

Ohio

Ashtabula City Industrial Park

Brookdale Avenue, Ashtabula, Ohio 44004 - Ashtabula County



Property Details

Latitude/Longitude: 41.8983, -80.7799

Type of space: Industrial, Vacant Land

Min Size: 1 acres

Max Size: 48 acres

Last Updated: 8/5/2025

Availability

For Sale: Yes

Sale Price: \$1,200,000

Sale Price per acre: 25,000

Ownership: Ashtabula City Port Authority

Number of Owners: 1

Date Property is Available: 02.28.19

Lease Rate: 0.00 /sf

Property Description: 48 Available acres (41 developable acres) located at the intersection of Route 531 and Route 11. Approximately 6 miles for Interstate 90. Less than 1/2 mile from a deep water port on Lake Erie.

Contact Information

Company: Lake to River Economic Development

Contact Name: Sarah Boyarko

Email: sarah@laketoriverohio.org



Broker Contact

Contact Name: Rick Osborne Jr.

Contact Company: KW Commercial

Contact Phone: 440.299.5190

Email Address: rick.osbornejr@kw.com

Contact Address: 7400 Center Street

Contact City: Mentor

Web Address: osbornegroupohio.com

Documents

[ACIP Phase I.pdf](#)
[Ash Ind Park.jpg](#)
[Gas Pipeline Easement](#)
[Ash City Ind Park Utility Maps.pdf](#)
[Wetland Inventory.pdf](#)
[S36C-921102008350.pdf](#)
[Ashtabula Industrial Sale Brochure.pdf](#)
[Wetlands Ash Ind Pk.pdf](#)
[Ash Ind Park 2.jpg](#)
[Ash Ind Park 3.jpg](#)
[Ash Ind Park lots 1.jpg](#)
[Ash Ind Park lots 2.jpg](#)
[Ash Ind Park lots 3.jpg](#)
[Ash Ind Park lots 4.jpg](#)
[Ash Ind Park lots 5.jpg](#)
[AshtabulaCityIndustrialPark-Aerial.pdf](#)
[Ash City Ind Park wetland map.jpg](#)
[AshtabulaCityIndustrialPark-Utility Map.pdf](#)
[Ash City Ind Park Mktg.jpg](#)
[Ash City Ind Park interstate map.jpg](#)

Description

48 Available acres located at the intersection of Route 531 and Route 11. Lots sizes range from 1 acre to 20 and can be combined to accommodate needs of business. Less than 1/2 mile from a [deep](#) water [port](#) on Lake Erie: 6 miles north of I-90/Route 11, 62 miles northeast of Cleveland, 85 miles northeast of Akron, 60 miles north of Youngstown, 51 miles west of Erie, PA and 126 miles northwest of Pittsburgh, PA. Sale price is \$25,000 (or less depending on job creation) per acre and can be sold per parcel. All utilities are present and site is ready for development. Incentives and abatements may be issued to buyers on a case by case basis. There are nine adjoining parcels. Easy access right of of SR 11. Fully improved and shovel ready. Design build opportunities may exist for qualified companies and businesses. EDUCATION: Ashtabula City Industrial Park is @ 60 minutes from Case Western Reserved University known for its math, science and engineering degrees, offering extensive graduate degrees and top research capabilities. In spring 2017 Case graduated 43 students with a 4 year electrical engineering degree and 102 students with a 4 year mechanical engineering degree. Also located approx. 58 miles from Youngstown State Univ which graduated (Spring 2017) 34 students with electrical engineering degrees and 65 with mechanical engineering degrees. Additionally, site is located approx 53 miles from Pennsylvania State University Behrend Campus in Erie, PA, graduation (Spring 2016) 21 students with electrical engineering degrees and 88 with mechanical engineering degrees.

Site Details

Parcel ID #(s): Multiple parcels: 05-515-10-001-00, 05-515-10-001-003-00; 05-515-10-004-00, 05-515-10-005-00, 05-515-10-007-00, 0505150100009000, 05-515-10-011-00, 05-515-10-012-00, 05-515-10-013-00, 05-511-00-005-00
Industrial Park Name: Ashtabula City Industrial Park
Total Acres: 48 acres
Total Developable Acres: 41 acres
Maximum Contiguous Developable Acres: 41 acres
Current Use: Vacant land
Former Use: Abandoned golf course
Zoning: M1 Light Industrial
Flood Plain: No
Attainment: Eight-Hour Ozone: Attainment
Attainment: Particulate Matter (PM 2.5): Attainment
Attainment: Sulfur Dioxide (1-Hour SO2): Attainment
Attainment: Lead: Attainment
Attainment: NOX: Attainment
Attainment: CO: Attainment
Business Near Site: Aqua Ohio Maintenance Garage

Incentives

Coal Closure Energy Communities: Yes
Justice40 Disadvantaged Communities: Yes
Opportunity Zone: Yes
Local Incentive Comments: Eligible companies may receive assistance from the City or County Revolving Loan Fund, Industrial Bonds, Community Reinvestment Tax Incentives and/or State Tax Incentives and Financing.

Utilities

Distance to Nearest Distribution Electric Line (<69KV): 0 feet

Nearest Distribution Electric Line Size (KVA): 33kV KVA

Electric Provider: FirstEnergy-Illuminating Company

Distance to the electric substation: 0.50 miles

Distance to Natural Gas Distribution Line: 0 feet

Gas Provider: Dominion Energy

Gas Line Size: 6 in

Natural Gas Distribution Line Pressure : 60 PSIG

Additional Gas Details: May 2019 Update: The Risberg Line is expected to be completed in autumn 2019 and will provide a new supply to the region.

Using this assumption, the site has been reevaluated using the JobsOhio Capacity tiers for reference. Brookdale Ave, Ashtabula -- currently holding 20 mcfh for this Industrial Park. Tier 4: 35-69 mcfh (833-1667 mcfh).

Distance to water: 0 feet

Water Provider: Aqua Ohio

Water Line Size: 12 in

Water Main Pressure: 80 psi

Total Water Capacity at Site: 10 million GPD

Excess Water Capacity at Site: 3+ mil GPD

Water Excess Capacity As of Date: 4.25.18

Distance to Sewer Line: 0 feet

Sewer Provider: City of Ashtabula

Total Sewer Capacity at Site: 1.2 million GPD

Excess Sewer Capacity at Site: 1.2 milion GPD

Sewer Excess Capacity As of Date: 4.25.18

Sewer Line Size: 12 in

Sewer Details: Storm sewer: retention basin for all tenants.

Distance to Fiber Line: 0 feet

Fiber Provider: Spectrum

Telecom Provider: Windstream

Distance to telecom: 0.00 miles

Utility Comments: Infrastructure was completed in 2007 with 9 sites ranging from 1 to 20 acres at the Park. It is within 1/2 mile of a deep water port (Pinney Dock) and is traffic light-free from Route 11.

Site Due Diligence

Phase I Environmental Site Assessment Completed: Yes

Phase I ESA Date: 2004

Phase II ESA Completed: No

Phase II ESA Date: NA

Wetlands Delineation Study Date: 2005

Wetlands/Jurisdictional Comments: Entire report on file at Growth Partnership office

Transportation

Nearest Highway: SR 11

Distance to Nearest Highway: 0 miles

Nearest Interstate: I-90

Distance to Nearest Interstate: 6 miles

Nearest Airport: Ashtabula County Airport

Distance to Nearest Airport: 10 miles

Airport 2: Youngstown Warren Regional Airport

Distance to Airport 2: 50 miles

Airport 3: Cleveland Hopkins International Airport

Distance to Airport 3: 74 miles

Nearest International Airport: Cleveland Hopkins International Airport

Port Name: Ashtabula Port
Distance to Port: 0.50 miles
Distance to Rail: 0.50 feet
Rail Provider(s): CSX
Rail Type: Class 1