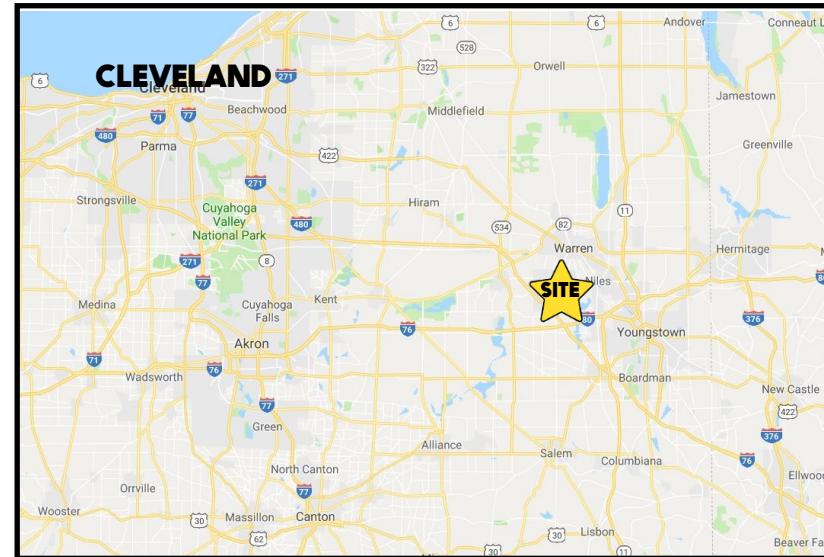


LOCATION

1871 Henn Parkway, Lordstown, OH 44481



HIGHLIGHTS

- Class A facility with high density sprinklers
- 6 docks with levelers + 1 drive-in door
- 5T bridge crane
- 8-12" thick floors + 24-30' ceilings
- Within 1,000 yards of Ultium Cells and FoxConn

TRAFFIC

Tod Ave = 6,770 VPD

CONTACT

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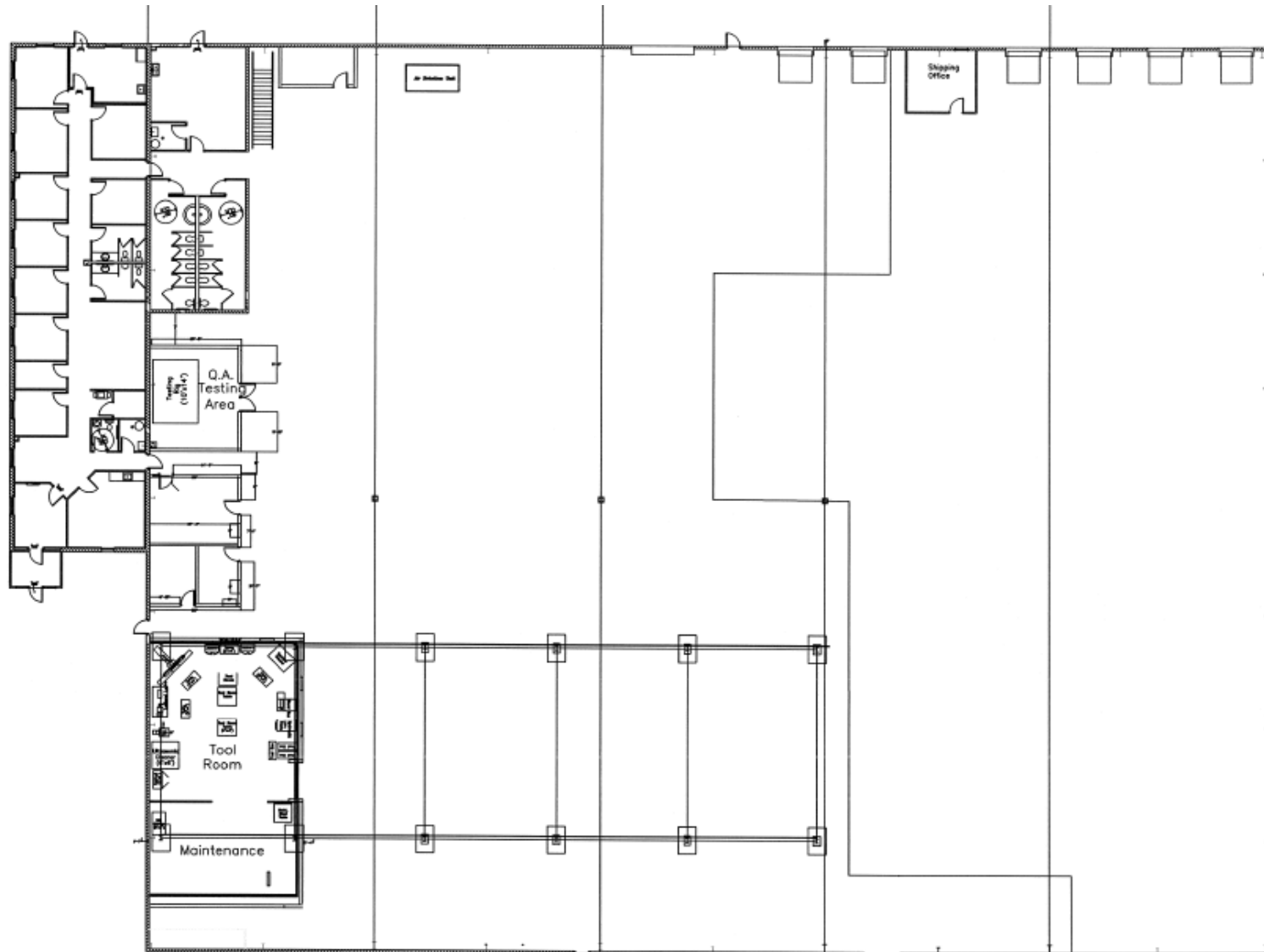
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LOCATION: Lordstown, Ohio. Immediately adjacent to Lordstown Energy Center, a 950Mw Combined Cycle Natural Gas Turbine (CCGT) power plant. It is within 200 yards of and adjacent to the Trumbull Energy Center, a 950Mw CCGT power plant to be operational in early 2026. A 345 KVa transmission line crosses near the rear of subject property, that will additionally be fed from TEC. Access to this 345Kva power line will be made available in this offering. There are additional circuits within eyesight for redundant power.

THE BUILDING: A 53,360 SF building built in 2007 for vinyl extrusion operation. It is fully sprinkled, and built to dissipate heat. Has a dock side that opens to a large concrete truck receiving area, building could easily be added to in this area. The site is 15ac. There is adequate open land to build at least another 50,000SF building if desired. Building currently has 480V 3ph 2000A service, full Village municipal water/sewers. The street is serviced by Lordstown Water for LEC and a second source of municipal water will be nearby to cool TEC. There is more than ample water to cool a data center.

THE OFFERING TODAY: The building is currently leased to a construction company building TEC, expecting to be completed in early 2026. Construction company will vacate when TEC is completed. The construction company is currently paying \$55,000/mo. lease plus property taxes and utilities. Lease income will transfer to buyer for duration.

TIMING IS EVERYTHING: Buyer can take control of the building during the tenancy of the construction company.

Buyer can: Receive rental income

Design and build substation needed to receive power from 345 KVA lines

Enter into a wholesale power purchase agreement with TEC or LEC for data center. Under Ohio (and PJM) Laws/Rules, power MUST be purchased through the grid, there will be no direct connection to either TEC or LEC

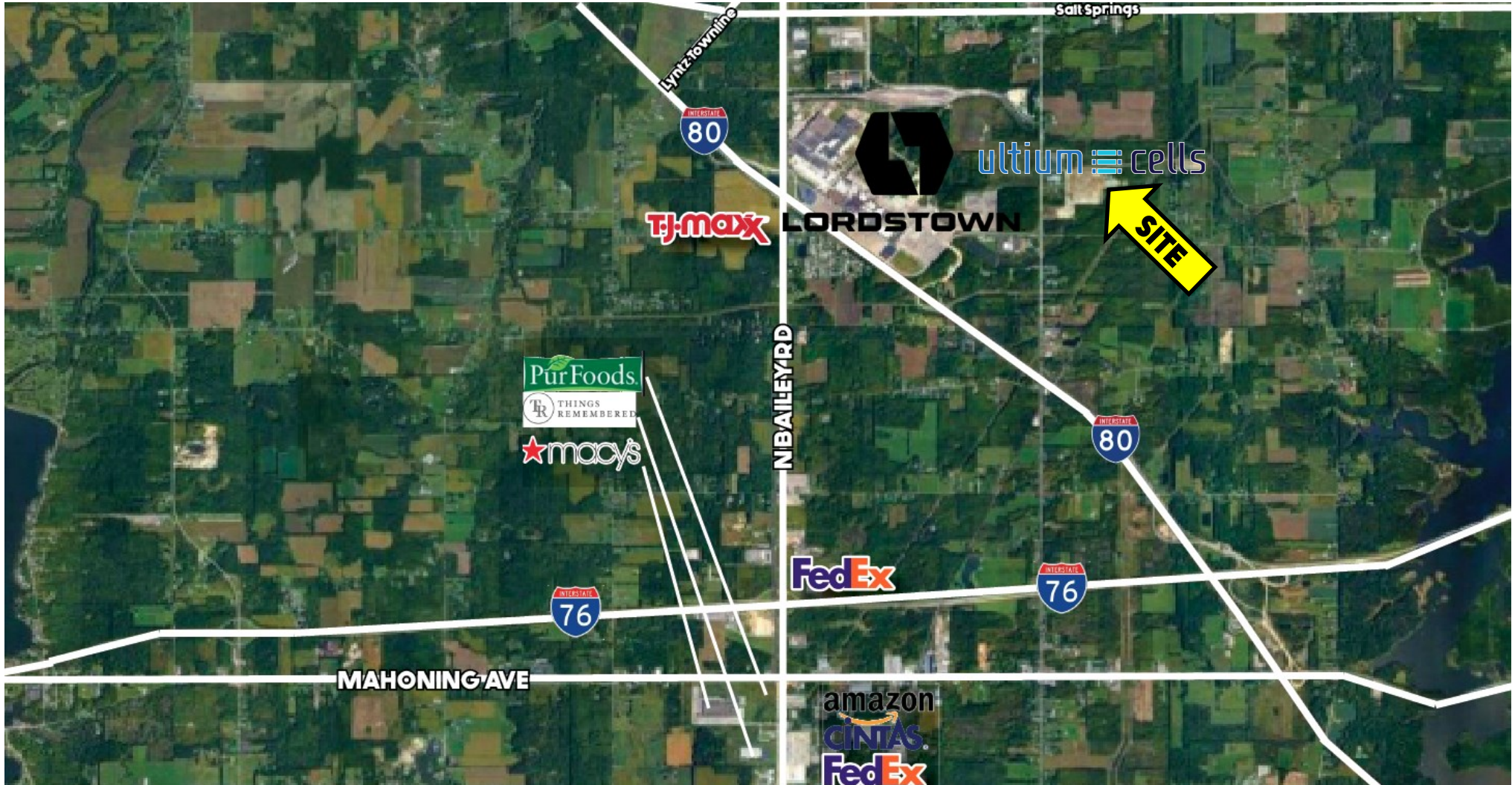
Possibly work with construction company to design/build any desired addition to building as their need for the building space wanes.

There is sufficient space next to building to build another 100,000+SF for additional data center.

All of the above functions will easily take 18+ months, therefore buyer has benefit of minimizing dead income during construction of infrastructure.

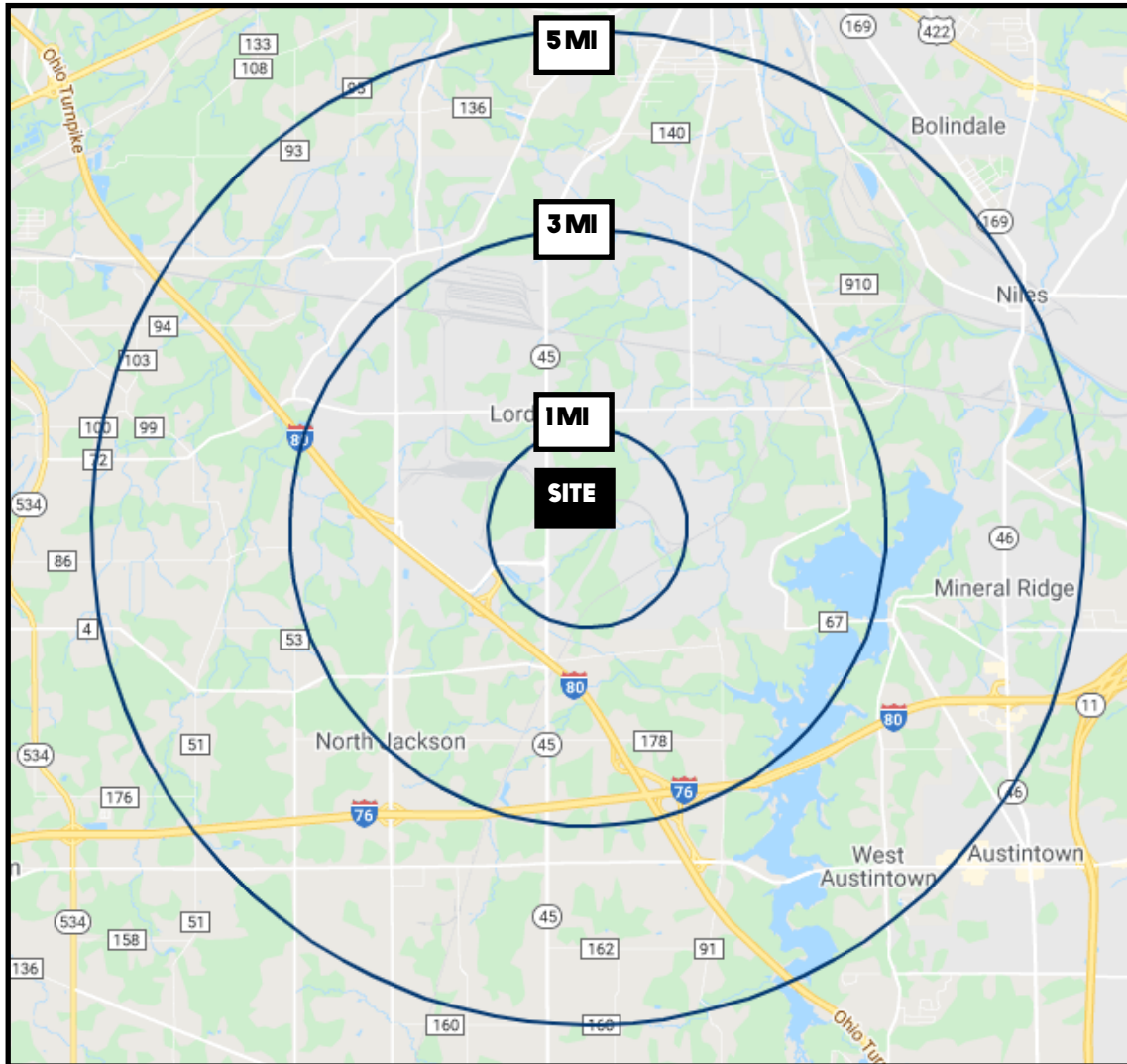
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	131	3,534	17,340
HOUSEHOLDS	53	1,429	6,886
MEDIAN AGE	49	44	45
AVERAGE HH INCOME	\$75,837	\$71,704	\$60,455

SITE INFORMATION	
LOCATION	Lordstown Village Trumbull County
PARCEL	45-904158
ZONING	Industrial
SIZE	53,360 SF on 15 acres
YEAR BUILT	2007
UTILITIES	480 V; 3 Phase; 2000 amp City Water 12" line 70+ PSI
REAL ESTATE TAXES	\$50,380/year
PRICE	\$7,500,000

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