Bonner Industrial Park

MIDDLEFIELD, OHIO

CONTACT: Bryce Sylvester ph 440.570.1916

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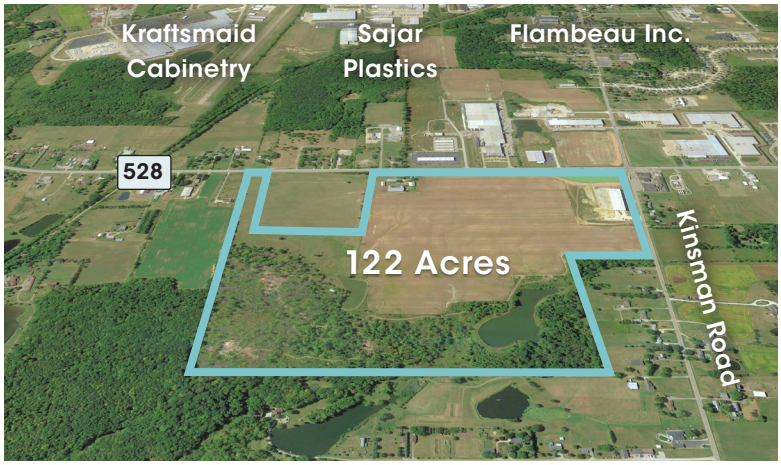


The Bonner property is a 152 acre property with 122 acres available for development. The property is located in the Village of Middlefield, a very business friendly community. The site has one owner, is zoned industrial and located in a Community Reinvestment Area (CRA). The site has operated as a farm but it adjacent to a fully developed industrial park. The Bonner property has excellent accessibility and is locate at the intersection of SR 528 and SR 87. Due diligences studies are underway and will be complete in Fall of 2020. Early studies performed were limited to 40 acres at the rear of the property that was recently sold, and that the construction of the new tenant's facility is complete.

Learn more about this RightSite **here**

Overview of Site

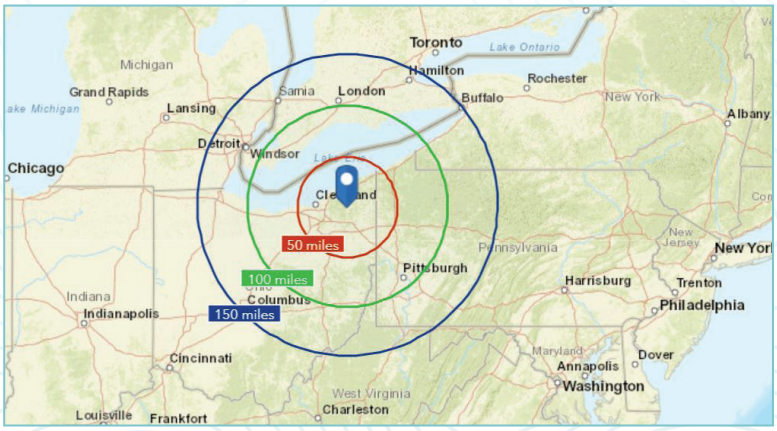
Site Address	15213 Madison Road
City / Zip	Middlefield / 44062
County	Geauga
Owner	Red Creek Development
Total Acres Available	122
Total Developable Acres Available	84
Max Contiguous Acres	84
Price Per Acre	$60,000
Zoning	Industrial
Former use	Farmland
Date Available	Immediately

Due Diligence Studies & Reports

Phase I Environmental Report	No
Geotechnical Study	No
Wetlands Delineation	No
Archeological	No
Endangered Species Analysis	No

Site Access & Proximity

Nearest Highway	SR 87
Distance to Nearest Highway	0.5 miles
Nearest Interstate	I-90
Distance to Interstate	21 miles
Nearest Major Airport	Cleveland Hopkins International Airport
Distance to Major Airport	50 miles



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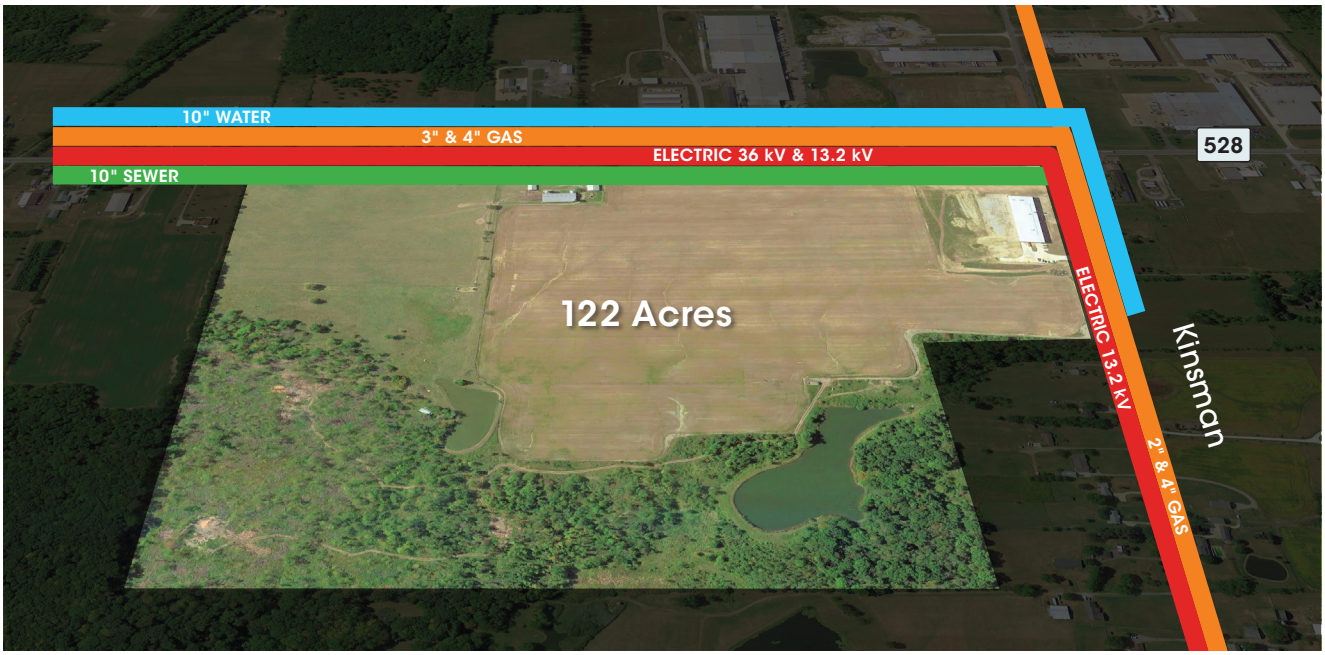

Site Utility Information

As of June 2020. Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

ELECTRIC	
Provider	First Energy
Number of Lines	2
Type of Feed	13.2kv and 36kV
Excess Capacity	Available Upon Request
Distance to Site	At Site
Redundant	No
Cost/Time to Extend	N/A

WATER	
Provider	Village of Middlefield
Number of Lines	1
Line Size	12 in
Pressure	51 PSI
Excess Capacity	20,000 GPD - Upgrades to add 500,000 GPD to be completed in 2020
Distance to Site	At Site
Cost/Time to Extend	N/A

NATURAL GAS	
Provider	Dominion East Ohio & Orwell
Line Size	4"
Pressure	60 PSI
Excess Capacity	Available Upon Request
Distance to Site	At Site
Cost/Time to Extend	N/A

SEWER	
Provider	Village of Middlefield
Line Size	10 in
Excess Capacity	400,000 GPD
Distance to Site	At Site
Cost/Time to Extend	N/A

ADDITIONAL SITE INFORMATION

RAIL	
Rail Served	No
Infrastructure (Spur/Siding/Switch)	N/A
If not served, is service feasible?	N/A
Time/Cost to Install	N/A
Provider	N/A

WORKFORCE & INCENTIVES	
Population within 30 min drive	558,232
Workforce/Talent within 30 min drive	283,070
Located in a Job Hub	Yes
Property Tax Abatement	Located in a CRA
Enterprise Zone	No
Opportunity Zone	Yes
Foreign Trade Zone	No