

HIGHWAY VISIBLE INDUSTRIAL LAND/I-71

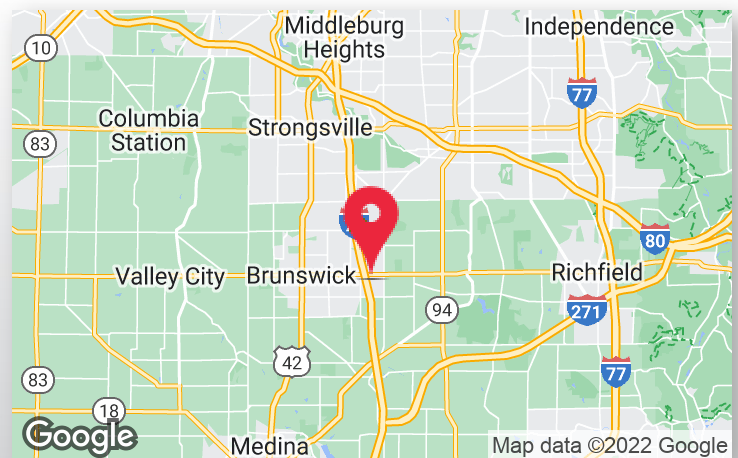


FOR SALE
INDUSTRIAL PARKWAY S
BRUNSWICK, OH 44212
SALE PRICE: \$425,000



PROPERTY HIGHLIGHTS

- Available: 5.51 AC
- Price Per Acre: \$77,132
- Buildable Land with Great Location
- The I-L Light Industrial District is established to accommodate light industrial uses in the fields of manufacturing, processing, wholesale activities, assembling, fabrication, distribution, technology, smart manufacturing, artificial intelligence, and research & development
- Industrial Parkway Frontage: 167' on Westway Drive
- Highway Visibility: 746.77' Frontage on I-71
- Utilities are Available at the Road
- Potential 15 Year Tax Abatement Opportunity
- Highway Access: Less than 1 mile to I-71/SR-303 Interchange
- Annual Taxes: \$7,282



LISTING AGENTS

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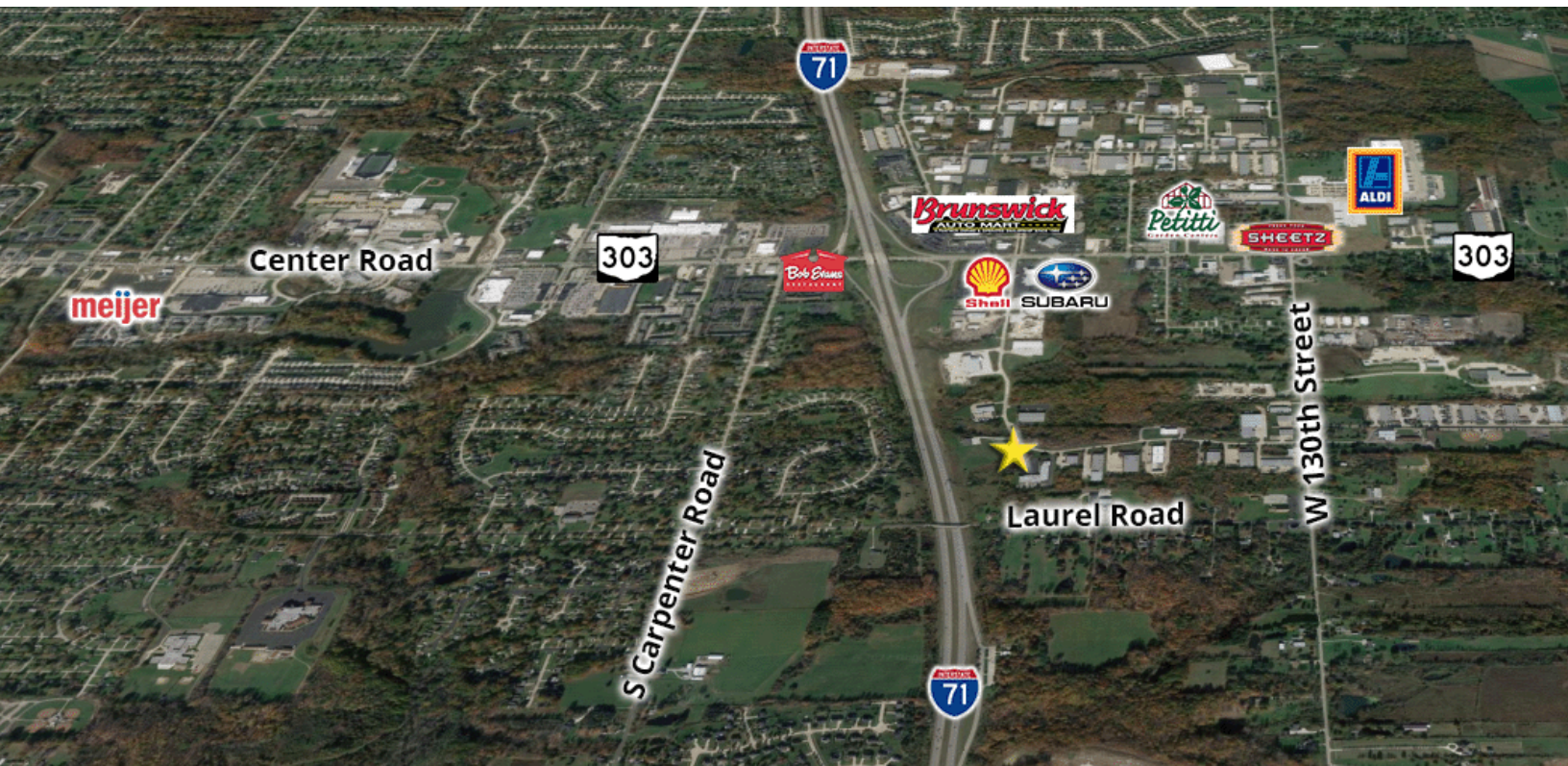
330.722.5002



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PROPERTY OVERVIEW

This 5.51 acres of vacant land has 167' of frontage on Westway Drive and 746' of frontage facing I-71. This is a rare industrial lot with great visibility with much potential for a local, regional or national company. All utility services are on the site; gas, electric, water and sewer.

LOCATION OVERVIEW

This parcel is less than 3 minutes (1 mile) to I-71 & Route 303 Interchange located in Brunswick's desirable industrial park. The neighboring businesses include RAM USA - Roof Asset Management USA, Optics Inc, Technical Tool & Gage, Corp.

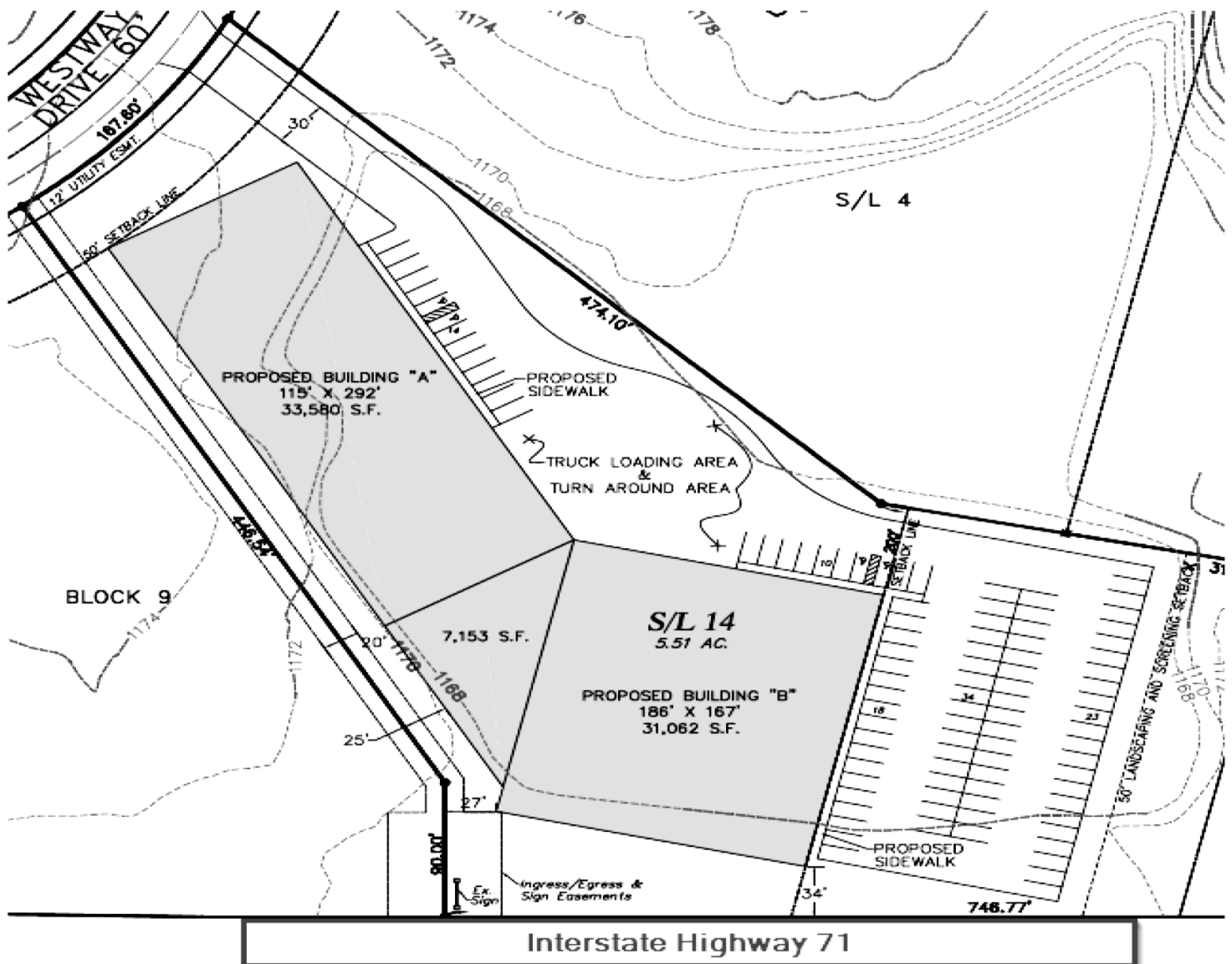
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,929	14,052	30,616
Total Population	4,709	35,288	76,943
Average HH Income	\$79,777	\$86,896	\$99,540

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Non Approved Conceptual Site Plan



Topo Map

