

BUILT FOR GROWTH

Lake Erie

INNOVATION PARK

Up To 2M SF Of Brand New Industrial/Advanced Manufacturing Space



Ashtabula County, OH



WELCOME TO LAKE ERIE INNOVATION PARK

This multi-building industrial park offers a strategically positioned 132-acre development opportunity with flexible building configurations ranging from 170,000 square feet to 2.0 million square feet.

The site provides exceptional highway access, located less than one mile from I-90 and 5.7 miles from OH-11, enabling businesses to reach eight of the top 25 U.S. markets within a one-day drive.

Various economic incentives available for new construction projects, including a 15-year property tax abatement, tax increment financing (TIF), capital lease sales tax exemption, low cost financing, job creation tax credits, JobsOhio grants, and expedited permits.





OPTION 1: INDUSTRIAL PARK



BUILDING A	360,000 SF	360 Spaces	58 Docks	66 Trailers
BUILDING B	225,000 SF	235 Spaces	50 Docks	
BUILDING C	375,000 SF	375 Spaces	80 Docks	
BUILDING D	220,000 SF	260 Spaces	54 Docks	21 Trailers
BUILDING E	170,000 SF	190 Spaces	37 Docks	46 Trailers
BUILDING F	500,000 SF	500 Spaces	72 Docks	31 Trailers
TOTAL	1,850,000 SF	1,920 Spaces	351 Docks	164 Trailers

OPTION 2: MULTI-BUILDING SITE



BUILDING A	1,000,000 SF	1,010 Spaces	153 Docks	121 Trailers
BUILDING B	1,000,000 SF	1,000 Spaces	188 Docks	213 Trailers
TOTAL	2,000,000 SF	2,010 Spaces	341 Docks	334 Trailers

UTILITY SPECIFICATIONS

ELECTRIC

Provider	First Energy
Number of Lines	2
Size of Lines	13.2kV, 138kV
Type of Feed	Distribution & Transmission
Distance to Site	On site
Redundant	Yes
Cost/Time to Extend	Dependent on customer demand load profile

NATURAL GAS

Provider	Dominion Energy
Line Size	4 in
Pressure	60 PSI
Excess Capacity	To be determined based on project
Distance to Site	1,110' from site
Cost/Time to Extend	Approx. \$125/ft

WATER

Provider	Ashtabula County
Number of Lines	1
Line Size	8 in
Pressure	52 PSI
Excess Capacity	400,000 GPD
Distance to Site	On Site
Cost/Time to Extend	Available upon request

SEWER

Provider	Ashtabula County
Line Size	8 in
Excess Capacity	30,000 GPD
Distance to Site	On Site
Cost/Time to Extend	In design for an expansion project which will increase capacity of the plant by over 80%

PARCEL BREAKDOWN

PARCEL NUMBER	PARCEL SIZE (DEEDED ACRES)	ZONING
07-003-00-031-00	51.44 AC	I/OP – Industrial / Office Park
48-026-20-005-00	15.32 AC	I/OP
48-026-20-004-00	10.91 AC	I/OP
48-026-20-003-00	6.49 AC	I/OP
48-026-20-002-00	4.80 AC	I/OP
48-026-20-001-00	5.31 AC	I/OP
48-026-00-012-00	29.93 AC	TBD
48-026-00-013-00	6.00 AC	TBD
TOTAL ACREAGE	130.20 AC	

PROJECT RENDERINGS



GROW YOUR BUSINESS AT LAKE ERIE INNOVATION PARK

LOCAL TAX INCENTIVES & LOAN PROGRAMS

- **Up to 100%, 15-year property tax abatement available at Lake Erie Innovation Park**
- Tax Increment Financing (TIF) to fund public infrastructure tied to a project
- Capital lease financing structures available through the Ashtabula County Port Authority, providing sales tax exemptions on taxable building materials
- Low-cost subordinated financing for real estate and machinery & equipment expenditures through the Ashtabula County 503 Corp.

JOBSOHIO AND OHIO DEPT. OF DEVELOPMENT PROGRAMS

- JobsOhio grants, loans, and workforce funds for job creation and capital investment projects
- Ohio Job Creation Tax Credit – a refundable credit against state commercial activity/income tax liability
- JobsOhio Relocation Incentive Program – a \$15,000 relocation incentive per qualifying STEM or technical hire, up to \$225,000 per company, to attract out-of-state talent
- Ohio Enterprise Bond Fund and other low-cost capital access program

WORKFORCE & TRAINING SUPPORT

- Direct pipeline connections to Ashtabula County Technical & Career Campus (A-Tech) and regional colleges for customized training and internship partnerships
- TechCred – reimbursement for employer-sponsored technology credentials
- Customized recruitment, screening, and on-the-job training coordinated with OhioMeansJobs Ashtabula County
- Ohio Incumbent Workforce and On-the-Job Training Voucher Programs

ASHTABULA'S WORKFORCE ADVANTAGE

Ashtabula County offers businesses access to a skilled, adaptable workforce supported by a strong network of educational institutions, technical training programs and industry partnerships.

With deep roots in manufacturing and growing expertise across healthcare, logistics, technology and the skilled trades, the region is focused on preparing talent to meet the evolving needs of today's employers. Collaborative workforce initiatives connect businesses with customized training, internships and career-focused pathways, creating a reliable talent pipeline that supports both immediate hiring needs and long-term growth.

REGIONAL TALENT BY THE NUMBERS



626,000+
TOTAL LABOR FORCE



\$956
AVG WEEKLY WAGES
(53% LESS THAN U.S.)



~1,000
ANNUAL HIGH SCHOOL
GRADUATES



20+
LOCAL CAREER TECH
PROGRAMS (ATECH)



SUPERIOR ACCESS



HIGHWAY NETWORK

The site sits just 0.3 miles from I-90 and 5.7 miles from OH-11, with additional access to I-79 (42.5 miles), I-80 (50.5 miles), and I-77 (51.5 miles). This highway network enables businesses to reach eight of the top 25 U.S. markets within a one-day drive.



RAIL AND INTERMODAL

Dual-rail access provides supply chain flexibility through CSX Class 1 intermodal service (43 miles) and AC&J Carson Yard's Class 2 connection to Norfolk Southern (8 miles).



ASHTABULA PORT

Commodities handled through the Port of Ashtabula include coal (exported), iron ore, sand, gravel, stone and limestone (imported). The other eight Lake Erie ports handle similar type commodities including steel, grain, fertilizers and chemicals.



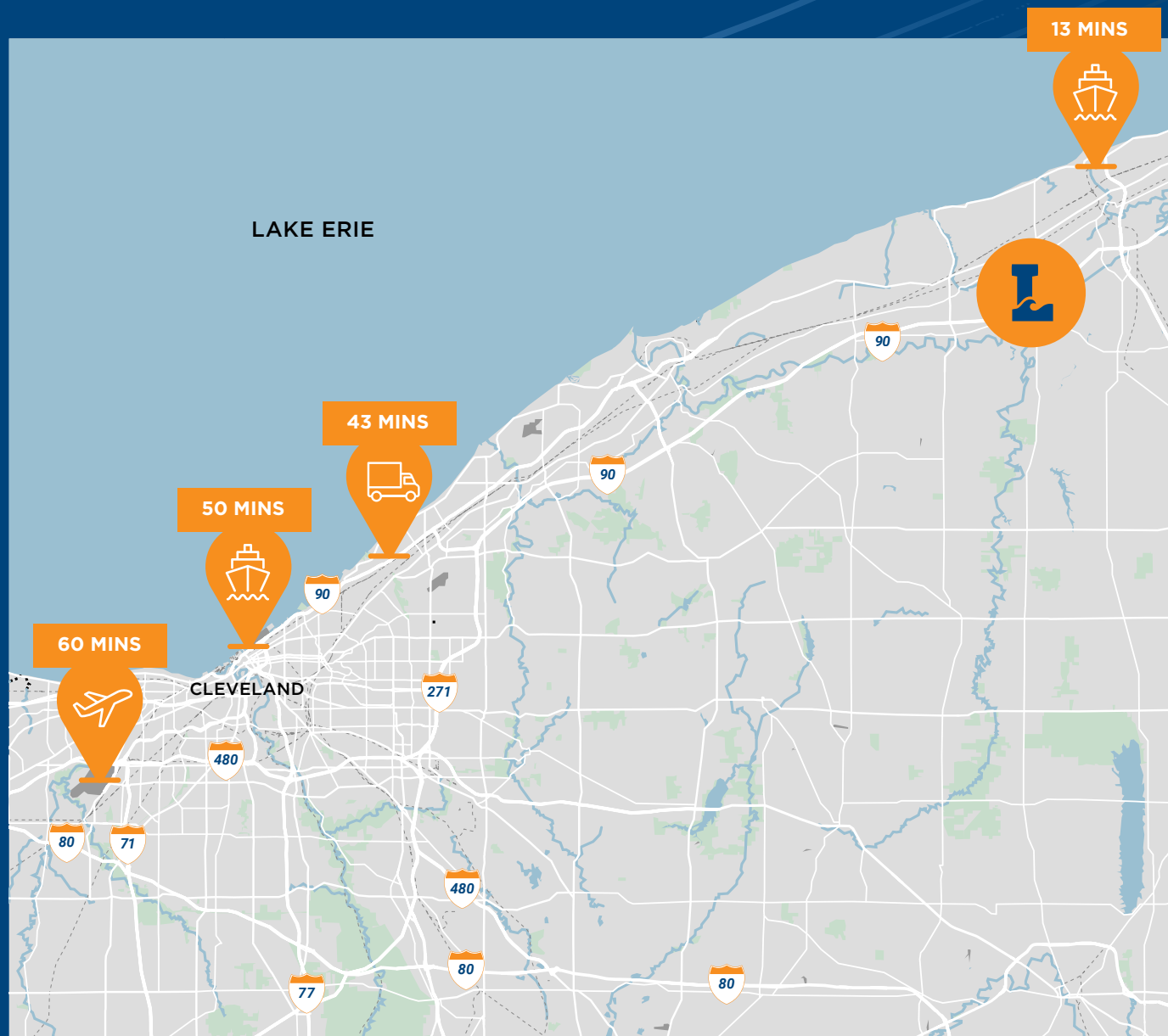
PORT OF CLEVELAND

The Port of Cleveland serves as the premier international multimodal trade hub on the Great Lakes, providing an all-water seaway route directly into U.S. heartland with access to half of U.S. households and manufacturing plants within an 8-hour drive.



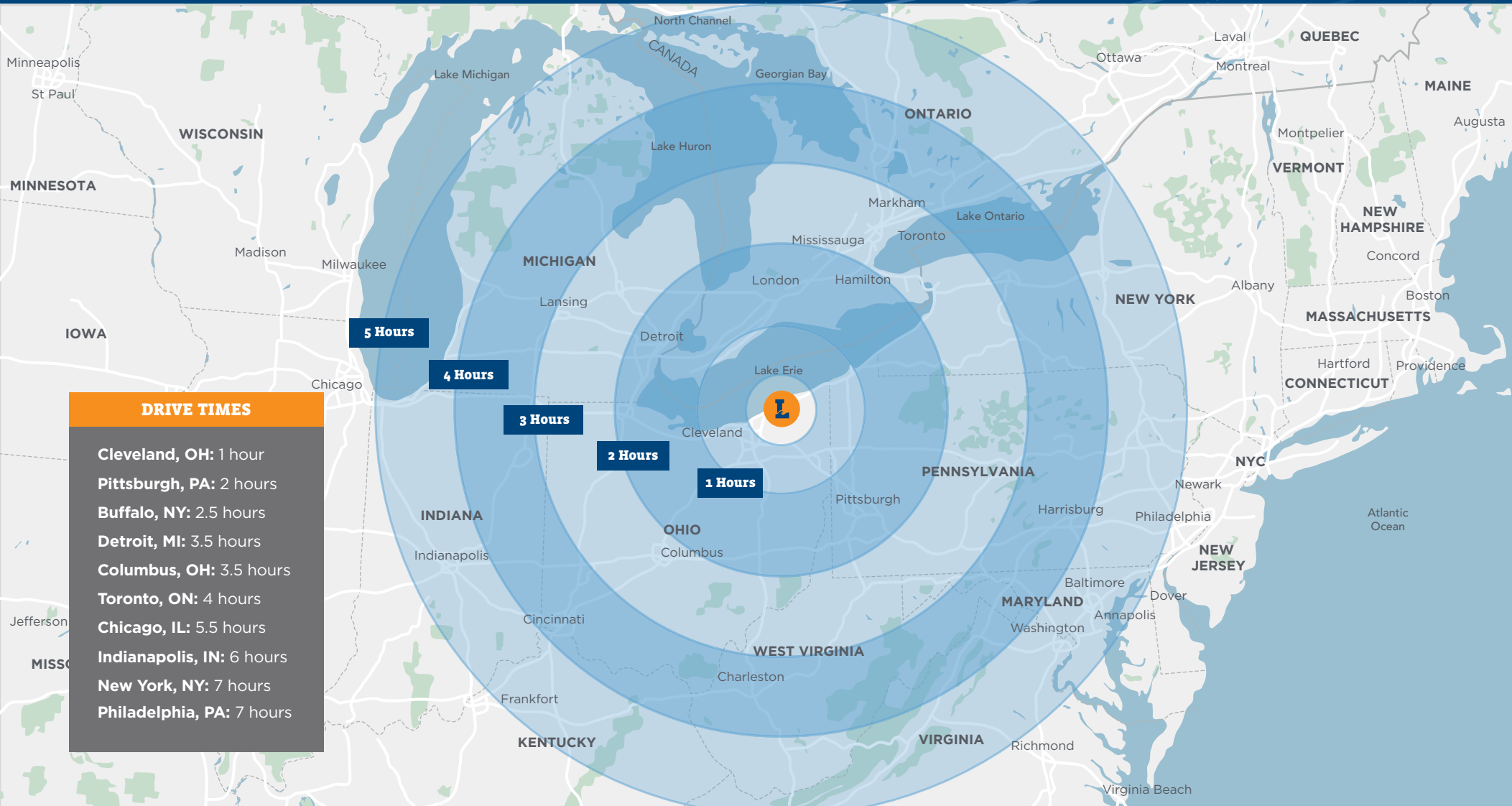
AIR CARGO

Northeast Ohio Regional Airport (9.6 miles) features a 5,900-foot jet-capable runway, with Erie Inter. Airport (44 miles) and Cleveland Hopkins Inter. Airport (63 miles) providing additional cargo and passenger service.



NATIONAL CONNECTIVITY

Lake Erie Innovation Park delivers exceptional connectivity to major North American markets through its strategic location in Austinburg, Ohio, with immediate access to critical multi-modal transportation infrastructure.



Lake Erie

INNOVATION PARK

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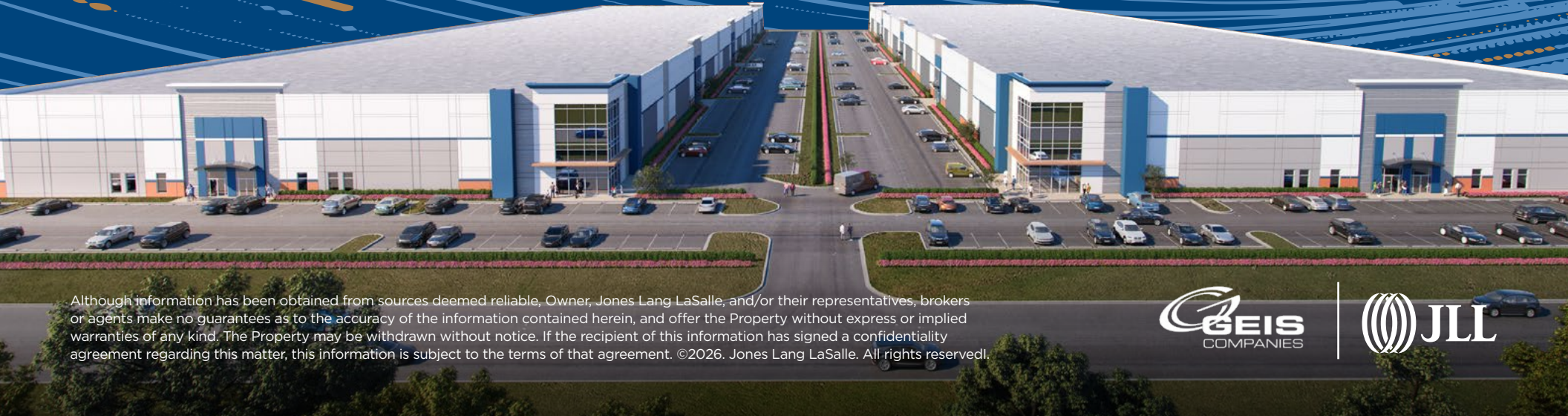
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