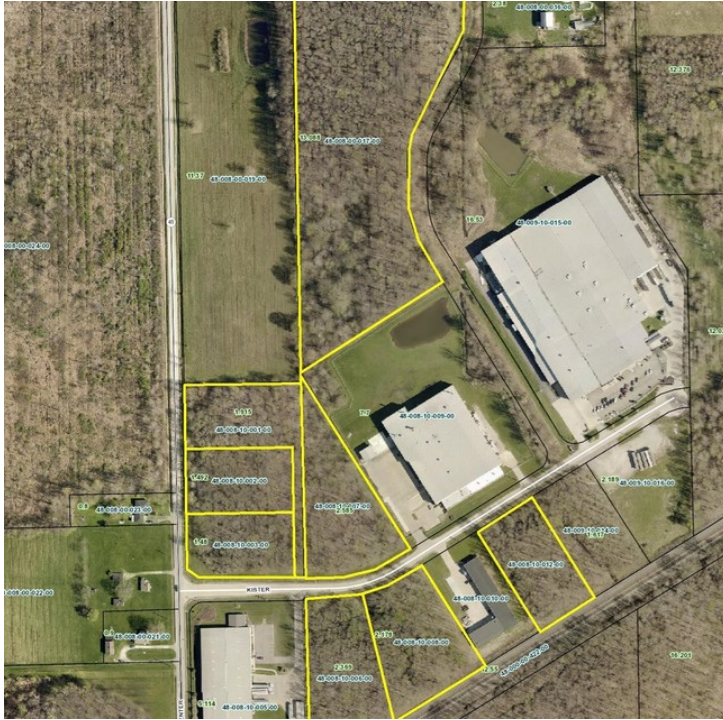


LAND FOR SALE

NORTH BEND INDUSTRIAL PARK / 25,000 PER ACRE

Kister Court, Saybrook Township, OH 44004



OFFERING SUMMARY

SALE PRICE: \$25,000 / acre

LOT SIZE: 26.724 Acres

PROPERTY OVERVIEW

26.7 acres of industrial land for sale in North Bend Industrial Park, Saybrook Township, Ashtabula County. The price is approximately \$25,000 per acre and can be sold per parcel or combined parcels. All utilities are present and site is ready for development. Incentives and abatements may be issued to buyers on a case by case basis. There are 8 adjoining parcels. See attached photos for North Bend Industrial Park layout.

Great opportunity to buy industrial land and start new business in Ashtabula, Ohio. Incentives and flexible terms available for qualifying business that want to relocate to Ashtabula County. Easy accessibility right off of SR 45. Fully improved and shovel ready. Design build opportunities may exist for qualified companies and businesses.

Parcels range in size from 1 acre to 13 acres.

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
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rick.osbornejr@kw.com
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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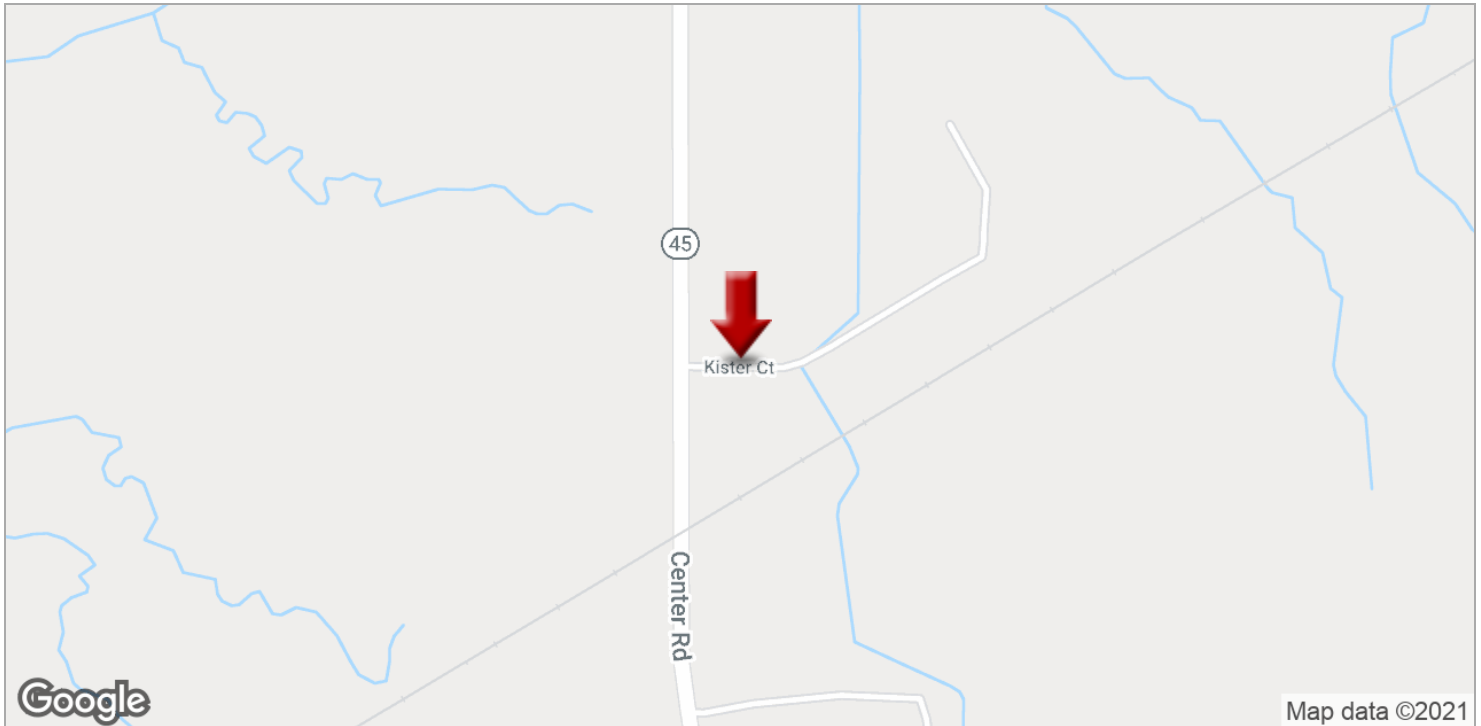
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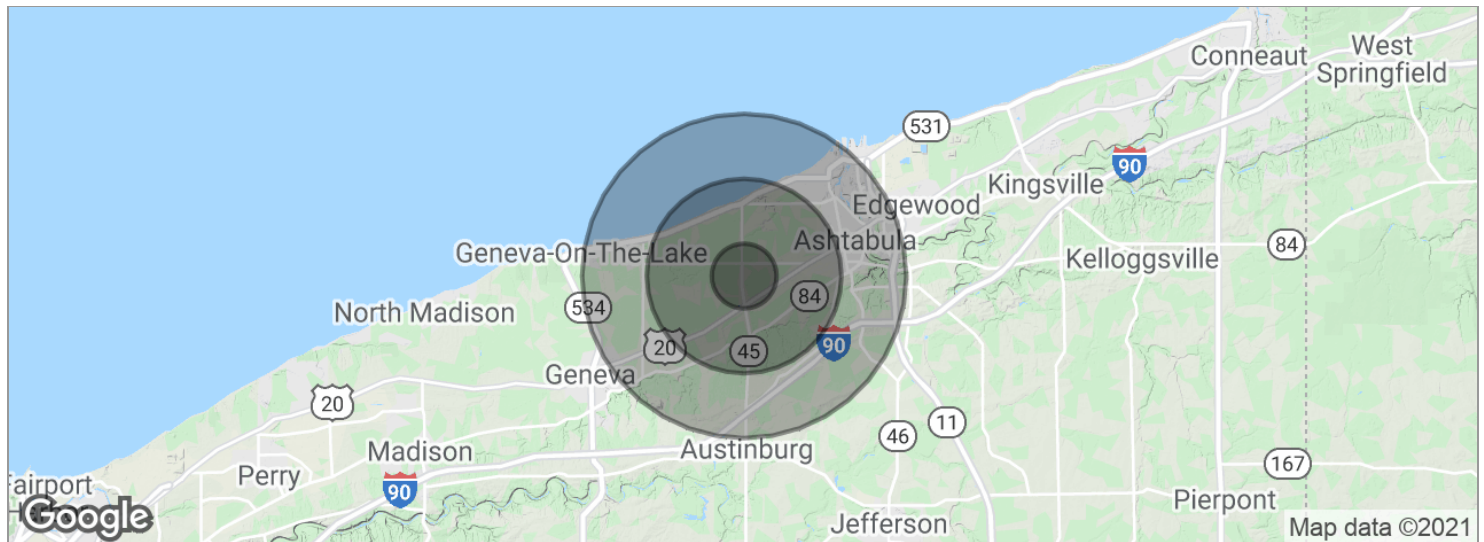
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,903	19,969	31,269
Median age	36.1	37.7	37.9
Median age (male)	36.6	37.4	37.5
Median age (Female)	35.4	38.6	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,022	8,338	12,851
# of persons per HH	2.4	2.4	2.4
Average HH income	\$44,386	\$41,288	\$42,598
Average house value	\$90,660	\$93,511	\$99,586

* Demographic data derived from 2010 US Census

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