

±35 ACRES FOR SALE

Gilchrist Road
AKRON, OH

PROPERTY HIGHLIGHTS

- 3 parcels totaling 35 acres
- Excellent location in the Gilchrist Road Industrial Corridor
- Potential rail access
- Zoned U-5 Ordinary Industry, suitable for warehouse and manufacturing uses
- Minutes to downtown Akron
- Nearby highway access to I-76 and I-77

Asking Price:
\$3,850,000
\$110,000/ac

 For *more* information

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ELECTRIC



Provider: First Energy/Ohio Edison

NATURAL GAS



Provider: Dominion East Ohio

WATER



Provider: City of Akron

SEWER



Provider: City of Akron



Excellent access to I-76 & I-77



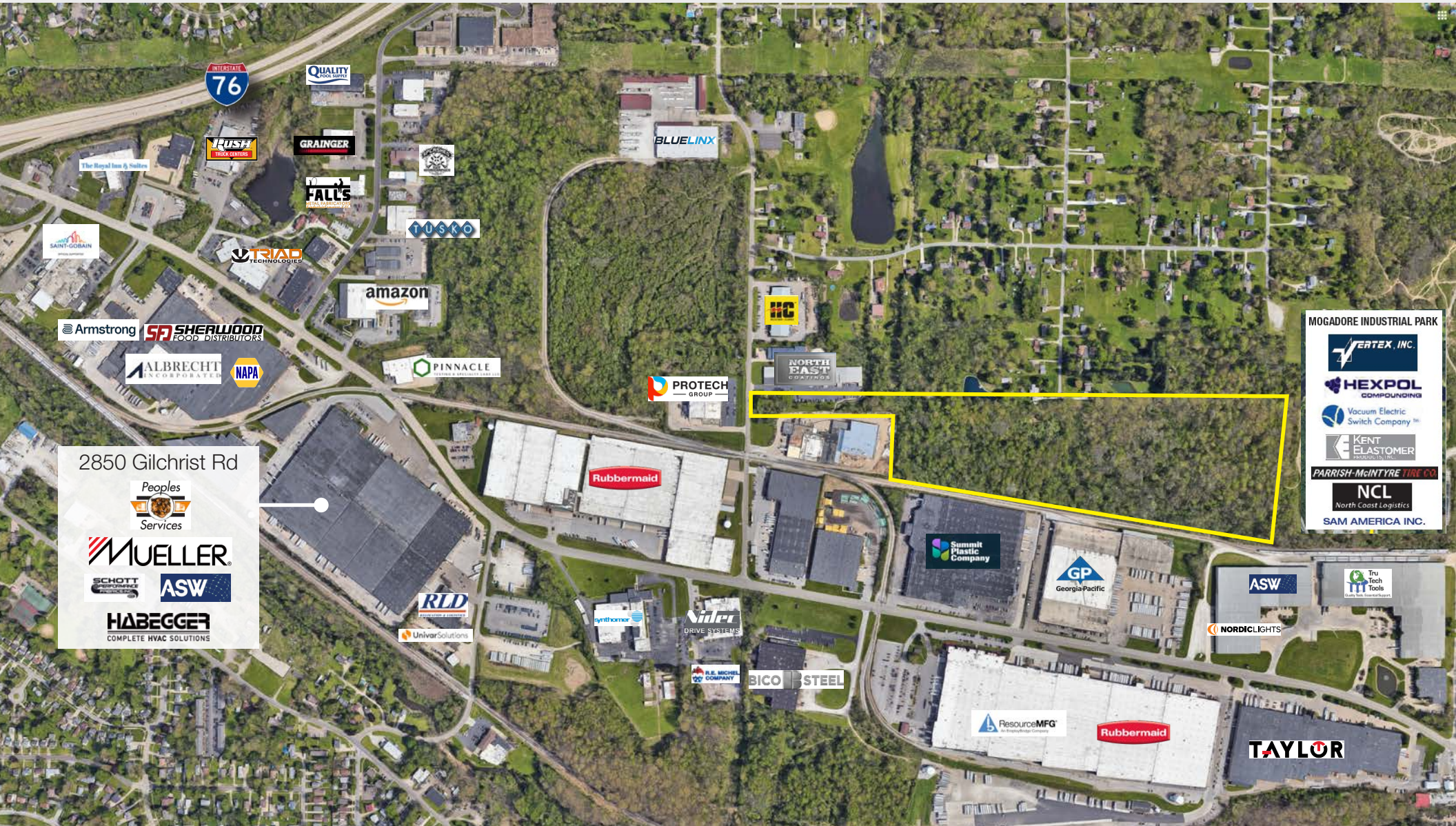
Population exceeds 116,000 within 5 miles.



Site is zoned U-5 Ordinary Industry. Warehouse and manufacturing is permitted

NOTABLE COMPANIES IN AREA

Gilchrist Road
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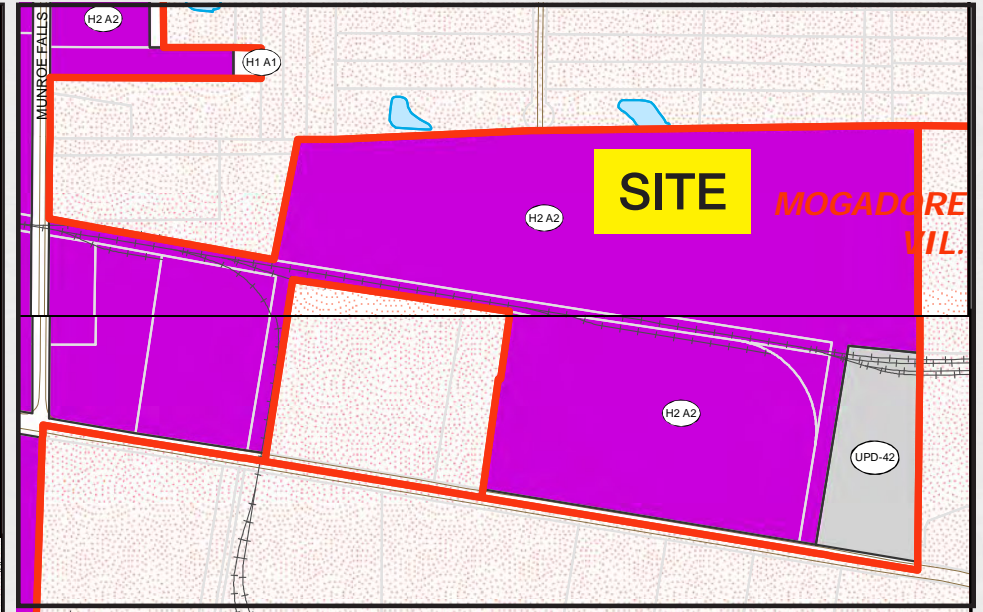
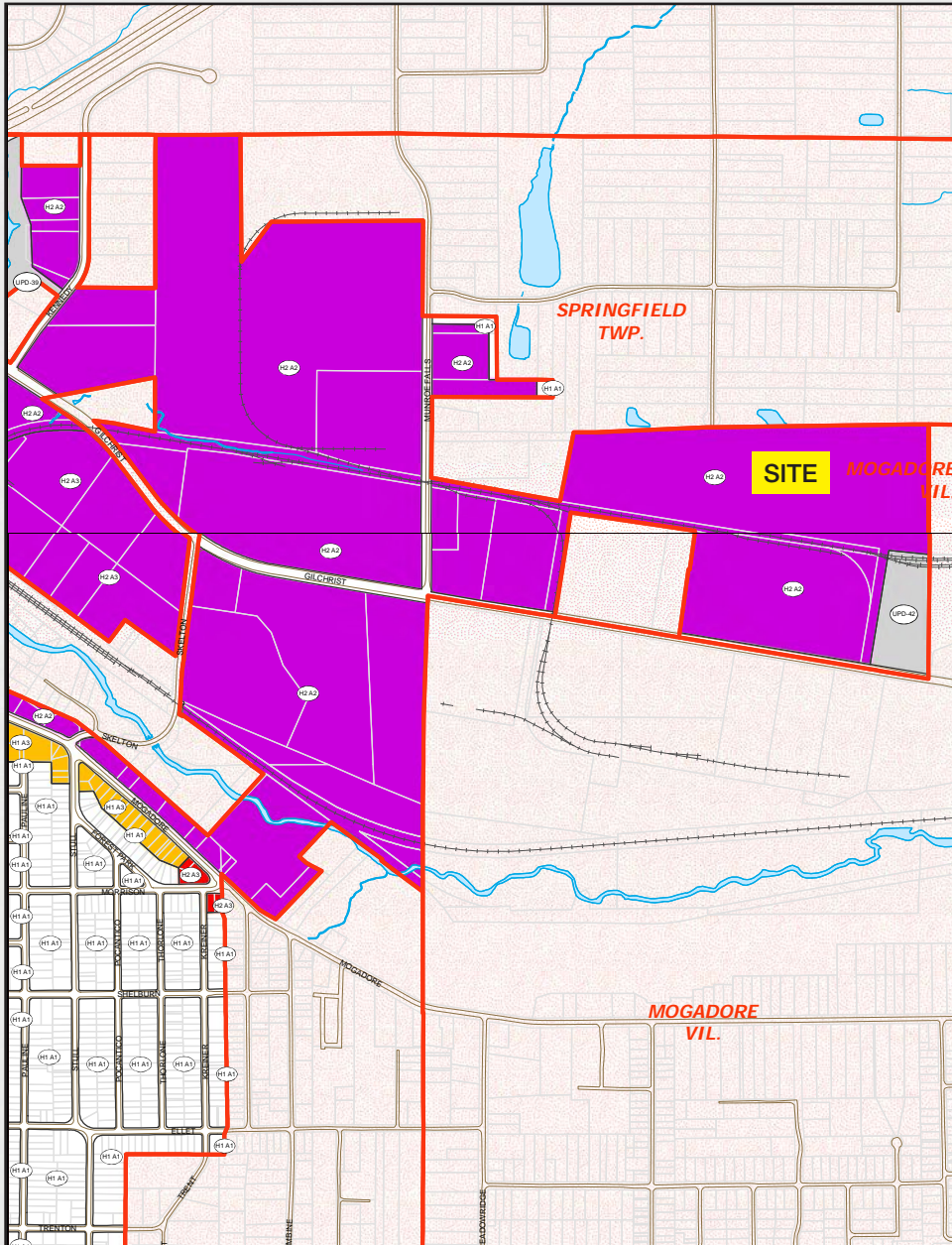


2850 Gilchrist Rd

- Peoples Services
- MUELLER
- SCHOTT PERFORMANCE PRODUCTS
- ASW
- HABEGGER COMPLETE HVAC SOLUTIONS

MOGADORE INDUSTRIAL PARK

- VERTEX, INC.
- HEXPOL COMPOUNDING
- Vacuum Electric Switch Company™
- KENT ELASTOMER
- PARRISH-McINTYRE TIRE CO.
- NCL North Coast Logistics
- SAM AMERICA INC.



153.290 Ordinary industry districts—Class U5.

A. Subdivision of Uses. Class U5 Uses (Ordinary Industry) are subdivided and permitted as follows:

1. Shoddy manufacturing; wool scouring; manufacture of textile fabrics; the storage, distribution, manufacturing, and refilling of portable containers of oxygen and other gases;
2. Carpet cleaning or beating; brewing or distilling of liquors; storage of live poultry or poultry killing or dressing, except for sale at retail on the premises;
3. Canning or preserving factory; grain elevator; cereals, flour, and feed manufacture; cottonseed products manufacture; salt works; starch, glucose, or dextrine manufacture; sugar refining; sausage manufacture; yeast manufacture;
4. Dog pound; vehicle manufacture; machine shop;
5. Manufacture of the following: cotton machinery, cutlery or tools, electrical machinery, rubber molds, adding machines, cash registers, typewriters, bicycles, motor vehicles, airplanes, belting, rasps, files, wire products, or implements; brass, bronze, or aluminum foundry; manufacturing of any kind other than a Class U6 Use or a prohibited use; stamping, dyeing, shearing, or punching metal;
6. Manufacture of bronze powder, batteries, electric lamps, or chemicals, other than chemicals included in other classes; assaying other than gold or silver;
7. Celluloid and similar cellulose materials manufacture; rubber manufacture from crude, synthetic, or scrap rubber; manufacture of synthetic rubber, including the storage of chemicals or gases in greater than tank car lots where used in the manufacture of synthetic rubber; outside and warehouse storage of crude, synthetic, and scrap rubber by manufacturers and their affiliates where used in conjunction with or as a subdivision of rubber manufacturing;
8. Basket material factory; furniture factory; box factory; saw mill or planing mill; cooperage plant; mattress or bed spring factory;
9. Stone quarry; cement products manufacture; bituminous materials mixing plant;
10. Manufacture of oil cloth, linoleum, enamel, lacquer, oil, paint, shellac, varnish, and printing ink;

11. Coal hoist, coal pocket, or coal car trestle except where the coal is consumed on the premises; railroad yard or terminal; railroad freight car classification yard; railroad roundhouse or shop;
12. Nut, bolt, or screw manufacture; structural iron works; iron foundry; match manufacture; brick, tile, or terra cotta, and other clay, shale, or glass products manufacture; paper manufacture; and
13. Storage in bulk of fuel oil, gasoline, or other flammable liquids in greater than tank car lots, but not nearer than one hundred fifty feet to a residence district.
14. All uses permitted in Section 153.285(A)(1) through (9).

B. Accessory Uses. An accessory use customarily incident to a Class U5 Use shall also be permitted in a Class U5 District, provided, however, that a Class U6 Use or a prohibited use shall not be permitted as an accessory use in a Class U5 District, except that rubber reclaiming, occupying not more than twenty-five percent of the ground floor area of the plant may be permitted as an accessory use to a Class U5 Use.

C. Height Requirements. Height regulations in Class U5 Districts shall be as provided in the article on Height Districts at Section 153.335 et seq.

D. Development Requirements. Area regulations, yards, parking, and other development requirements in Class U5 Districts shall be as provided in the article on Development and Area District Requirements at Section 153.300 et seq.

E. Sign Requirements. Regulations for on-premises exterior signs in Class U5 Districts shall be as provided in the article on On-Premises Exterior Signs at Section 153.345 et seq.

F. Restriction of Uses. Within a Class U5 District, no structure or premises shall be used, and no structure shall be erected to be used, for other than a U5 Use. Penalty, see § 153.199.
(Prior code § 153.109; Ord. 501-2002; Ord. 476-1997; Ord. 821-1981; Ord. 322-1976)
(Ord. 264-2012)

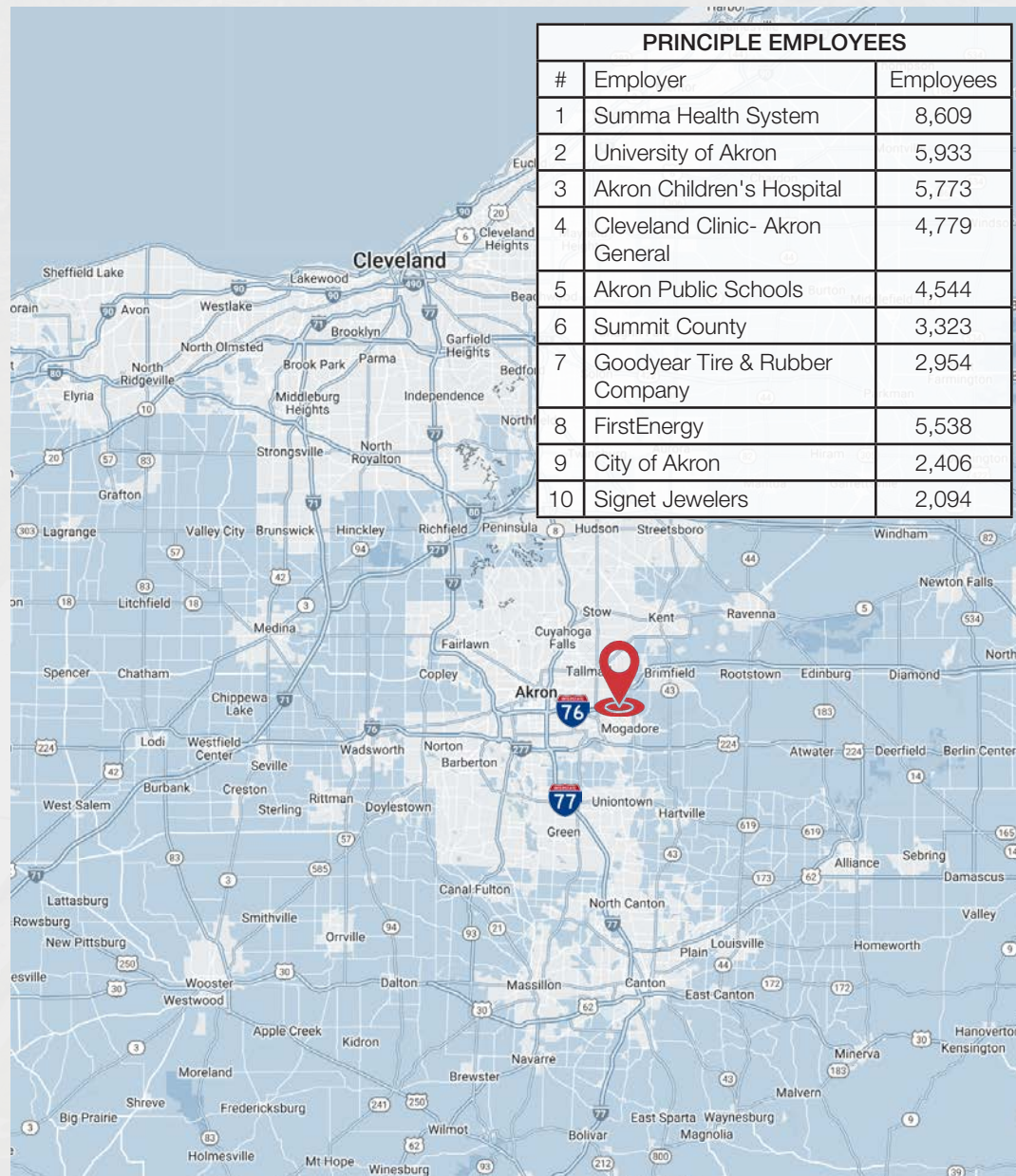
Akron is the 5th largest city in Ohio and is the county seat of Summit County. It is located on the western edge of the Glaciated Allegheny Plateau, about 40 miles south of downtown Cleveland. The city's population is currently 198,314, making it the 125th largest city in the United States. The Akron metropolitan area, covering Summit and Portage counties, had an estimated population of 703,505.

Akron is a world-renowned center of polymer research and development. The Polymer Science Institute of the University of Akron has made us an international leader in education in the polymer field. More than 35,000 people in the Akron area are employed in approximately 400 polymer-related companies. Akron is also home to many small manufacturing firms and has a large variety of retail establishments and shopping complexes.

50% of America's population lives within a 500-mile radius of Akron, and within a 150-mile radius there are approximately 10 million people. Akron has easy access to a network of superhighways and is a major trucking hub. A market potential of 111 million people live within a day's drive of Akron.

High-quality, affordable housing makes Akron an attractive place to live. The availability of green space provided by 6,600 acres of Metropolitan Parks, just moments from residential areas, makes Akron a pleasing combination of urban convenience and pastoral beauty. The park system includes a 25-mile bike and hike trail.

source: akronohio.gov, citytowninfo.com, wikipedia



ABOUT NORFOLK SOUTHERN

Gilchrist Road
AKRON, OH



Norfolk Southern Corporation (NYSE: NSC) is one of the nation's premier transportation companies. Its Norfolk Southern Railway Company subsidiary operates approximately 19,500 route miles in 22 states and the District of Columbia, serves every major container port in the eastern United States, and provides efficient connections to other rail carriers. Norfolk Southern is a major transporter of industrial products, including chemicals, agriculture, and metals and construction materials. In addition, the railroad operates the most extensive intermodal network in the East and is a principal carrier of coal, automobiles, and automotive parts.

About NORFOLK SOUTHERN

