W Main St & Freshley Ave NE, Alliance, Ohio 44601

# ALLIANCE COMMERCE PARK

Development-Ready Site for Food & Beverage Production

## SITE HIGHLIGHTS

- 51.37 contiguous, shovel-ready acres within a platted Class A industrial park
- Zoned Heavy Industrial; compatible with food-grade facility development
- **Due diligence:** Phase I ESA complete; o floodplain or wetlands constraints
- **Utilities for food processing**:
  - Water: 12" line at site; 2.5 MGD excess capacity (City of Alliance)
  - Sewer: 12" line at site; 1.6 MGD excess capacity
  - Electric: 277/480V 3-phase at street; substation 4 miles away
  - Gas: 6" line at site; 45 psi (Dominion)
  - Fiber: AT&T fiber available at site
- **Rail access:** Adjacent to Norfolk Southern Class I mainline; spur extension feasible in ~6 months (3x/week service)
- **Logistics:** 1.7 miles to SR 62, 15 miles to I-77, 15 miles to Akron-Canton Airport, 60 miles to Port of Cleveland

## FOOD PRODUCTION ADVANTAGE

Alliance Commerce Park offers cost-efficient utilities, rail-served logistics, and a proven industrial corridor — ideal for mid-sized food processors, packagers, and distributors.

- **Labor Force:** 3,700+ food production workers within 30 minutes — **2.7x the U.S. average**
- Over **$2.1B in food manufacturing exports** nearby; unmet demand in **dairy, meat, and specialty food** (import reliance >65%)
- **Ecosystem Support:** Adjacent to food-safe packaging (IML Containers) and within 20 miles of Shearer's Foods, Fresh Mark, and Smucker's
- **Proven Corridor:** Growing industrial base with employers such as Coastal Pet Products, Mac Trailer, and Alliance Casting

## FOOD PROCESSING IN NORTHEAST OHIO

Northeast Ohio is home to 500+ food processors and 22,000 workers, generating $3B annually. Since 2019, the sector has added 2,700 jobs and $689M in investment. Companies benefit from an end-to-end value chain — from agricultural inputs and packaging to cold storage, co-packing, and automation — with access to 330M consumers within a day's drive.

## SITE DETAILS

- **Price:** $55,000 per acre
- **Ownership:** Alliance Commerce Park LLC (private)
- **Incentives:** Enterprise Zone (up to 100% abatement for 15 years), CRA eligibility

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