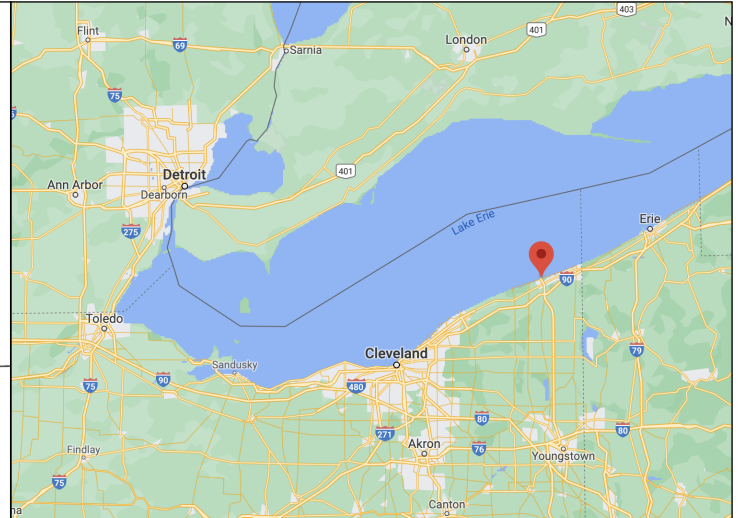
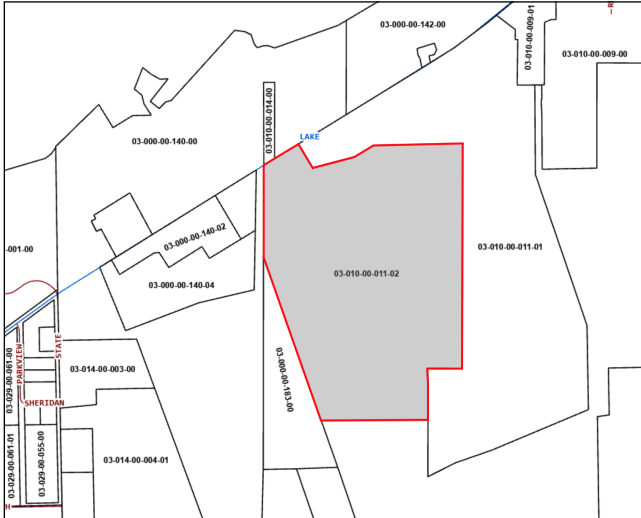


PROPERTY FOR SALE / LEASE

Emc Industrial Site

2700 Lake Rd. E | Ashtabula, OH 44004



PARCEL ID:

03-010-00-011-02

ACREAGE:

74.28

ZONING:

Industrial/Heavy

UTILITIES:

High Pressure Natural Gas; Heavy Electric (375 KV); Raw Water (100mm GPD); Telecommunications

SELLING POINTS:

- Rail spur on-site
- Site located approximately 1.3 miles from Ashtabula deep water port terminal (Lake Erie).
- Possible incentives include property tax abatement, tax increment financing, sales tax exemptions, low-cost loans, and grants.
- Site would be ideal for trans-loading operations.
- Site could be combined with adjacent property (JAB Land Site) for a total site of nearly 155 acres.

PROPERTY OVERVIEW:

Nearly 75-acre, rail served site uniquely suited for heavy industrial development. With on-site rail, heavy power, high-pressure natural gas, millions of gallons of raw water, close proximity to deep water port terminal in Lake Erie, and good highway access, the EMC Industrial Site is ideally suited to serve your heavy industrial development needs. Phase I and II work has been completed and reports can be made available as requested. The site is flat and dry with no known wetlands.

Sale Price: Negotiable

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Executive Director
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For more information, visit ashtabulasites.com