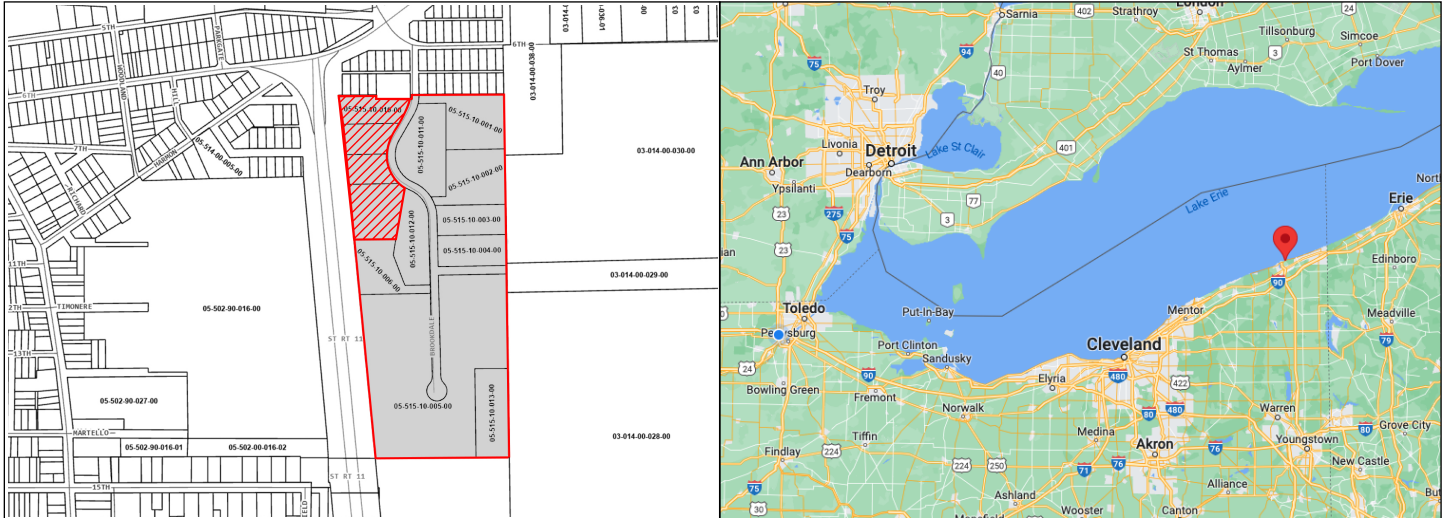


PROPERTY FOR SALE / LEASE

Ashtabula Industrial Park



Brookdale Dr. | Ashtabula, OH 44004



PARCEL ID:

Multiple (9) Parcels

ACREAGE:

48

ZONING:

Industrial/Light

UTILITIES:

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

SELLING POINTS:

- Existing rail spurs could be extended to serve the site(s).
- Site(s) are located approximately 0.5 miles from Ashtabula deep water port terminal (Lake Erie).
- Possible incentives include property tax abatement, tax increment financing, sales tax exemptions, low-cost loans, grants, and reduced land costs.

PROPERTY OVERVIEW:

48 acres of industrial land for sale in Ashtabula Industrial Park. The price is approximately \$25,000 per acre; there are 9 adjacent parcels that can be sold per parcel or combined. Parcels range in size from 1 acre to 20 acres. All utilities are present and the site is shovel-ready for development. Incentives and flexible terms available for qualifying businesses that want to relocate to Ashtabula County. Easy accessibility right off of SR 11. Design build opportunities may exist for qualified companies and businesses.

Sale Price: \$1,200,000

Greg Myers
Executive Director
greg@mb3consulting.com

For more information, visit ashtabulasites.com