

# 51.37 AC Industrial Development Opportunity

For Sale | Alliance Commerce Park, W. Main Street, Alliance, Ohio 44601







## PROPERTY HIGHLIGHTS

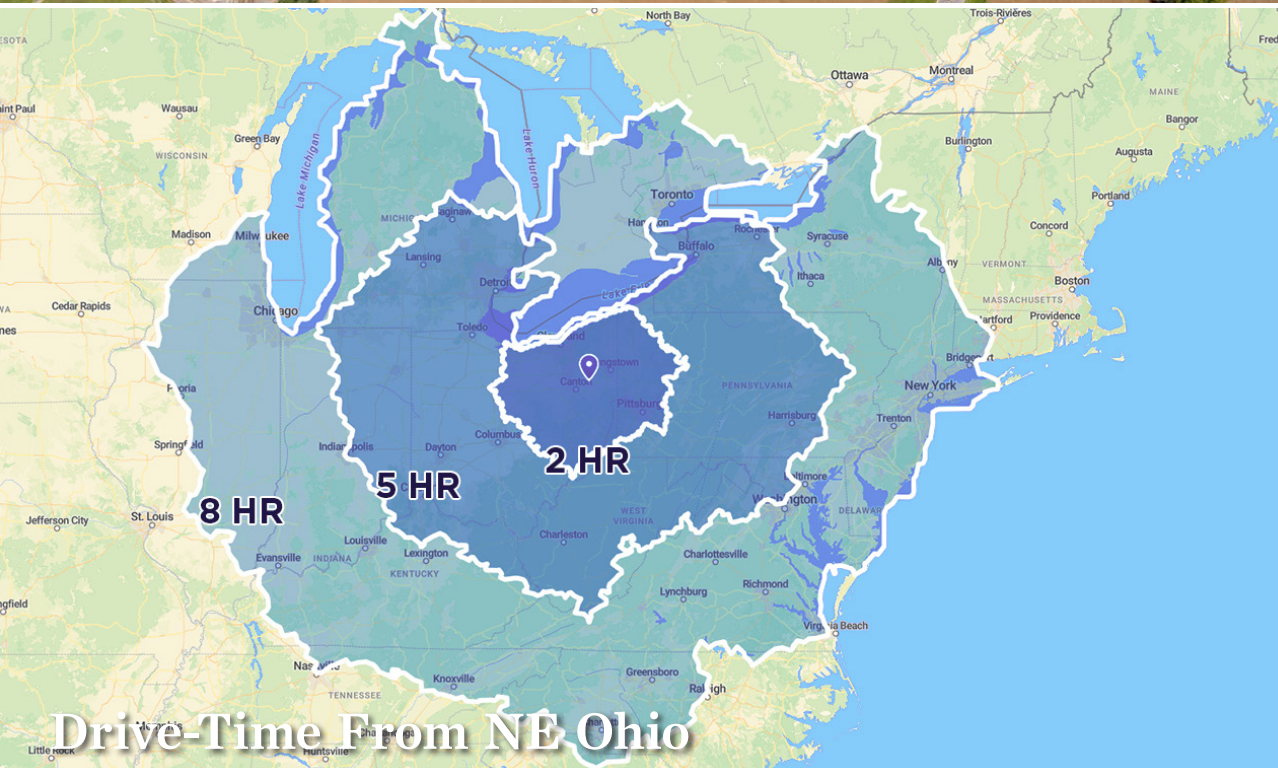
- Prime location for light assembly and manufacturing with rail service and all utilities at the site
- Join a successful business community with neighbors Coastal Pet Products, MAC Trailer, Trilogy Plastics, and more!
- Home to The University of Mount Union
- Centrally located between Akron, Canton, and Youngstown and within an 8-hour drive of 60% of the US population
- The site is flat and cleared of trees which minimizes your development timeline and site preparation costs
- PPNs: 10-014596 & 77-01271
- Divisible to 20 Acres

## INCENTIVES

- Community Reinvestment Area (CRA): Up to 100% tax abatement for 15 years
- Tax Increment Financing (TIF): Up to 100% for 30 years
- Urban Development Action Grant (UDAG): Low interest loan from a City owned Revolving Loan Fund with interest rates at 2%
- PACE Financing: Used to finance energy efficiency improvements

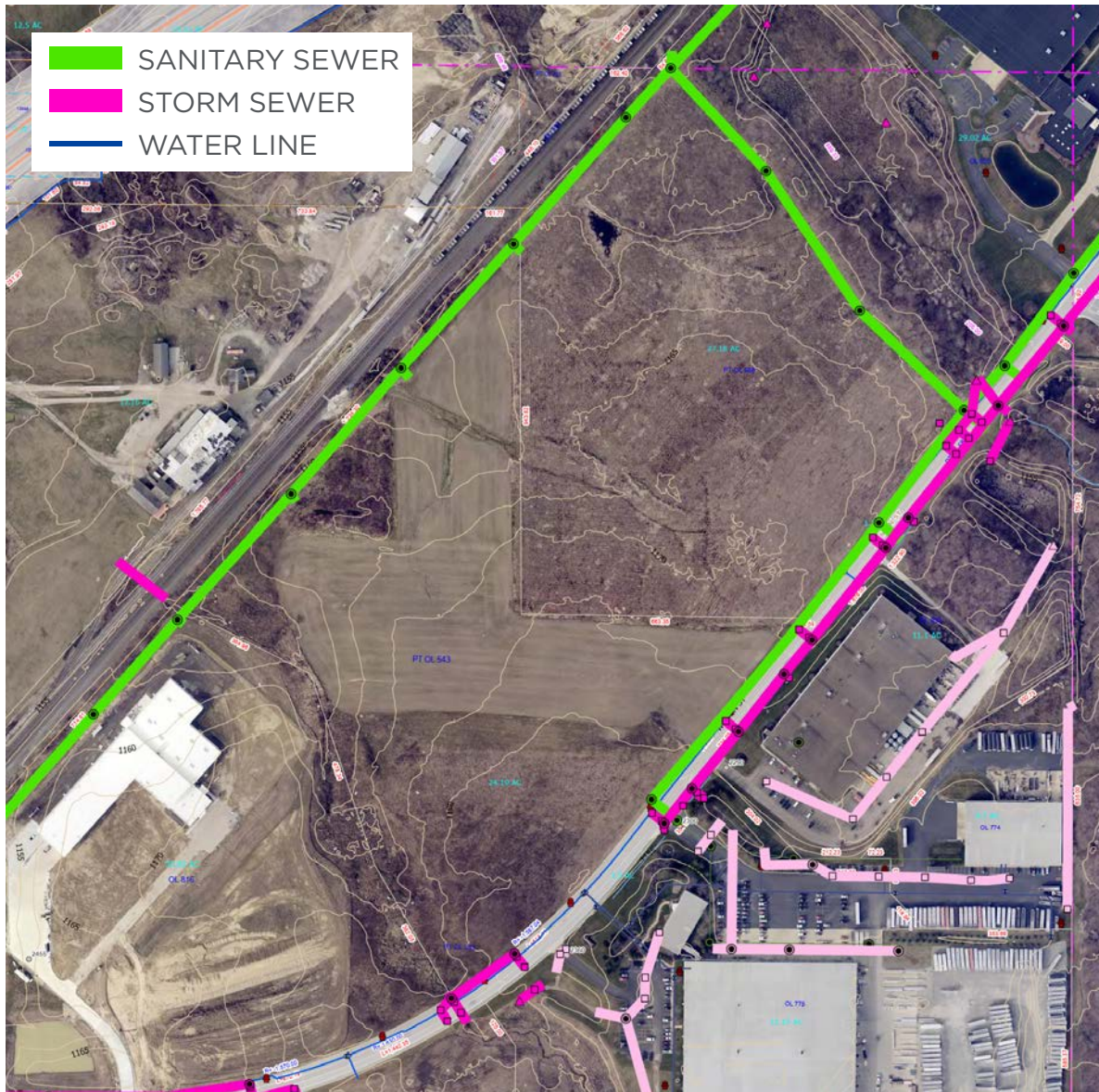
## SALE PRICE

\$3,595,900 (\$70,000/Acre)





# Utilities



## ELECTRIC

- Provided by First Energy

## WATER

- Provided by the City of Alliance
- 12' main with 90 psi along W Main Street
- Excess Capacity: 1.152 Million Gallons Per Day

## SEWER

- Provided by the City of Alliance
- 10" main along W Main street
- 12" main along the rail tracks
- Excess Capacity: 10" Line - 1.65 Million Gallons Per Day | 12" Line - 2.263 Million Gallons Per Day

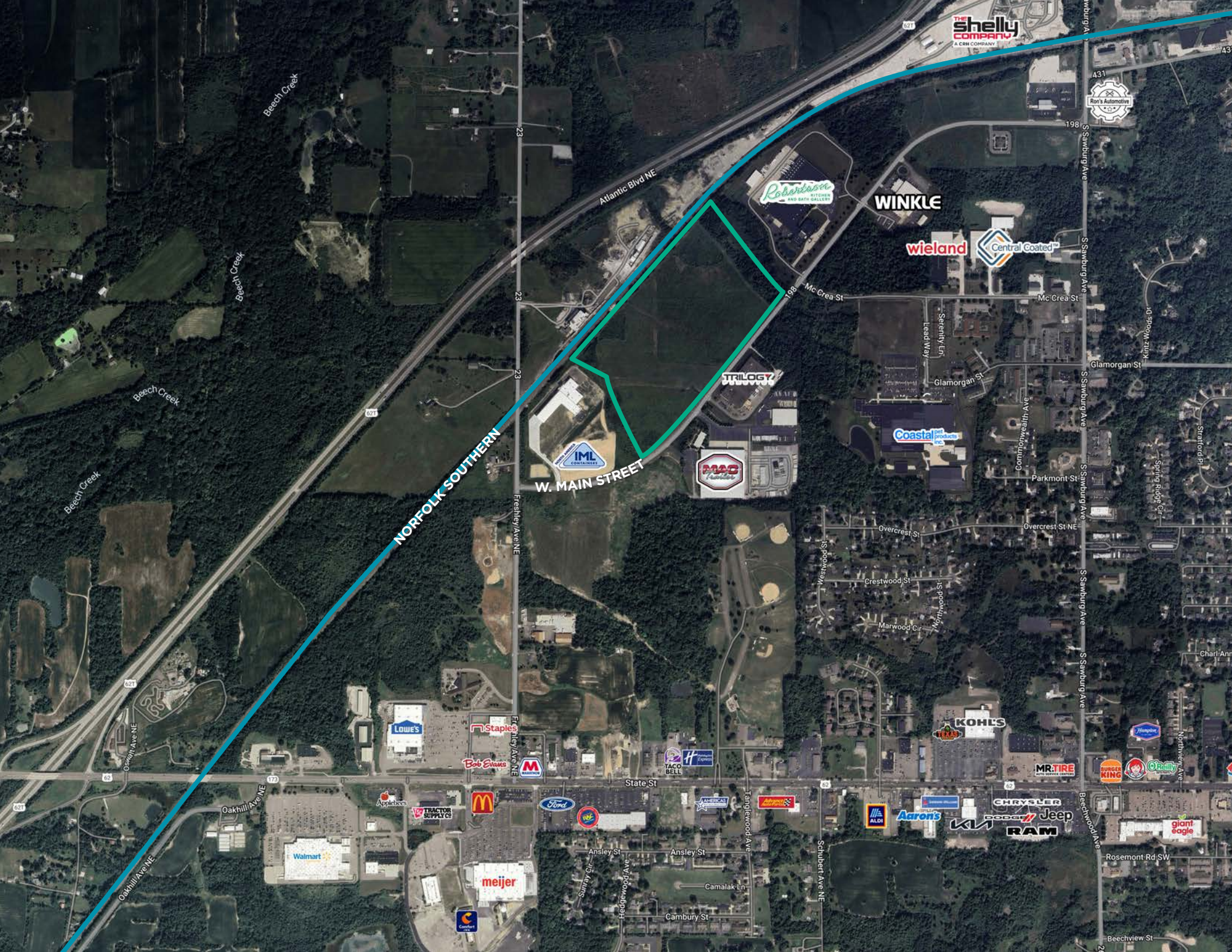
## GAS

- Currently Provided by Enbridge Gas Ohio
- 8" main with 60 psi along W Main Street
- Excess Capacity: 1 MCFH

## FIBER

- Provided by AT&T
- Located along W Main Street









## Alliance, Ohio

**ALLIANCE**OHIO

Alliance offers a prime location for industrial development with convenient access to major transportation networks. Situated along Interstate 76 and U.S. Route 62, the city is just a short drive from major metropolitan areas such as Akron, Canton, and Cleveland, providing excellent connectivity for distribution and logistics operations. Alliance is home to a skilled workforce, supported by nearby educational institutions like the University of Mount Union, ensuring a steady supply of talent for manufacturing and industrial businesses. With a rich industrial history and a favorable business climate, Alliance presents a strong foundation for companies seeking a strategic location for manufacturing, warehousing, or distribution centers. Additionally, the city's proximity to key rail lines enhances its appeal as a hub for regional and global commerce.



## Stark County



**STARK**  
COUNTY OHIO

Stark County, Ohio, is a dynamic destination for industrial growth, offering strategic advantages for businesses in need of a well-connected location. Positioned at the crossroads of major highways such as Interstate 77 and U.S. Routes 30 and 62, the county provides direct access to key regional markets, including Akron, Canton, and Cleveland. The area's strong industrial foundation is complemented by a highly skilled workforce, supported by local colleges and universities like Stark State College. Stark County's pro-business environment, combined with its competitive tax incentives, creates a welcoming climate for manufacturing, distribution, and logistics companies. Additionally, the county benefits from proximity to established rail networks and easy access to regional transportation hubs, making it a standout choice for businesses looking to optimize their operations in a central Ohio location.



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NORFOLK SOUTHERN



NEW DEVELOPMENT



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