

# Trade Park

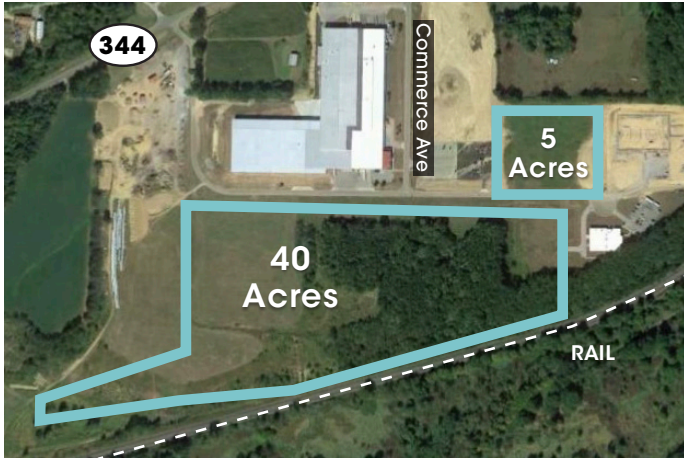
LEETONIA, OHIO

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Columbiana County  
Port Authority

JobsOhio Network  
Partner



Approximately 45 acres remain of greenfield industrial land located in the Trade Park in Leetonia, Ohio, with a rural setting. Eight parcels ranging from 2.69 acres to 10 acres are available offering proximity to highways, utilities on site, and build-ready conditions. Over 450K people are within a 30-minute drive time labor shed, and the site is in a foreign trade zone.

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## Overview of Site

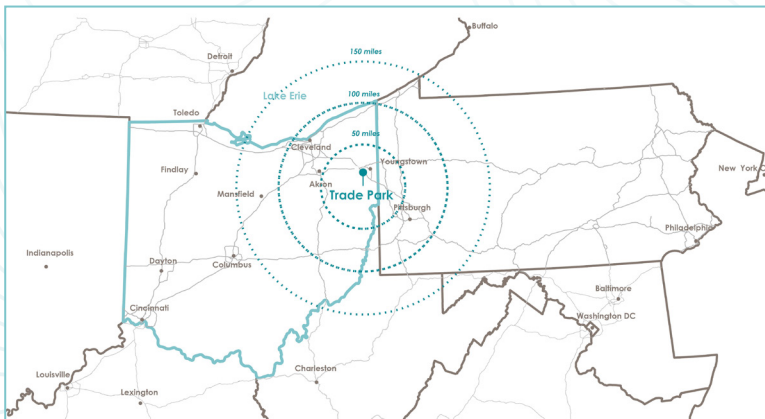
Site Address	Commerce Avenue
City / Zip	Leetonia / 44431
County	Columbiana County
Owner	Port Authority for Columbiana County, OH
Total Acres Available	45
Total Developable Acres Available	32
Max Contiguous Acres	26
Price Per Acre	\$35,000
Zoning	Industrial
Former use	Vacant Land
Date Available	Immediately

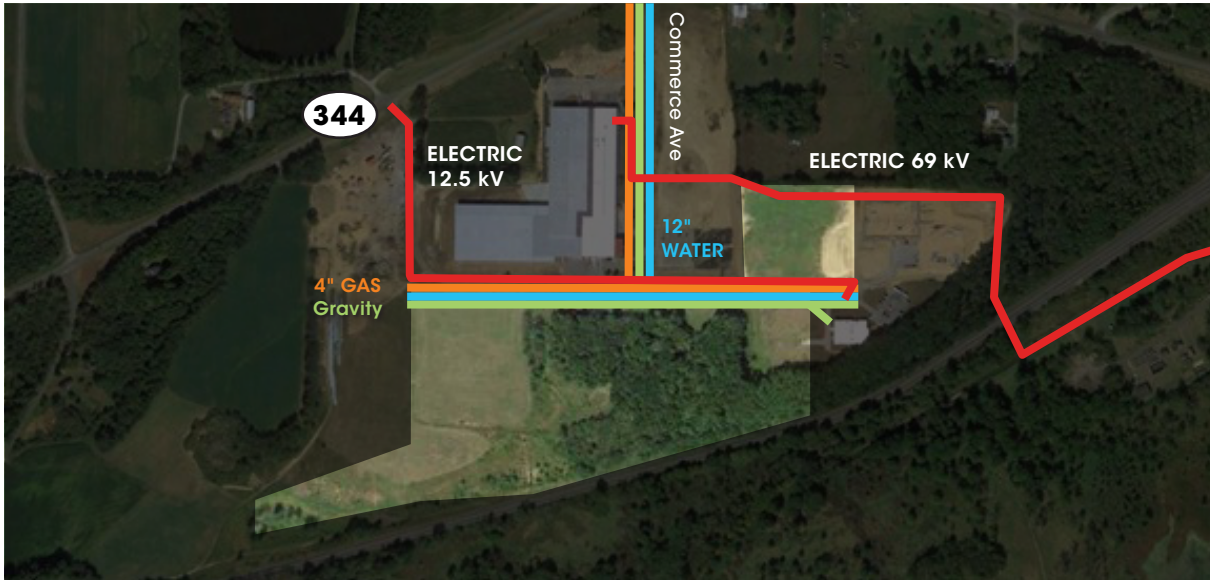
## Due Diligence Studies & Reports

Phase I Environmental Report	No
Geotechnical Study	No
Wetlands Delineation	No
Archeological	No
Endangered Species Analysis	No

## Site Access & Proximity

Nearest Highway	SR 344
Distance to Nearest Highway	2 miles
Nearest Interstate	I-76/80
Distance to Interstate	20 miles
Nearest Major Airport	Youngstown-Warren Regional Airport
Distance to Major Airport	25 miles





### Site Utility Information

As of June 2020. Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

ELECTRIC		WATER	
Provider	FirstEnergy of Ohio	Provider	Village of Leetonia
Number of Lines	3	Number of Lines	1
Type of Feed	12.5 kV, 69 kV, 4.16 kV	Line Size	12 in
Excess Capacity	Distribution & Transmission	Pressure	68 PSI
Distance to Site	On Site	Excess Capacity	2,800,000 GPD
Redundant	Possible, at customer's expense	Distance to Site	On Site
Cost/Time to Extend	Available upon request	Cost/Time to Extend	N/A
NATURAL GAS		SEWER	
Provider	Columbia Gas of Ohio	Provider	Village of Leetonia
Number of Lines / Line Size	1 / 4 in	Line Size	Gravity
Pressure	Medium PSI	Excess Capacity	288,000 GPD
Excess Capacity	Dependent upon customer's usage	Distance to Site	On Site
Distance to Site	On Site	Cost/Time to Extend	Available upon request
Cost/Time to Extend	Dependent upon customer's usage		

### ADDITIONAL SITE INFORMATION

RAIL		WORKFORCE & INCENTIVES	
Rail Served	No	Population within 30 min drive	470,588
Infrastructure (Spur/Siding/Switch)	N/A	Workforce/Talent within 30 min drive	230,951
If not served, is service feasible?	No	Located in a Job Hub	No
Time/Cost to Install	N/A	Property Tax Abatement	No
Provider	N/A	Enterprise Zone	No
		Opportunity Zone	No
		Foreign Trade Zone	Yes