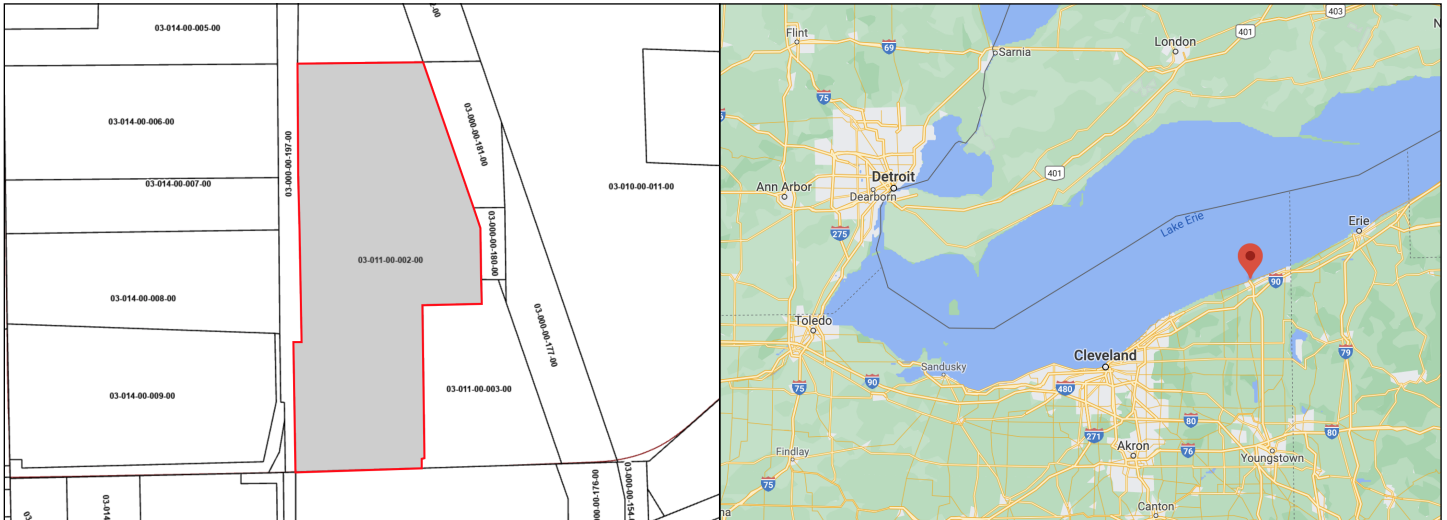


PROPERTY FOR SALE / LEASE

Vision Park

2425 Middle Rd. | Ashtabula, OH 44004



PARCEL ID:

03-011-00-002-00

ACREAGE:

48.01

ZONING:

Industrial/Heavy

UTILITIES:

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

SELLING POINTS:

- Two existing rail spurs on-site.
- Site located approximately 1.9 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.

PROPERTY OVERVIEW:

This 48-acre site is uniquely suited for transloading operations and/or heavy industrial development. With two active rail spurs on site, 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, Vision Park is ideally suited to serve your logistics and heavy industrial development needs. Phase I and II work has been completed and reports can be made available as requested. The site is almost fully developable with minimal wetlands.

Sale Price: Negotiable

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For more information, visit ashtabulasites.com