

CURRIE-HALL INVESTMENT CO. BROKERS

77 Milford Road, Suite 274, Hudson, Ohio 44236

PRESENTS FOR SALE OR LEASE A Manufacturing/Warehousing Facility

4941 North Ridge West, Saybrook Township, Ashtabula County, Ohio 44004



- **84,000 SF WAREHOUSE FACILITY ON 10.25 ACRES**
- **IDEAL FOR WAREHOUSING & DISTRIBUTION TO NE OHIO AND NW PENNSYLVANIA**

PROPERTY DETAILS:

Location: 4941 North Ridge West, Saybrook Township, Ohio 44004

Permanent Parcel Number: 480150005102

Zoning: C1 Commercial which permits storage and warehousing

Taxing District: Saybrook Twp-Ashtabula A CSD Tax rate \$85.21
Effective rate \$73.038571

Real Estate Taxes: \$15,017/Year

Age: Built in 1974 as a K-Mart discount department Store which moved to the Ashtabula Mall in 1994

Parking: 82,000 SF of paved area owned

Exterior Building Walls: Pre-cast fluted concrete panels. Steel columns

Roof: Cambered built-up on insulation over metal decking. Steel beams

Ceiling Height: 14'6" in main area and former car repair area, 21'10" in rear section with mezzanine

Eaves: Galvanized metal

Lighting: Fluorescent/Incandescent

HVAC: Forced air gas. 14 Reznor, overhead heaters in garage and other areas. 14 electric baseboard heaters in layaway, woman's lounge, etc. Electric duct heater in office area. 3 electric unit heaters in dressing room, vestibule, etc. Roof-mounted central air conditioning.

Docks: Two reverse grade loading docks with levelers

Drive-Ins: Three drive in doors in main building; main 9'x16.5", secondary doors; 13'x17' and 9'x10' and six 10'x10' drive in doors in former auto repairs bay

Utilities: Public water, sewers, electric, gas, and telephone

Floor Thickness: 5-6"?

Underground

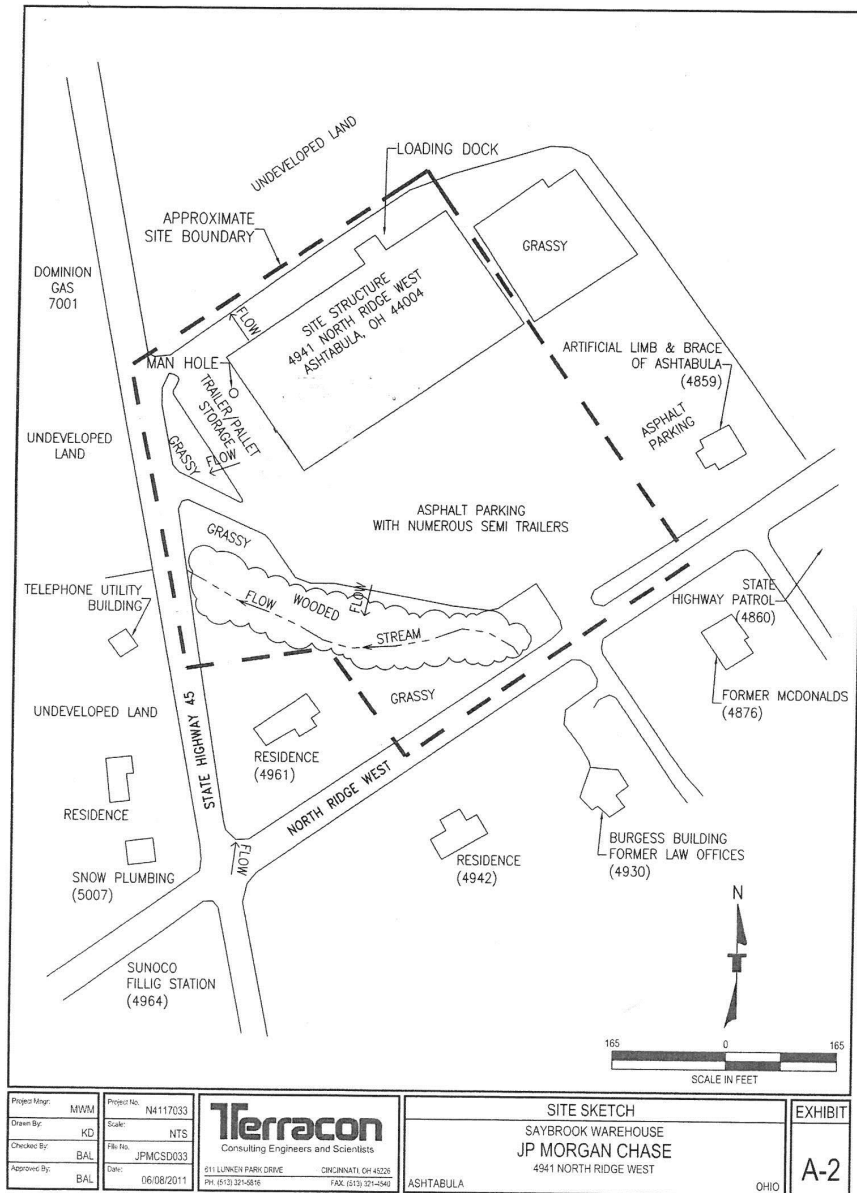
Waste oil tank: Owner is currently removing and will provide proof of documentation.

Sprinkler System: yes

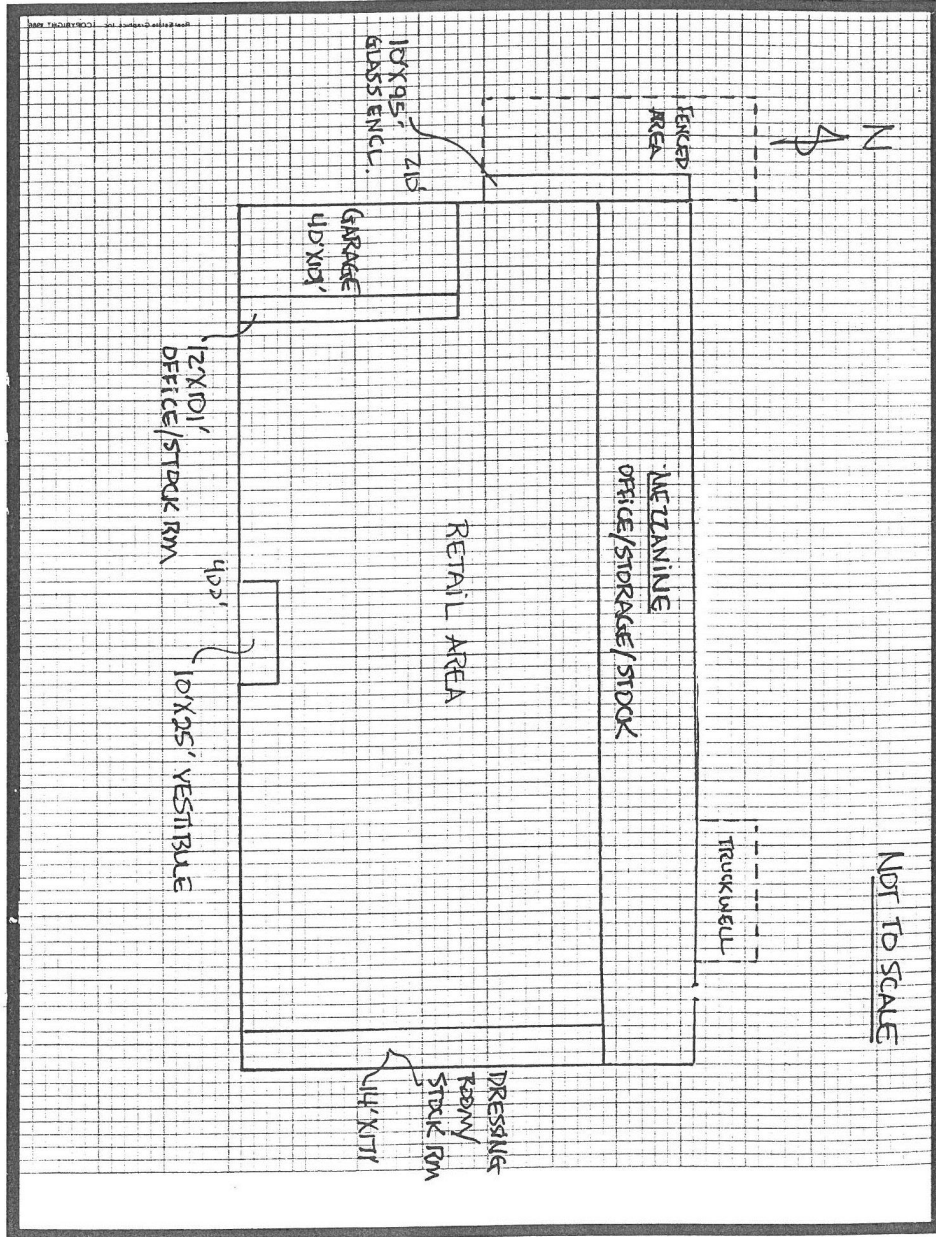
Land area: 10.25 acres

Power: Ohio Edison

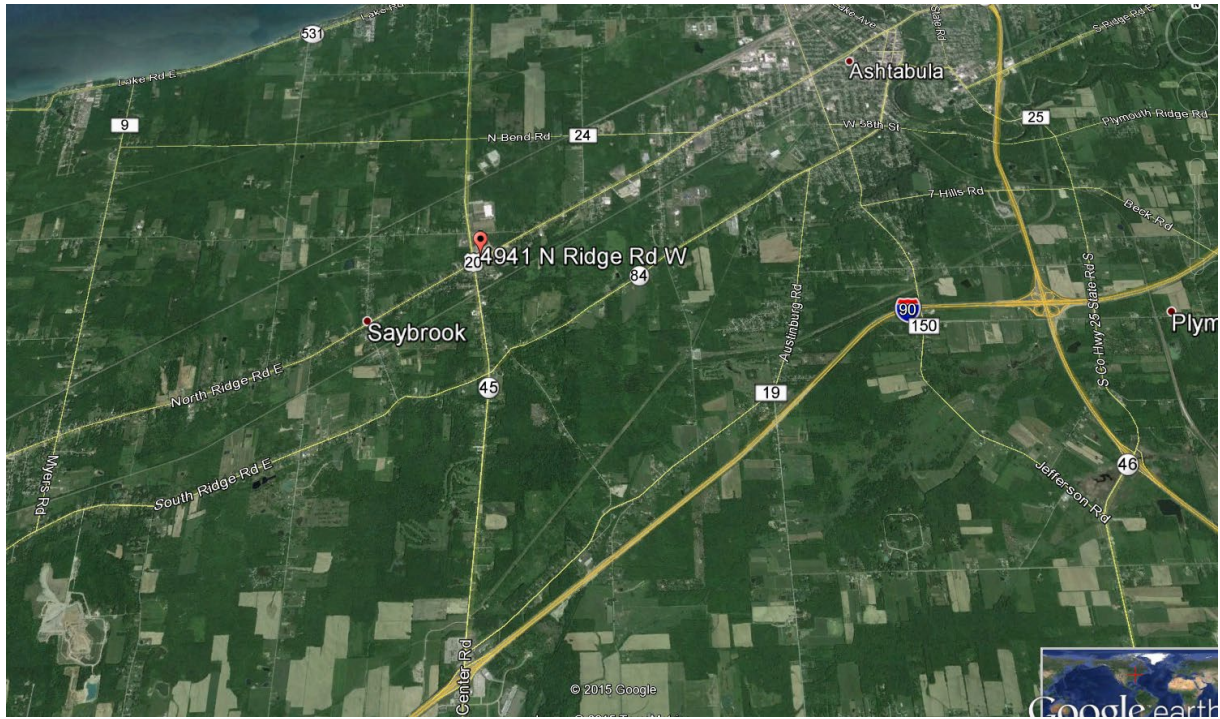
SITE PLAN



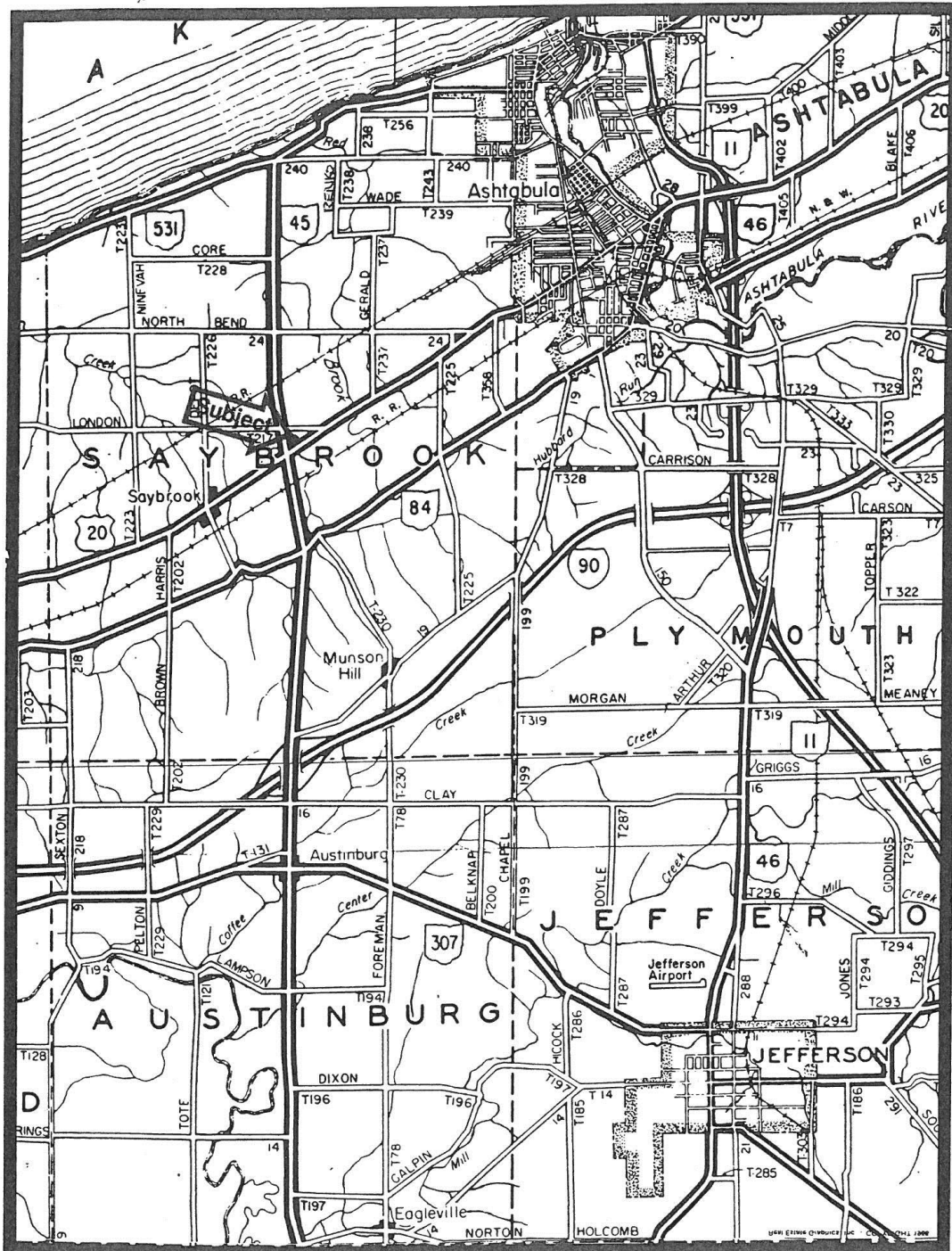
FLOOR PLAN



HIGHWAY MAP



REGIONAL MAP



Ashtabula County Area Information

County Highlights

The Growth Partnership for Ashtabula County is the one-stop centrally managed economic development organization for Ashtabula County, Ohio. The Growth Partnership boasts a track record of successfully aiding both new and existing companies to thrive in Ashtabula County for over 20 years as a non-profit supported by the contributions of and collaboration with our trustees in the private and public sectors.

Ashtabula County is truly a community that is "moving forward" as was documented at our annual Best of the County Awards dinner. This simple phrase encompasses much of what is occurring in Ashtabula County and reinforces the bright future the county has:

- * Ashtabula County has long-time companies that are moving forward with new products, expansions and new employees.
- * Ashtabula County has several long-term initiatives and projects that promise to move the county forward in the form of relationships with [LEEDCo.](#), the [Erie Inland Port Project](#), and [Aloterra's](#) efforts to create a biomass energy hub using Miscanthus grass...just to name a few.
- * [SPIRE Institute](#) continues to move forward with rapid expansion of their facilities with their newly completed aquatic center.
- * [Kent State University Ashtabula](#) has moved forward with the first degree programs in the state geared toward the expanding wine industry.

Ashtabula County also offers a low cost of living, a rural/small town environment close to big city amenities in [Erie, PA](#) or [Cleveland](#), a highly skilled and affordable workforce, deep harbor ports, and is linked to the country by the interstate highway system.

The area is the cradle of the reinforced fiberglass composite industry in the U.S. and produces more polymers and plastics per capita than anywhere in the country. There is also a significant cluster of companies in the chemicals industry that utilize the availability of affordable raw water from Lake Erie. Although most businesses are U.S. based, Ashtabula County has a large international presence

of Norwegian, Japanese, German, British, Canadian, and most recently Taiwanese manufacturing plants.

Ashtabula County has plenty to offer away from business and manufacturing as well. The breathtaking coastline in Ashtabula County is home to four pristine beaches. Along with our sandy beaches, we offer a number of marinas with boat launches and charter captains ready to take you and your group out for a walleye, perch or bass excursion. The refreshing lake breezes dull the feel of the July sun beating down through imperial white clouds. Donning your favorite flip-flops and your new sunglasses, you can enjoy an award-winning bottle of Ashtabula County wine or an alfresco meal on one of our outdoor patios.

Lake Erie not only provides numerous water sports and pristine beaches, it is the reason Ohio consistently ranks in the top 10 US states for wine production. A unique microclimate that is a mere six miles wide and 22 miles long grow over sixty-five percent of the states overall grape production. Perched atop the remnants of glacial beaches and covered with vines planted over generations, the Lake Erie and Grand River Valley growing regions are second to none.

Ashtabula County is also home to eighteen covered bridges, and is affectionately known as the “covered bridge capital of Ohio.” Boasting the longest covered bridge in the United States and the shortest, this is a must stop for a fall getaway. Make sure to mark your calendars for the second weekend in October when the Ashtabula County Covered Bridge Festival will host their annual event. This is one year you do not want to miss. These are just a few of the highlights the county has to offer visitors and residents alike.

Additional information on:

[Ashtabula County](#)

<http://development.ohio.gov> › files › research

<http://www.ashtabulagrowth.com/strategic-location>

DEMOGRAPHICS

- In 2021, Ashtabula, Ohio had a population of 18.1K people with a median age of 40.5 and a medium household income of \$36,012.
- Between 2020 and 2021 the population grew from 18,037 to 18,091, a 0.133% increase and its median household income grew from \$33,918 to \$36,012, a 6.17% increase.
- The largest ethnic groups are White (Non-Hispanic) (73.6%)
- Black or African American (Non-Hispanic) (8.3%)
- White (Hispanic)(8.15%)
- Two+ (Hispanic) (2.42%)
- The largest universities in Ashtabula, OH are Kent State University (236 degrees awarded in 2021)
- In 2021, the medium property value was \$76,000, and the township rate was 51.3%.

- The economy of Ashtabula, OH employs 7.11k people.
- The largest industries in Ashtabula, OH are:
 - Manufacturing (1,526 people)
 - Retail Trade (1,227 people)
 - Health Care & Social Assistance (1,166 people)

- The highest paying industries are:
 - Public Administration (\$63,194)
 - Wholesale Trade (\$62,750)
 - Utilities (\$55,795).

1. Employment Percent by Industry

The table below shows how jobs are distributed throughout the county by industry. The higher the percentage, the more workers there are in the industry. Multiple years are shown to demonstrate how employment in the industries may have shifted over time. However, percent change across years does not necessarily indicate growth or decline in employment by industry.

1a. Employment Percent by Industry

Industry Name	Percent Annual Employment in Industry		
	2004	2010	2017
Manufacturing	28.3%	24.6%	26.2%
Health Care and Social Assistance	17.4%	20.9%	20.1%
Retail Trade	11.2%	10.9%	9.5%
Accommodation and Food Services	7.7%	8.2%	9.0%
Educational Services	10.2%	10.2%	8.8%
Construction	3.6%	3.1%	3.7%
Public Administration	3.7%	4.1%	3.7%
Other Services (except Public Administration)	3.4%	3.3%	3.4%
Administrative and Support and Waste Management	3.3%	3.0%	3.3%
Wholesale Trade	2.1%	2.1%	2.9%
Transportation and Warehousing	1.2%	1.9%	2.1%
Professional, Scientific, and Technical Services	1.3%	1.6%	2.0%
Finance and Insurance	2.0%	1.8%	1.7%
Information	1.7%	1.5%	1.2%
Utilities	0.8%	1.0%	0.6%
Arts, Entertainment, and Recreation	0.6%	0.5%	0.6%
Real Estate and Rental and Leasing	0.6%	0.5%	0.5%
Agriculture, Forestry, Fishing and Hunting	0.2%	0.2%	0.4%
Management of Companies and Enterprises	0.6%	0.3%	0.2%
Mining, Quarrying, and Oil and Gas Extraction	0.2%	0.2%	0.1%

Source: U.S. Census Bureau, Quarterly Workforce Indicators, excludes federal government.

*Data non-disclosable as it does not meet U.S. Census Bureau publication standards. Columns may not sum to 100 percent due to both U.S. Census Bureau methodology and the effects of rounding. The difference between summed percentages (<100%) and 100 is not the employment share of the non-disclosed industry.

2. Employment, Wage and Firm Size Trends

The next series of tables and graphs provide more information on the top 3 industry shares of county employment for the most recent year identified in the previous chart. Detailed information includes annual employment and wage trends for the three sectors. Employment and wage trends show fluctuations and indicate growth or decline over the years.

Sale Price: **\$1,500,000/SF (\$17.85/SF)**

Building Rental Rate: **\$3.00/SF/NNN**
Net Charge \$.47/SF/YR

Parking Lot Rental Rate 75 Trailers @ \$100/month = \$90,000/YR

CONTACT INFORMATION:

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