



Accelerating success.

Dually-served Four (4) Dock Port Facility on Lake Erie

**Development Opportunities
Ranging from 1 to 55 AC**

**1149 E 5th Street
Ashtabula, OH**

Seize the once in a generation opportunity to become part of a 300 AC freshwater port ecosystem with stevedoring and other handling services

- Handling services available, including but not limited to:
 - Loading & unloading vessels, truck & railcar
 - Handling break bulk & general cargo
 - Roll-On/Roll-Off moves
 - Material screening, blending and repackaging
 - Interior and exterior storage solutions
- Zero ground loss (paved) Industrial Outside Storage (IOS) available.
- Dually served by both Norfolk Southern and CSX.
- Accommodates any vessel traffic capable of navigating the St. Lawrence Seaway.
- On-site Operations boast NO LOST TIME for 22 ½ years.

Conor Toomey, SIOR
Senior Vice President
+1 539 9649
conor.toomey@colliers.com

Tim Breckner, SIOR
Senior Vice President
+1 216 314 0687
tim.breckner@colliers.com

Colliers International
200 Public Square, Suite 1050
Cleveland, OH 44114
+1 216 239 5060

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Property Overview At-a-Glance



- Site Size: 300 AC



- Rail Service: NS & CSX



- Dock Equipment: Two (2) 125 MT mobile harbor cranes; Two (2) 170' conveyance shiploaders



- Docks: Three (3) fully dredged (28') slips accommodating six (6) docks with 15,000' of berth space



- Rail Equipment: Three (3) unit train loading tracks alongside rail storage for 500+ 60' rail cars



- 49,000' of Total Rail Trackage Available

- Bottom-dump capable



- Site Power: 11,200 kva

Seize new opportunities for efficiently sourcing, storing, and delivering raw materials at one of Northeast Ohio's most robust multi-modal hubs.

This rare freshwater port site spans more than 300 acres and is purpose-built for high-volume industrial users requiring seamless vessel, rail, and truck connectivity.

Strategically positioned with rail and truck access to 41% of the nation's population, the facility accommodates virtually any vessel traffic capable of navigating the St. Lawrence Seaway, making it an ideal gateway for both domestic and international trade. The site combines extensive dock infrastructure, handling capabilities, and zero ground loss paved Industrial Outside Storage (IOS) to support bulk commodities, dry materials, break bulk, and project cargo.

Operations are supported by a full suite of on-site stevedoring and material handling services, allowing tenants to streamline logistics, reduce transfer times, and operate with maximum efficiency. The port's long-standing operational track record—22½ years with no lost time incidents—underscores a commitment to safety, reliability, and performance.

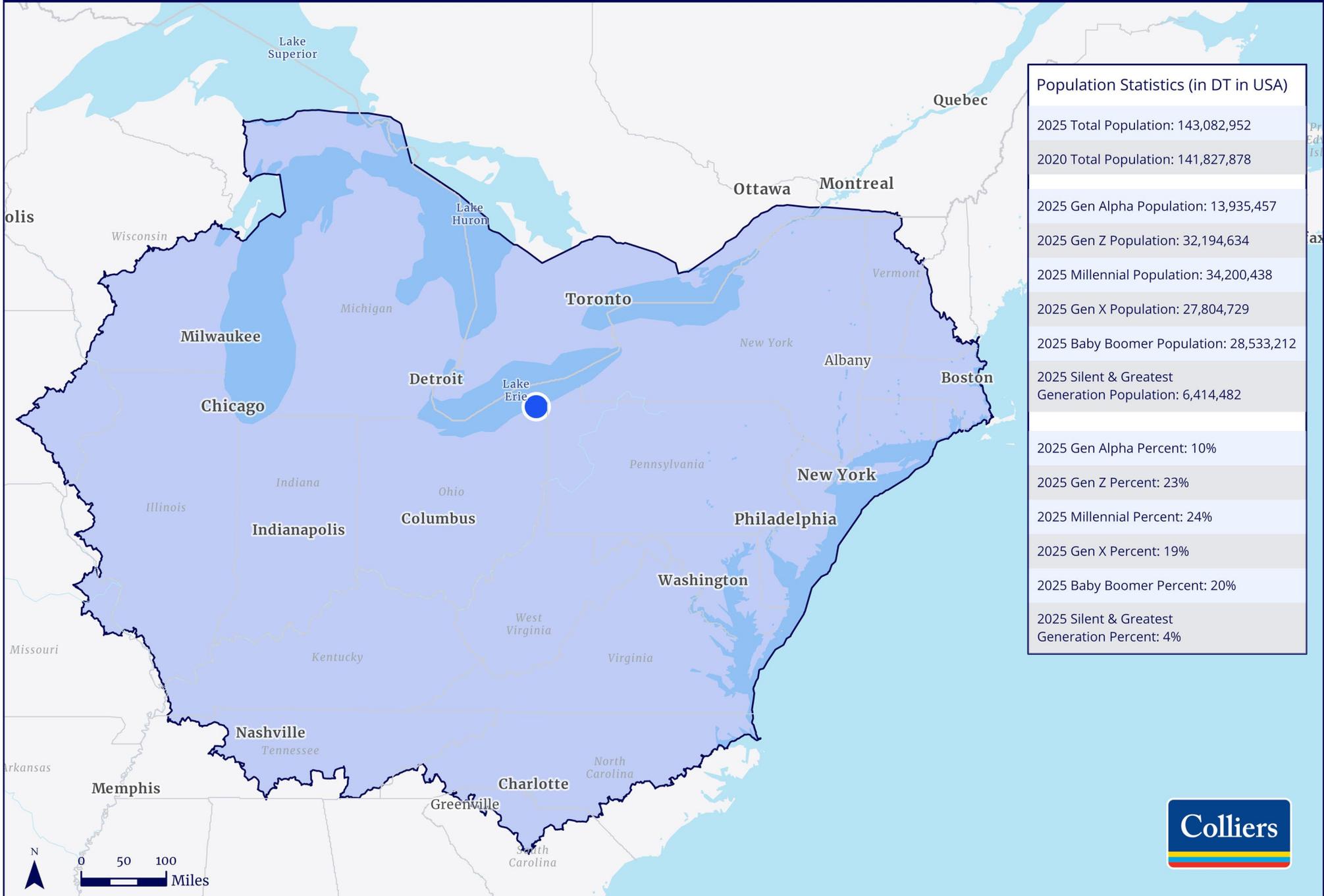
With direct service from both Norfolk Southern and CSX, extensive rail infrastructure, and significant developable acreage remaining, this site offers a flexible platform for users seeking to scale operations, consolidate logistics, or establish a strategic Great Lakes presence.



Property Images



1149 E 5th St, Ashtabula OH - 10 Hour Drive Time





Dock 1

Dock 2

Dock 3

Dock 4

30,000 SF
Expansion
Opportunity

Ashtabula River

Route 531

Route 11

W 4th St
W 5th St
W 6th St

Rt 60 St

E 5th St

E 7th St

Harmon Rd

Cedar

Park Dr

E 7th St

E 8th St

E 9th St

Marshall Ave

Marshall Ave

E 8th St



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