BUILT FOR GROWTH

Lake Erie

INNOVATION PARK

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

Ashtabula County, OH

GEIS COMPANIES | JLL

WELCOME TO LAKE ERIE INNOVATION PARK

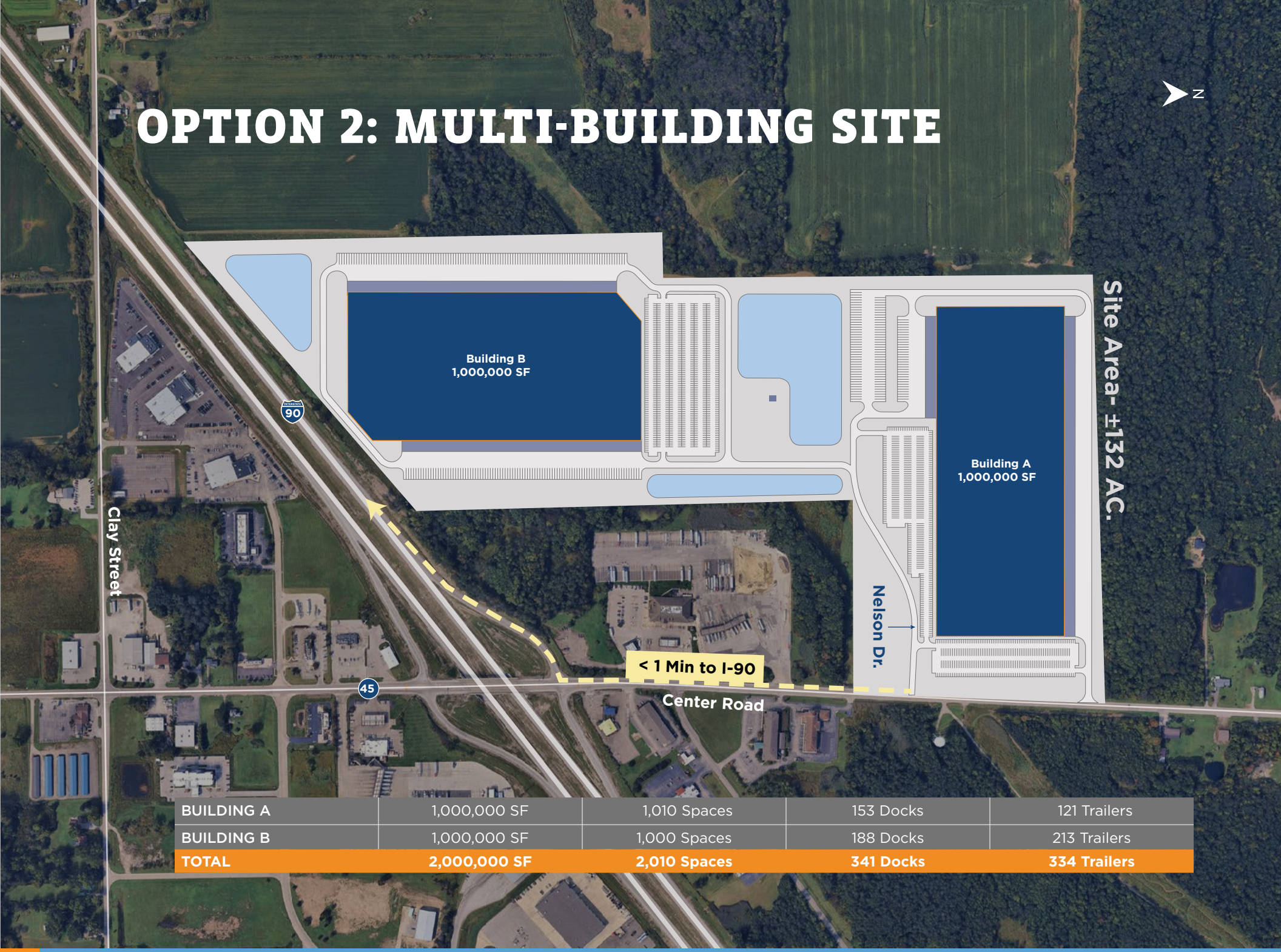
This multi-building industrial park offers a strategically positioned 132-acre development opportunity with flexible building configurations ranging from 170,000 square feet to 2.0 million square feet.

The site provides exceptional highway access, located less than one mile from 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.

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

AT THIS SITE, THERE IS ENTERPRISE ZONE TAX ABATEMENT, TIF, CAPITAL LEASE SALES TAX EXEMPTION, LOW COST FINANCING, AND EXPEDITED PERMITS. THIS IS IN ADDITION TO THE MONEY ALREADY INVESTED TO INSTALL CRITICAL INFRASTRUCTURE.

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

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)

Lake Erie Innovation Park | Ashtabula County, OH

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

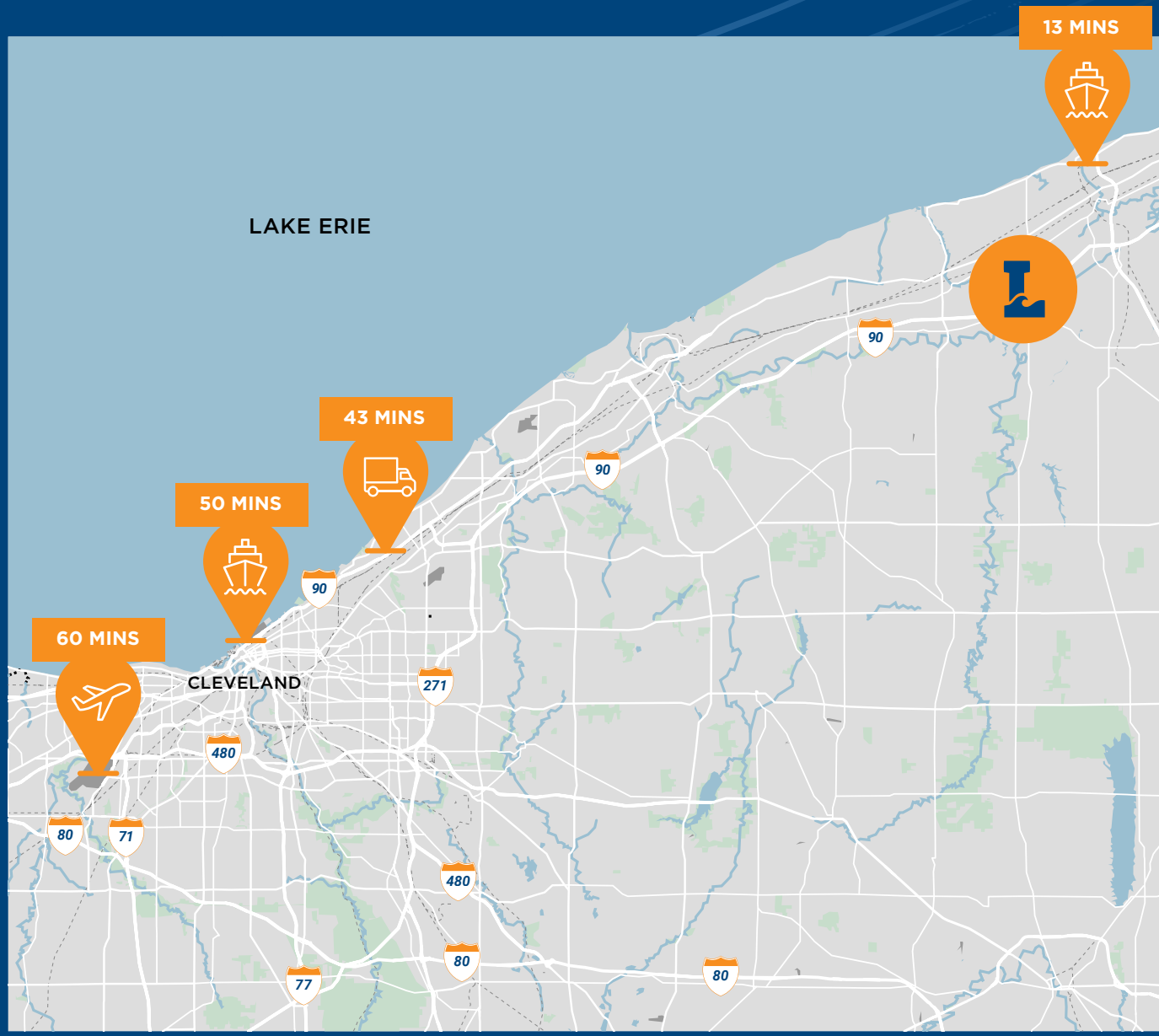
Commodities handled through the Port of Ashtabula include coal (exported), iron ore, sand, gravel, stone and limestone (imported). The other eight Lake Erie ports handle similar type commodities including steel, grain, fertilizers and chemicals.

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.

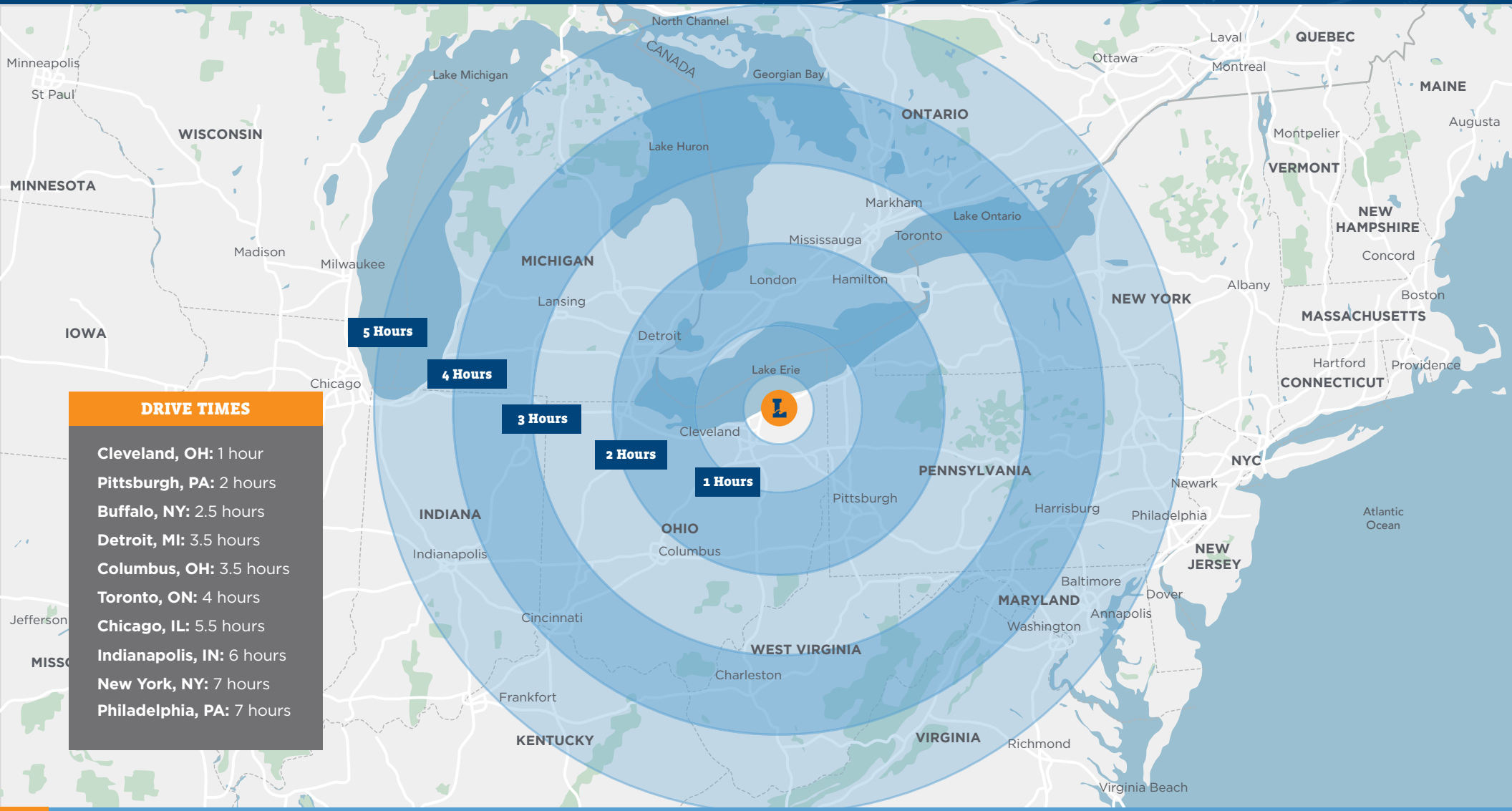
AIR CARGO

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.



DRIVE TIMES

- **Cleveland, OH:** 1 hour
- **Pittsburgh, PA:** 2 hours
- **Buffalo, NY:** 2.5 hours
- **Detroit, MI:** 3.5 hours
- **Columbus, OH:** 3.5 hours
- **Toronto, ON:** 4 hours
- **Chicago, IL:** 5.5 hours
- **Indianapolis, IN:** 6 hours
- **New York, NY:** 7 hours
- **Philadelphia, PA:** 7 hours

Lake Erie

INNOVATION PARK

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