



Beck Industrial Commerce Center

Energy Drive
Louisville, Ohio 44641

SALE PRICE	See pg. 3
ACRES	230+
ZONING	I-2 Industrial
RAIL	Class 3 rail access
UTILITIES	Available

- Over 230 acres of industrial ground with rail available. Will subdivide from 5 -150 Acres.
- Over 6,500 feet of Class III rail exposure. Straight stretches over 500 feet long.
- Within 2 miles of two switching yards.
- Onsite detention for entire park already completed.
- Local Tax incentives available.
- Additional shovel ready sites available.

Dan Spring, SIOR

(330) 497-6249 • dan@naispring.com

Kelly Sober

(330) 497 9837 • kelly@naispring.com

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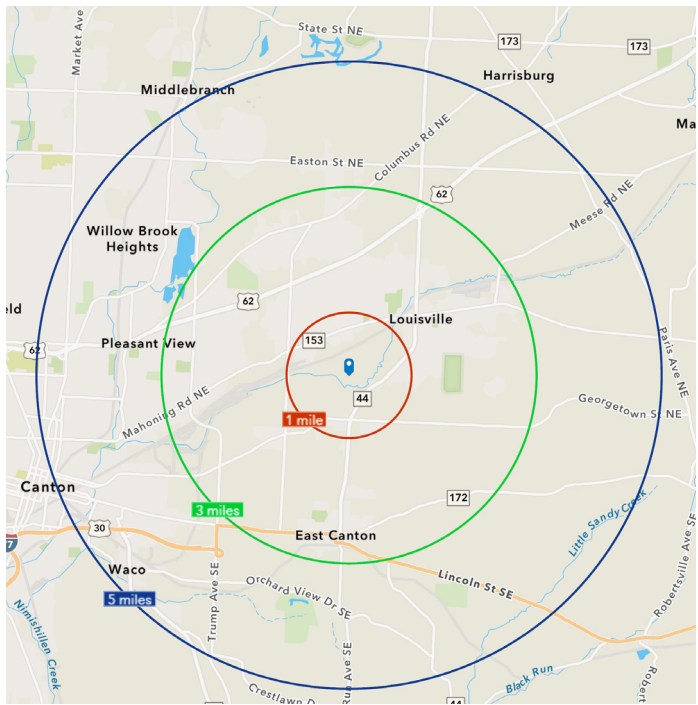
8234 Pittsburg Ave NW
North Canton, OH 44720
+1 330 966 8800

naispring.com

FOR SALE INDUSTRIAL LAND

UTILITY OVERVIEW

Electric	AEP
13 kV, > 6MW Capacity	
Natural Gas	Dominion East Ohio
4", 50-70 psi	
Water	Louisville City
12", 65+ psi, 200,000/GPD	
Sanitary Sewer	Louisville City
12" plastic, 2 million/GDP	
Telecom	AT&T
Phone, Long distance, DSL, Fiber Optic	



MAJOR HIGHWAYS

- SR44 direct access
- US 62 2 miles
- US 30 2 miles
- I-77 7 miles



MAJOR CITIES WITHIN 250 MILES

- Akron, OH28 miles
- Cleveland, OH55 miles
- Wheeling, WV85 miles
- Pittsburgh, PA95 miles
- Columbus, OH130 miles
- Toledo, OH160 miles
- Dayton, OH200 miles
- Charleston, WV200 miles
- Fort Wayne, IN220 miles
- Detroit, MI220 miles
- Cincinnati, OH230 miles
- Buffalo, NY240 miles

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Norfolk Southern

10005235

10005231

10005232
150.36 Acres
\$50,000/Acre

10005233
80.67 Acres
\$50,000/Acre

SALE PRICE

\$50,000 per acre for parcels: 10005232 - 150.36 Acres and 10005233 - 80.67 Acres.

- Will consider subdividing into smaller parcels

Rail

- Over 6,500 feet of Class III rail exposure
- Straight stretches over 500 feet long
- Within 2 miles of two switching yards.

Additional Lots

- 2 additional lots available that are shovel ready and have been improved with slag and gravel.
- Parcel 10005235 - 7.85 Acres \$125,000/Acre
- Parcel 10005231 - 18.34 Acres \$125,000/Acre