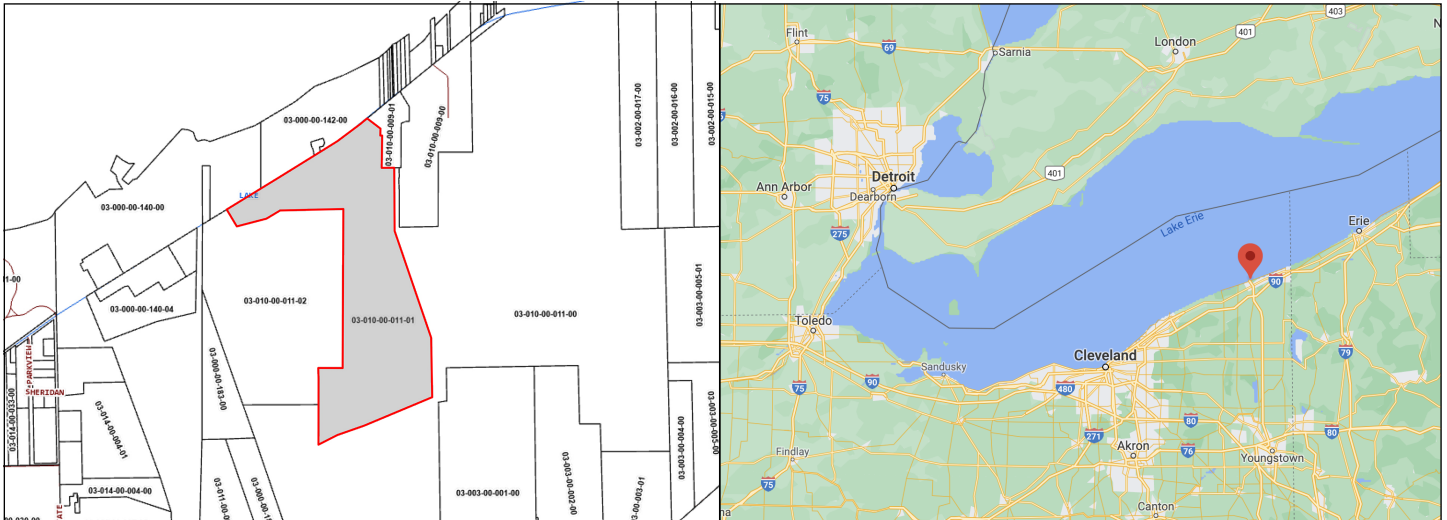


PROPERTY FOR SALE / LEASE

JAB Land Site

Lake Rd. E | Ashtabula, OH 44004



PARCEL ID:

03-010-00-011-01

ACREAGE:

80.59

ZONING:

Industrial/Heavy

UTILITIES:

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

SELLING POINTS:

- Rail spur at south edge of the site.
- Site located approximately 1.5 miles from Ashtabula deep water port terminal (Lake Erie).
- Possible incentives include property tax abatement, tax increment financing, sales tax exemptions, low-cost loans, and grants.
- Site would be ideal for trans-loading operations.
- Site could be combined with adjacent property (EMC Industrial Site) for a total site of nearly 155 acres.

PROPERTY OVERVIEW:

With just over 80 acres and existing utilities/infrastructure, the site is uniquely suited for heavy industrial development. With an adjacent rail spur, 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 JAB Land 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.

Sale Price: Negotiable

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For more information, visit ashtabulasites.com