

Land for Sale – Beacon West, Westlake

Beacon Marshall

Complete Commercial Development & Construction

Lot 14-C1, 6.596 Acre Parcel
Viking Parkway

Industrial Zoning with Many
Allowable Conditional Uses

Prestigious High Visible
Gateway Location

Can Accommodate up to
50,000 SF Building

\$530,000 \$80,351/Acre



Contact Us

Charles Marshall or Erin Moyers

330-659-2040

3457 Granger Road, Akron, OH 44333



Land for Sale – Beacon West, Westlake



Lot 14-C1, Viking Parkway, 6.596 Acres



Property Features

- Quick access to I-90 and Crocker Park
- Prestigious Westlake Location
- Enterprise Zone
- Major Business and Retail Area
- Build to Suit Available
- Stormwater Pond Installed
- \$530,000

Contact: Charles Marshall or Erin Moyers

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www.beaconmarshall.com



HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129
TELEPHONE (216) 398-0280
FAX (216) 351-0920

October 3, 2001
File No. 05987ld 14-C1

LEGAL DESCRIPTION **LOT 14-C1 Proposed (6.5966 Acres)**

Situated in the City of Westlake, County of Cuyahoga and State of Ohio, and known as Lot 14-C1, Proposed, being the northerly part of Lot 14-A and all of Lot 14-C in a Lot Split and Consolidation Plat of part of Original Dover Township Lot No. 71, as shown by the recorded Plat in Volume 355, Page 95 of Cuyahoga County Map Records, bounded and described as follows:

Beginning at a 5/8 inch capped (Selee # 5471) iron pin found in the westerly curved right-of-way line of Viking Parkway, 60.00 feet wide, at the northeasterly corner of Lot 14-C in said Lot Split and Consolidation Plat, said point being also the southeasterly corner of land conveyed to Industrial Electric Real Estate, as recorded in Volume 98-09909, Page 15 of Cuyahoga County Deed Records;

Thence southwesterly along the said westerly curved right-of-way line of said Viking Parkway, by a curve to the left, an arc distance 146.22 feet to a 5/8 inch capped (Selee # 5471) iron pin found at a point of curvature in said westerly right-of-way line of Viking Parkway, said curve having a radius of 260.00 feet, a central angle of 32° 13' 21" and a chord which bears South 16° 57' 30" West, a chord distance of 144.30 feet;

Thence South 00° 50' 50" West, along the said westerly right-of-way line of Viking Parkway, a distance of 245.77 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

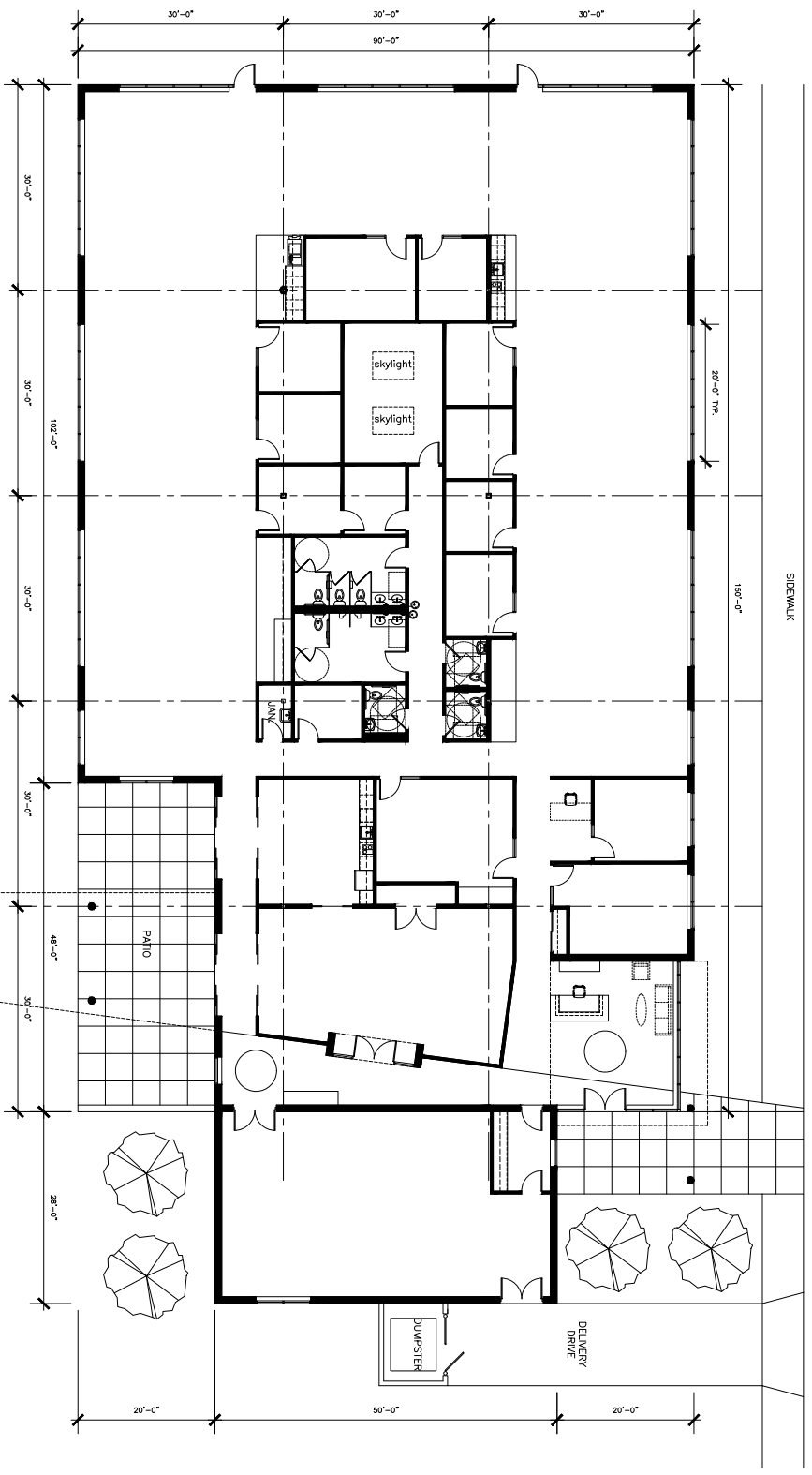
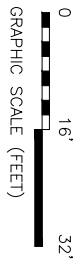
Thence North 89° 09' 10" West, a distance of 604.23 feet to a 5/8 inch capped (Selee # 5471) iron pin set in the westerly line of Cuyahoga County;

Thence North 00° 00' 39" East, along the said westerly line of Cuyahoga County, a distance of 470.24 feet to a 5/8 inch capped (Mackay # 4195) iron pin found at the southwesterly corner of land so conveyed to Industrial Electric Real Estate as aforesaid;

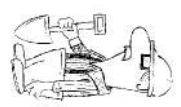
Thence North 89° 50' 57" East, along the southerly line of land so conveyed to Industrial Electric Real Estate, a distance of 501.25 feet to a 5/8 inch capped (Selee # 5471) iron pin found at an angle point therein;

Thence South 56° 55' 48" East, continuing along the said southerly line of Industrial Electric Real Estate, a distance of 177.26 feet to the place of beginning and containing 6.5966 acres of land as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of HOWARD R. SELEE and ASSOCIATES, INC., Professional Land Surveyors, dated October 3, 2011, be the same more or less, but subject to all legal highways.

FLOOR PLAN 'C'
 SCALE: 1/8" = 1'-0"



A-1
 FLOOR PLAN



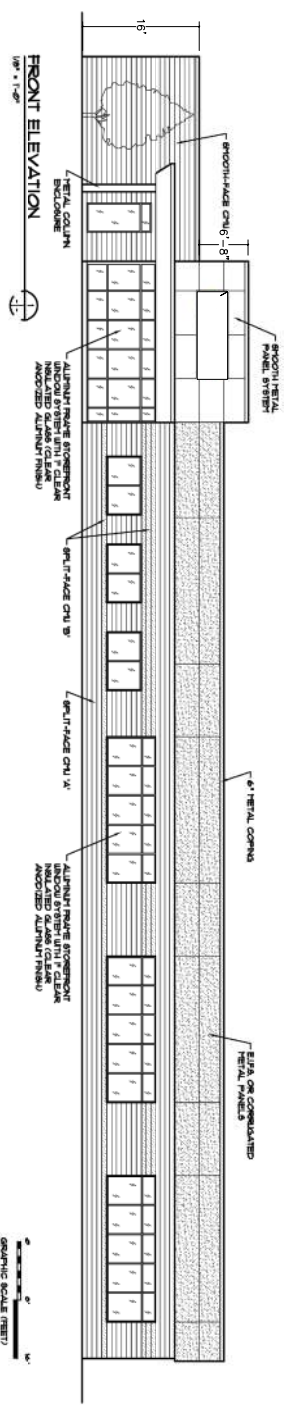
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FLOOR PLAN FOR:
WESTLAKE OFFICE
WESTLAKE, OH

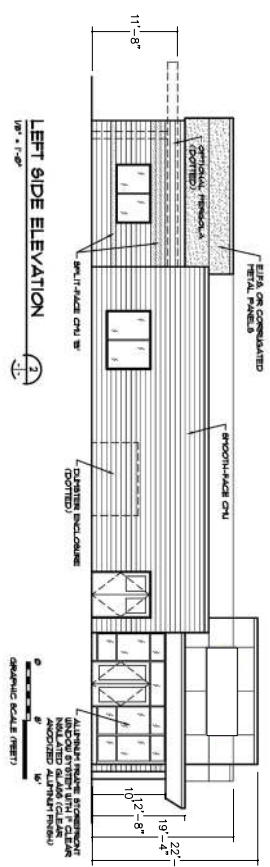
THIS DRAWING IS PROPERTY OF BEACON MARSHALL AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 DATE: AUGUST 13, 2015
 PROJECT NO.:

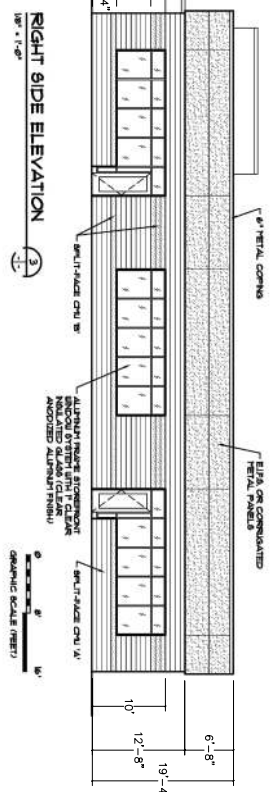
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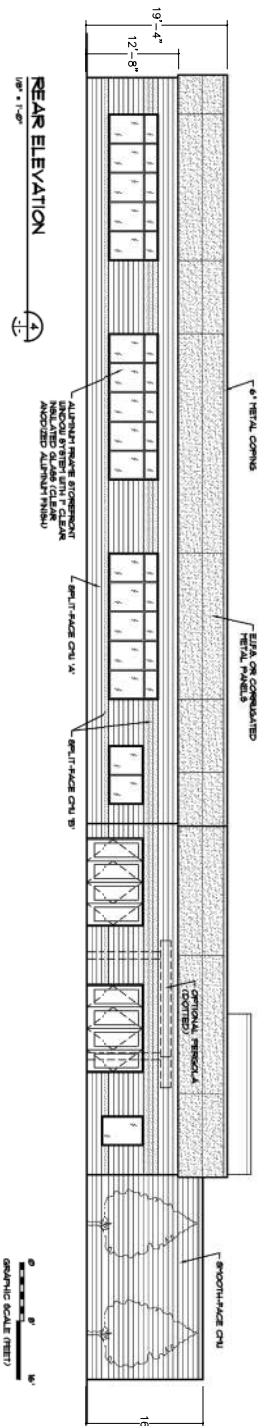
FRONT ELEVATION
1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

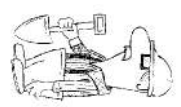


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DRAWN BY:
CHECKED BY:
APPROVED BY:
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PROJECT NO.:

ELEVATIONS FOR:
WESTLAKE OFFICE
WESTLAKE, OH

Beacon Marshall
Complete Commercial Development & Construction



A-2
ELEVATIONS