

FOR SALE
30.04 AC INDUSTRIAL LAND
WITH RAIL POTENTIAL

CBRE



E Center Street

3365 E CENTER STREET
CONNEAUT, OHIO, 44030

HIGHLIGHTS



\$750,000
SALE PRICE



28-015-00-010-00
PPN



+/- 30.04
ACRES

- Rail potential (CSX along southern property line)
- Rectangular parcel with flat topography
- 700' frontage on E Center Street
- Located directly off US-20 in close proximity to I-90
- 15 min to Port of Conneaut (dry bulk cargo)
- M-1 Industrial Zoning | [Zoning Ordinance](#)
- Strong labor force, with manufacturing being single-largest employment sector in the county (23%)
- Utilities at street
 1. Gas: Dominion East
 2. Electric: First Energy
 3. Water & Sewer: City of Conneaut



AREA HIGHLIGHTS



Graphite One:

\$1.4B Investment: Graphite One planned Active Anode Materials facility, citing Lake Erie shipping access, rail connectivity, and existing power infrastructure as main location drivers. Now in detailed engineering, the project targets 25,000 tonnes/year of graphite production by 2028 and up to 160 permanent jobs.



Waterfront Investment:

the Conneaut Port Authority completed its Coastal Resilience Plan in early 2026 and secured \$1M+ in federal funding to advance shoreline restoration and marina redevelopment along the city's waterfront.



Energy Infrastructure Advantage:

Local officials are positioning Conneaut for natural gas power generation and data center development, pointing to the Risberg Pipeline and existing First Energy transmission lines south of I-90 as a rare combination of gas supply and grid redundancy.



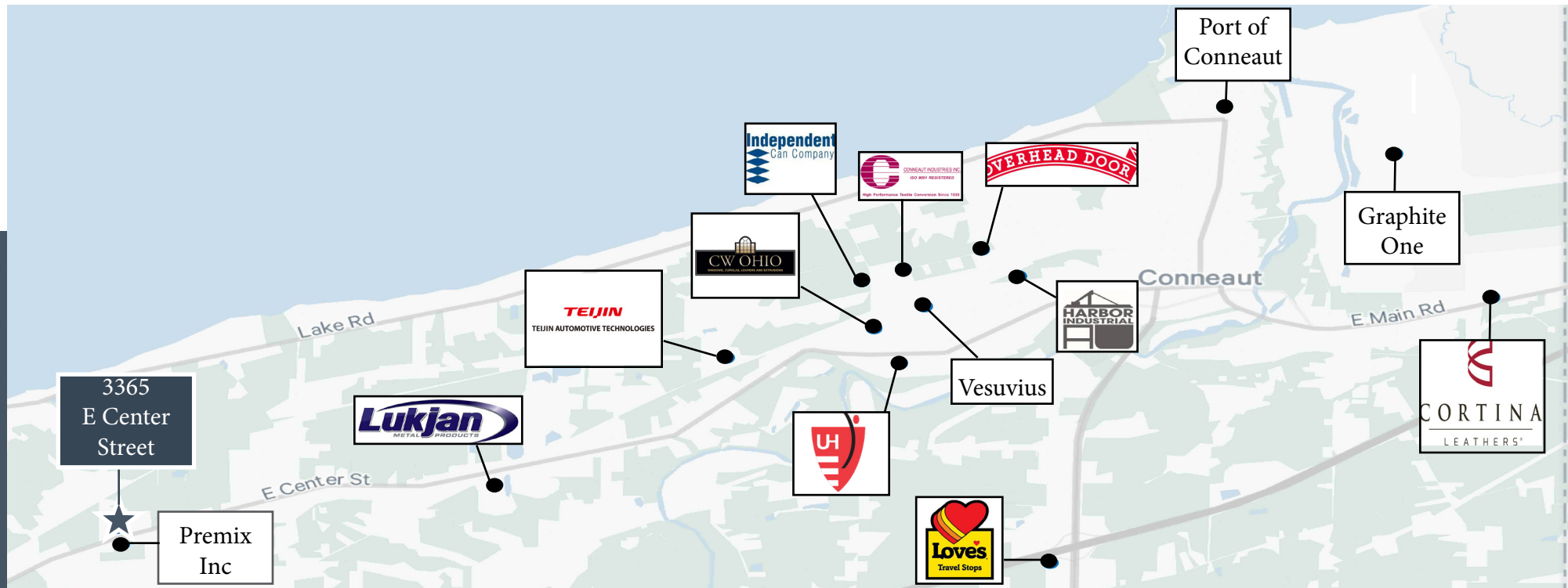
Growth Partnership for Ashtabula County:

The county's JobsOhio partner, handling site selection, incentive negotiation, and workforce connections for businesses locating here.

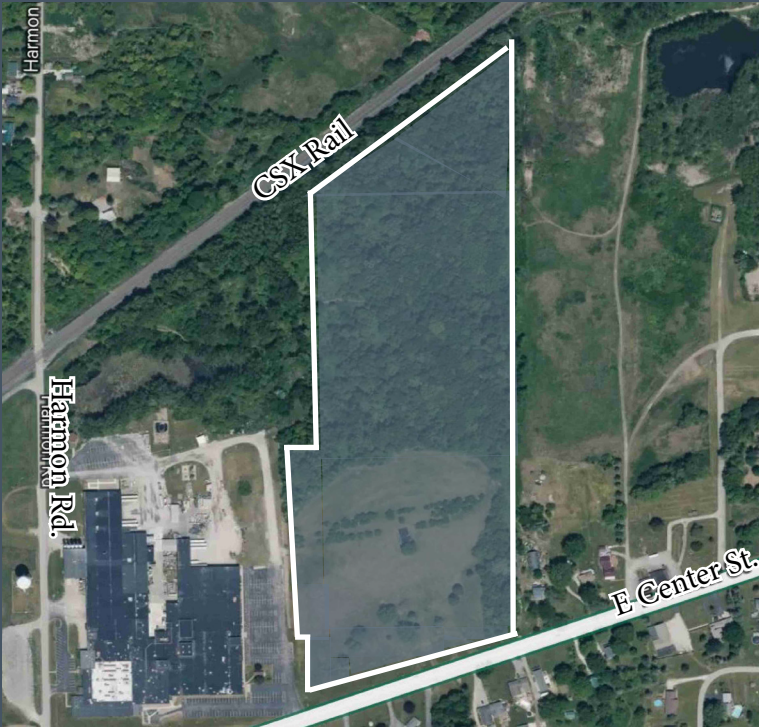


Ashtabula Port Authority:

The county's economic development entity can offer bond financing and sales tax exemption on construction materials for qualifying projects.



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