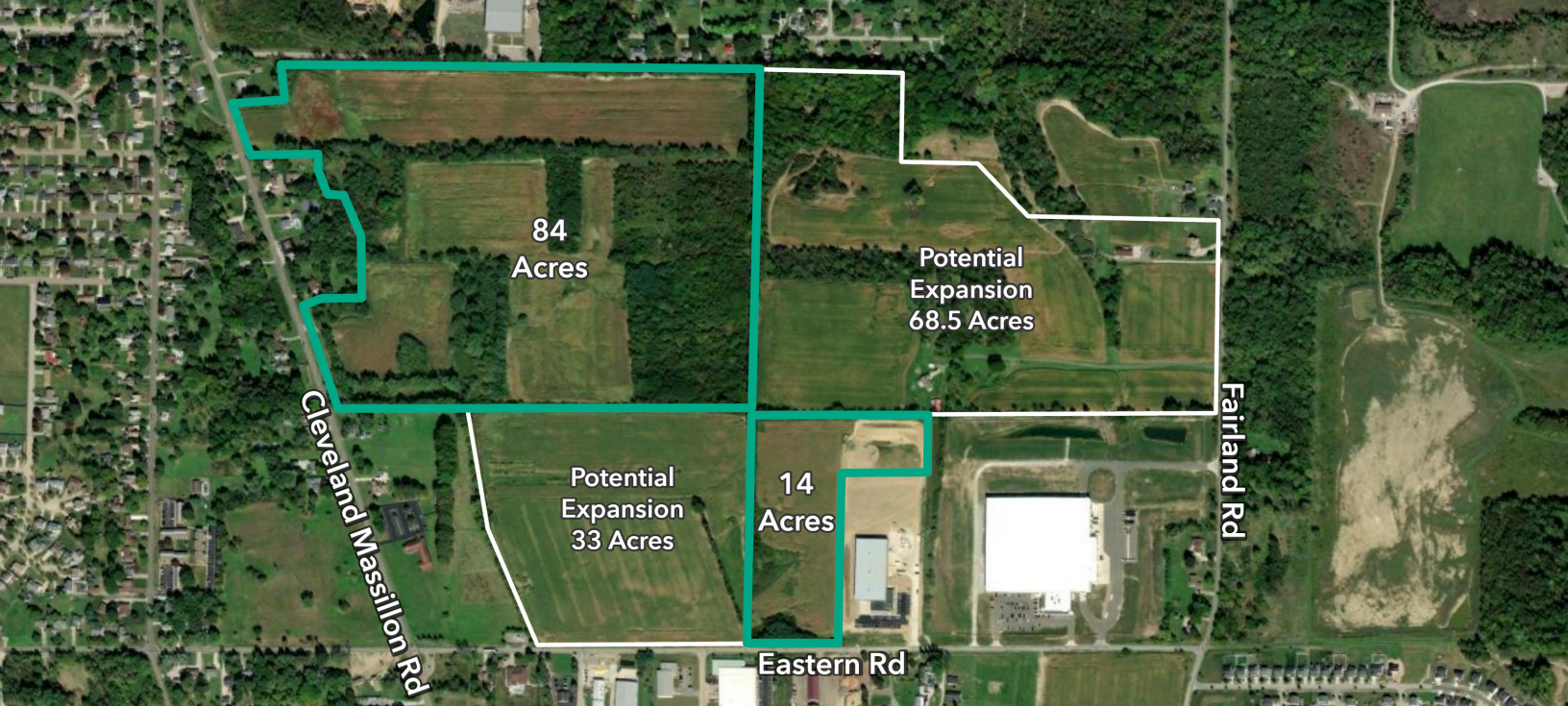




Eastern Road & Cleveland Massillon Road, Norton, Ohio 44203

NORTON COMMERCE PARK

SITE DETAILS

- **Size:** 96 acres (expandable to 193 acres)
- **Price:** \$25,000 per acre
- **Ownership:** City of Norton
- **Incentives:** Enterprise Zone, Foreign Trade Zone, Opportunity Zone, Community Reinvestment Area, Job Creation Tax Credits — customized packages available

MAJOR FOOD COMPANIES IN NEO

- Smucker Co.
- Shearer's Foods
- Sugardale
- Frito-Lay
- SmithFoods
- Brewster Cheese
- Fresh Mark
- Walnut Creek Foods

NORTHEAST OHIO'S ADVANTAGE: 96+ ACRES FOR FOOD PROCESSING

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

SITE HIGHLIGHTS

- **96+ acres of greenfield land, zoned Industrial**
- **Due diligence:** Phase I ESA and wetlands delineation completed
- **Utilities designed for food producers:**
 - Water: 16" line, 2.0 MGD capacity, 500K GPD excess
 - Sewer: 12" line, 300K GPD available; expandable up to 3 MGD
 - Electric: 12.5KV and 69KV on-site; 138KV within 2 miles; redundant service available
 - Gas: 4" line, 95 psi
- 2 miles to SR 94, 3 miles to I-77, 13 miles to I-71
- 14 miles to Akron-Canton Airport; 43 miles to Cleveland Hopkins International Airport and Port of Cleveland
- Nearly 4,000 food manufacturing workers within 30 minutes; over 17,000 within 60 minutes
- **Fast-track permitting:** Rezoning & site plan approvals in 60–90 days; building reviews in 30 days



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