

77.43 ACRES +/- (ADDITIONAL 26.40 ACRES +/- COMING SOON)

# 1047 BELMONT AVENUE

NILES, OH 44446

RENEWABLE ENERGY SITE



**CORE**  
REAL ESTATE

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# PROPERTY SUMMARY

Located at 1047 Belmont Avenue, Niles, Ohio, this power plant property spans 77.43 +/- acres with an additional 26.4 +/- acres available upon completion of remediation.

## Potential Uses:

- Solar
- Battery Storage
- Hydrogen Plant
- Data Center
- Crypto Mining

The property boasts robust infrastructure, an onsite power grid, railroad spur, and high capacity public utilities.

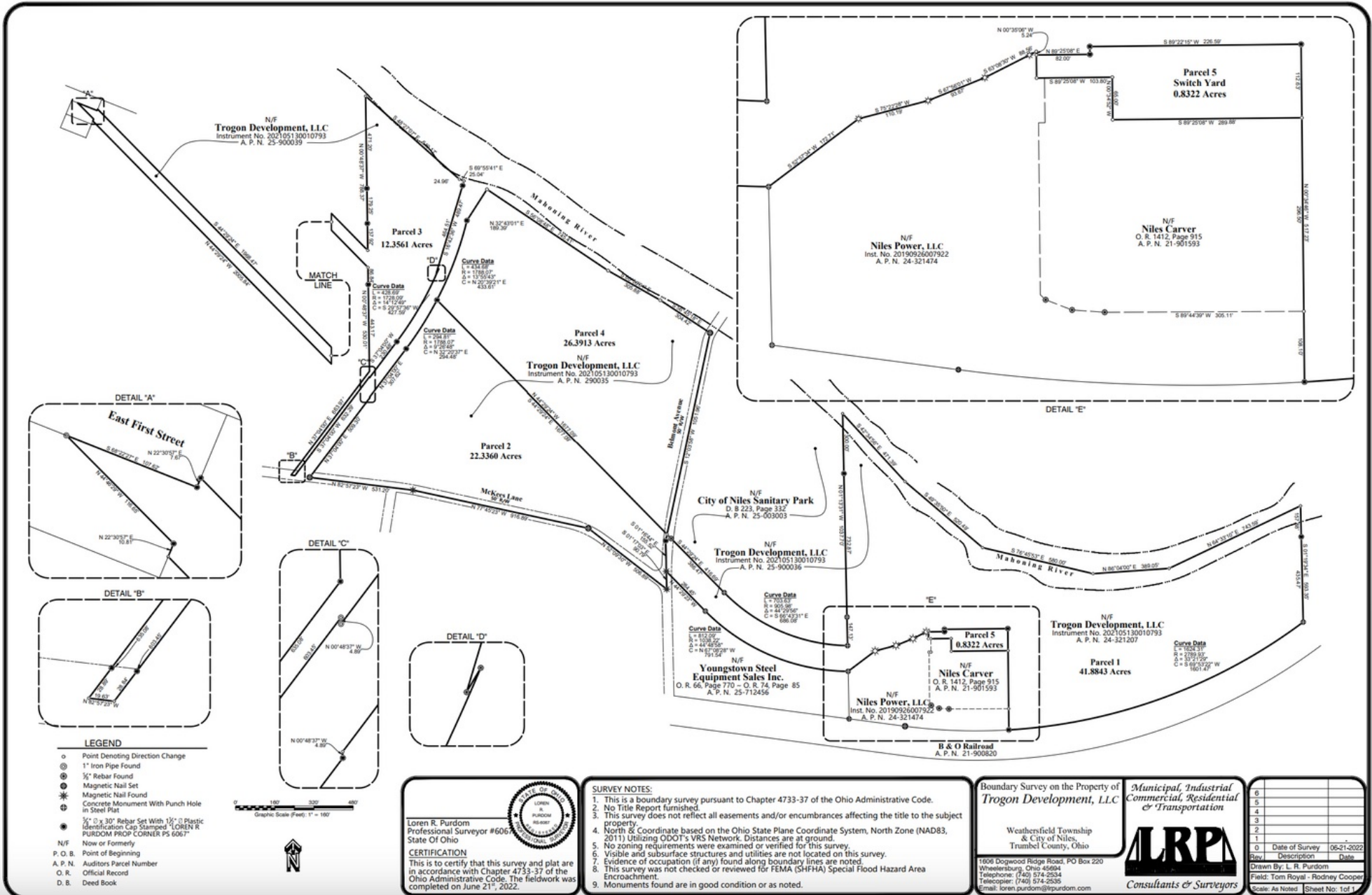
<b>ADDRESS</b>	1047 BELMONT AVENUE, NILES, OH 44446
<b>PROPERTY TYPE</b>	RENEWABLE ENERGY SITE
<b>SITE AREA</b>	77.43 ACRES +/- 26.40 ACRES +/- COMING SOON
<b>SOLAR CAPACITY</b>	60 MW (EST.)
<b>WATER CAPACITY</b>	1M G PER DAY (EST.)
<b>GAS CAPACITY</b>	8 INCH GAS LINE
<b>RAIL ACCESS</b>	YES
<b>SEWER</b>	PRIVATE



# SITE OVERVIEW



# SITE OVERVIEW





# LOCATION OVERVIEW

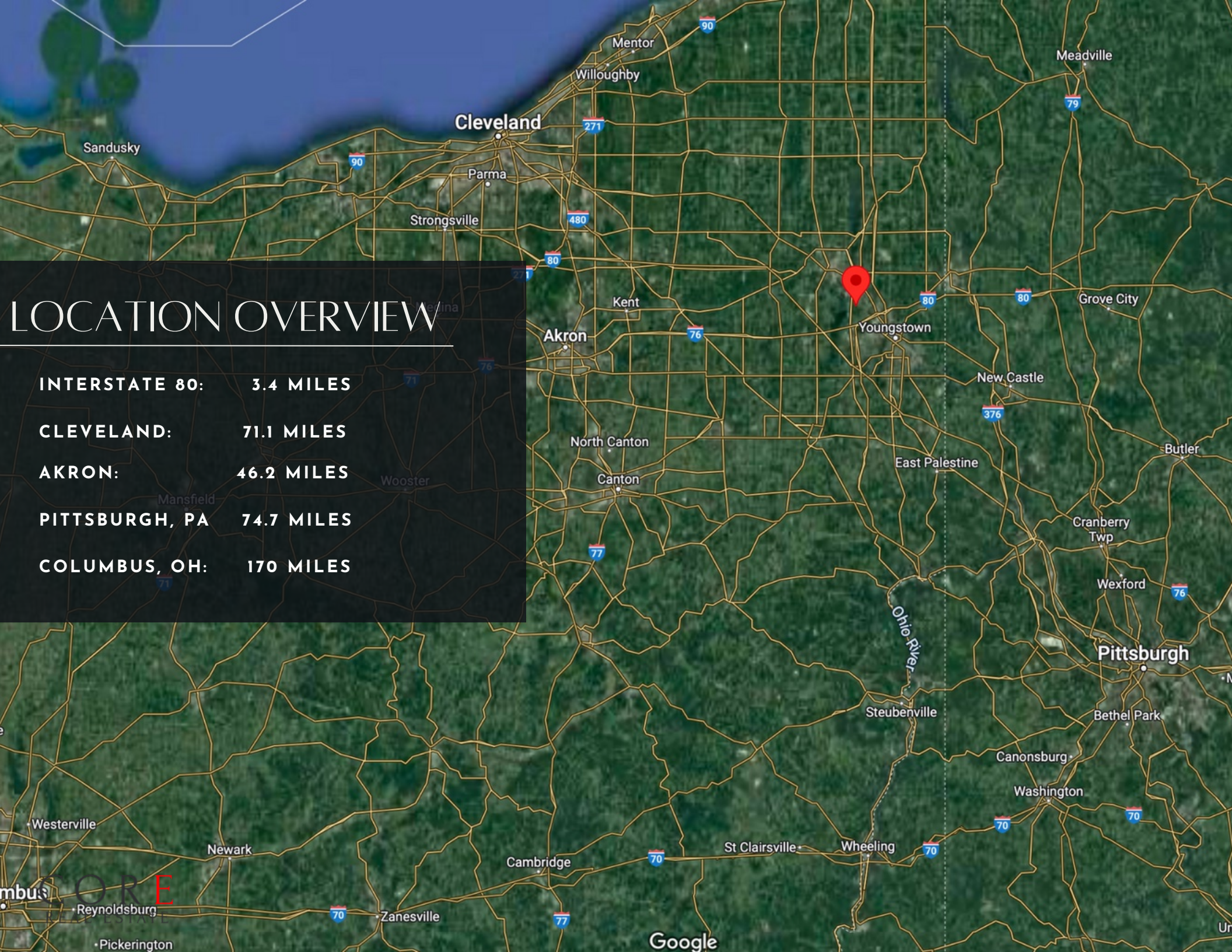
**INTERSTATE 80: 3.4 MILES**

**CLEVELAND: 71.1 MILES**

**AKRON: 46.2 MILES**

**PITTSBURGH, PA 74.7 MILES**

**COLUMBUS, OH: 170 MILES**



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**Listed in Association with Scott Reid & ParaSell Inc.**

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