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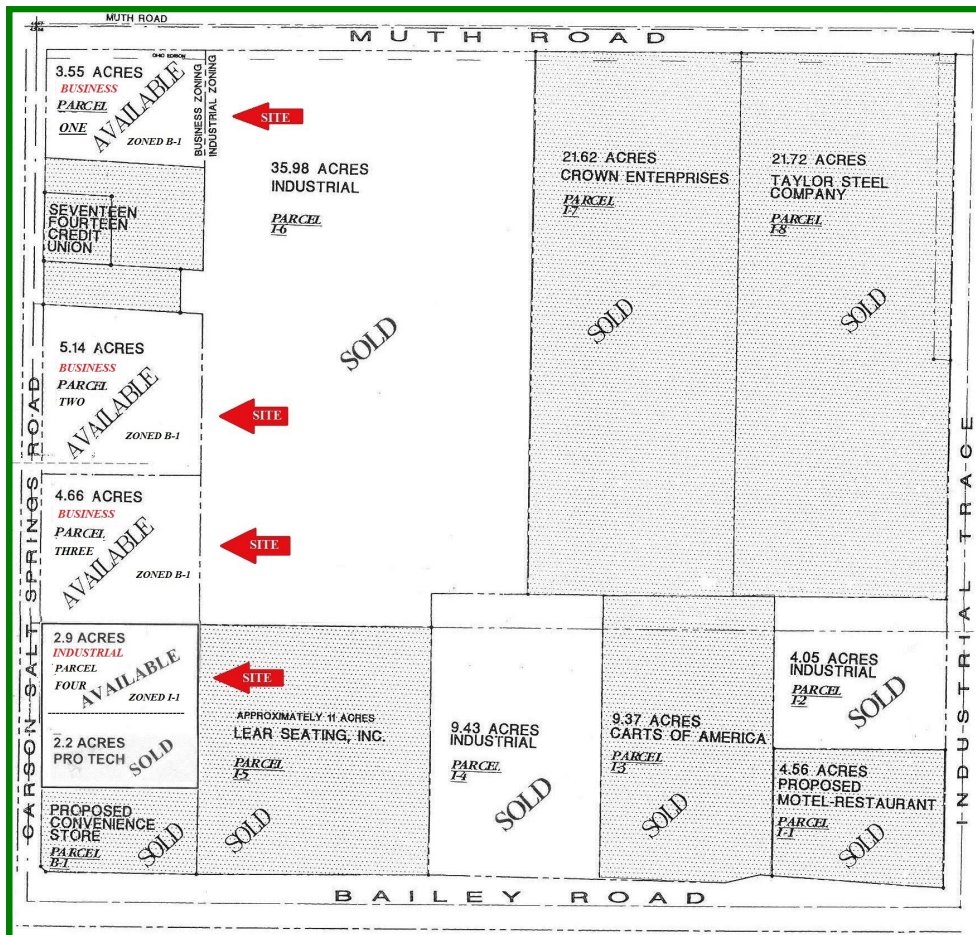
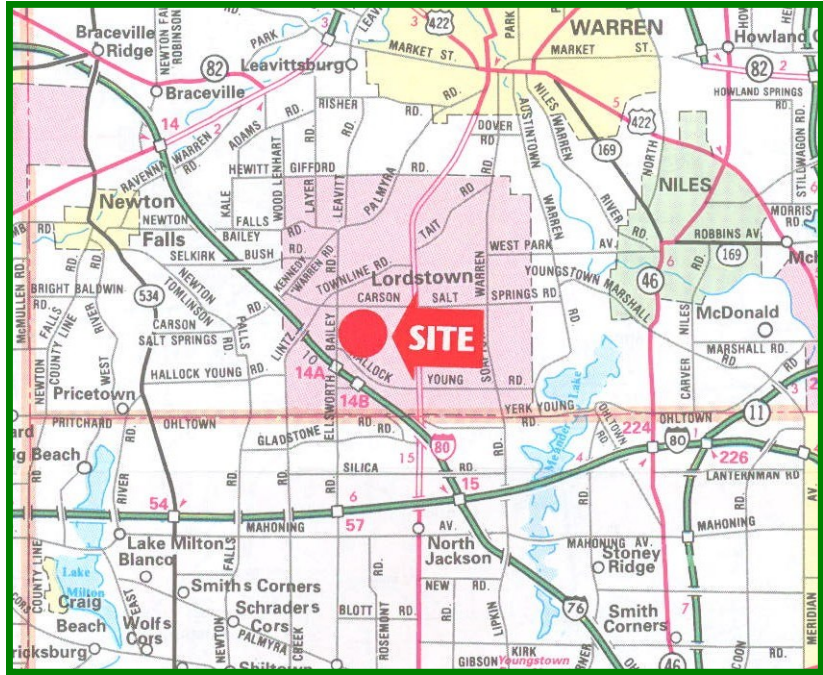
AVAILABLE INDUSTRIAL & COMMERCIAL SITES HAYS INDUSTRIAL PARK BAILEY ROAD IN LORDSTOWN, OHIO



- Strategic location in Northeast Ohio
- Transportation arteries: I-80 and I-76
- Major metropolitan areas: Chicago and New York City are within a one-day truck drive
- Airports: Youngstown, Cleveland and Pittsburgh
- All underground utilities
- Proactive community
- Additional acreage available in Phase II

NOTE: The information contained within this brochure is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof. Prices and availability are subject to change and withdrawal without notice.

LOCATION MAP



HAYS INDUSTRIAL PARK SITES

PARCELS AVAILABLE

<u>PARCEL</u>	<u>STATUS</u>	<u>ACRES</u>	<u>STREET</u>	<u>ZONING</u>
ONE	Available	3.55	Salt Springs Road	Business
TWO	Available	5.14	Salt Springs Road	Business
THREE	Available	4.66	Salt Springs Road	Business
FOUR	Available	2.919	Salt Springs Road	Industrial

ZONING REGULATIONS

1137.01 DISTRICT REGULATIONS.

The following table is a schedule of area, bulk, height and coverage controls for the Village.

Zoning Map Symbol	District	MINIMUM LOT DIMENSIONS			Minimum Floor Space	MINIMUM LOT DIMENSIONS			Maximum Height Buildings Feet	Maximum Lot Coverage Percent
		Lot Area (sq. ft.)	Lot Width (ft.)	Lot Depth (ft.)		Front (ft.) from the Right of Way	Each Side Yard (ft.) from the Property Line	Rear Yard (ft.) from the Property Line		
R-1	One family with or without sanitary sewer	20,000	100	200	1500(1) 800(2)	60	10	50	35	20
R-2, R-3	2 or 3 family with or without sanitary sewer	40,000	160	250	2000(1) 1000(2)	60	10	50	35	20
R-3	Multi-family with sanitary sewer	Not to exceed six units per acre	160	250	1000 sq. ft. per unit (1) 500 sq. ft. (2)	60	10	50	35	40
B-1	General Business	100,000	200	500		100	(3)	50	35	
B-2	Highway Business	100,000	200	500		100	(3)	50	35	
I-1	Industrial	150,000	300	500		100	50	75	100	
PUD	Planned Unit Development	100 Acre Minimum	See Chapter <u>1180</u> Planned Unit Development District			See Chapter <u>1180</u> Planned Unit Development District			35	80

Notes: (1) Single floor houses (ranch)

(2) First floor in a two story house, with the balance on the second floor

(3) Fifty feet when adjacent to a residential district and on the side adjacent to the residential district
(Ord. 9-2007. Passed 2-5-06.)

ZONING DESCRIPTION

1135.02 B-1 GENERAL BUSINESS DISTRICT.

Zoning Map Symbol	District	Purposes	USES		
			Permitted Principal	Permitted Accessory	Special
B-1	General Business	To delineate those areas where predominantly general business uses have occurred or will be likely to occur in accordance with the future land use plan for Lordstown	Any retail or personal service establishments such as: Eating establishments Hardware stores Food stores Drug stores Gift shops Dry-cleaning, laundry stores Banks Funeral homes Boarding & rooming houses Office buildings and medical buildings Essential public services, facilities and buildings	Off-street parking and loading Signs Other accessory uses customarily incidental to the principal uses	Automobile service stations

(Ord. 90-00. Passed 12-18-00.)

Price: \$35,000/Acre

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