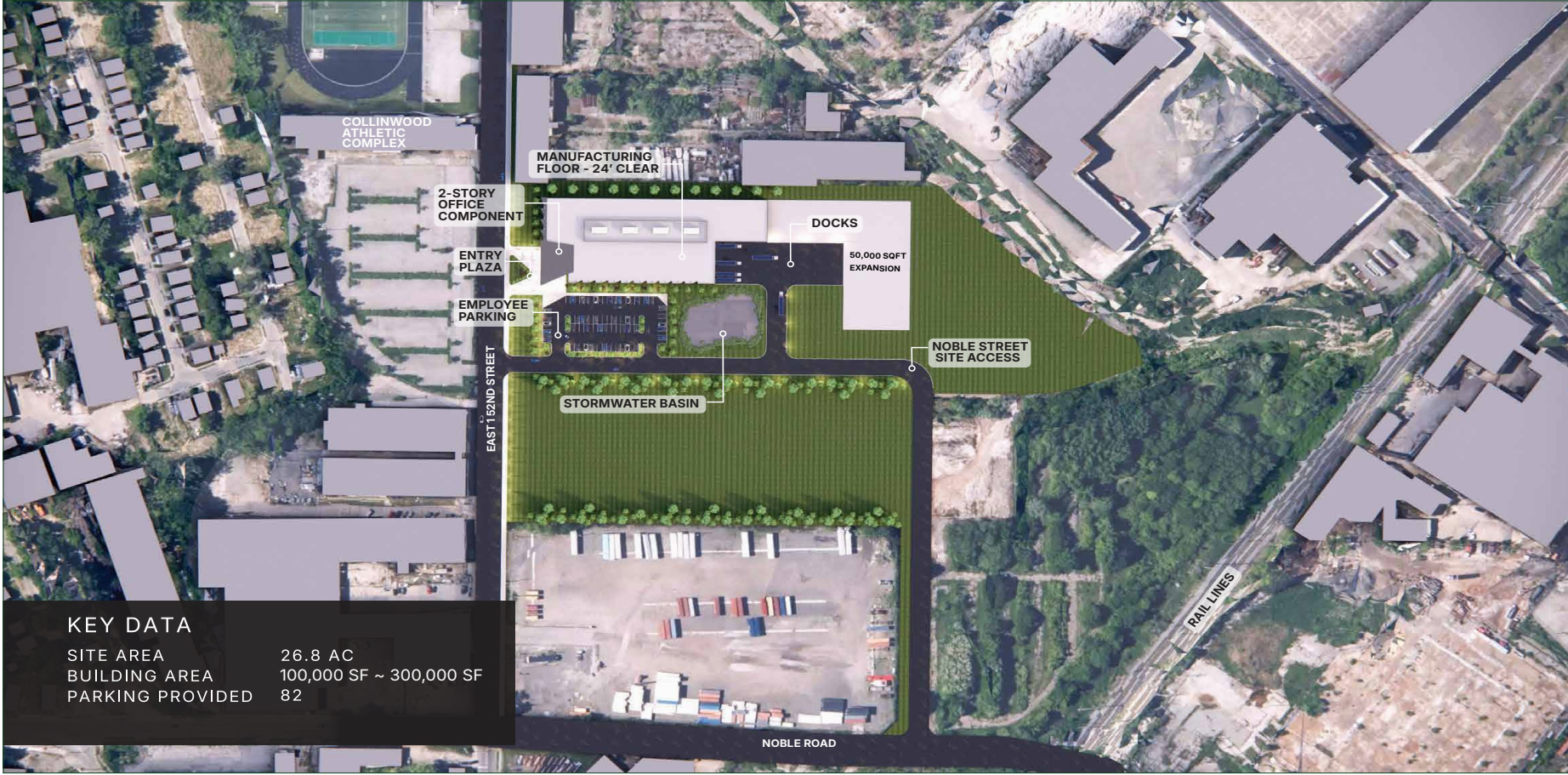




GE is part of the Saint Clair Industrial Park (SCIP)

The Saint Clair Industrial Park (SCIP) is one of SRF and the City of Cleveland's top focus areas. SRF has completed several major acquisitions in this area and partnered with the Cuyahoga County Land Bank to complete a major cleanup of the former National ACME site. With multiple sites at hand, SRF is able to connect growing businesses to opportunities within the same area, without disconnecting each campus.





KEY DATA

SITE AREA	26.8 AC
BUILDING AREA	100,000 SF ~ 300,000 SF
PARKING PROVIDED	82





ABOUT SRF:

Reactivating Industrial Land for a Stronger Cleveland

Cleveland has more than 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.



Site Readiness FOR GOOD JOBS FUND

OUR PARTNERS:



Cleveland
City Council



fund for our
economic
future



L | A | N | D



Greater
Cleveland
Partnership



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