

Ohio

JAB Property

SR 531 (Lake Rd.) and Russell Road, Ashtabula township, Ohio 44004 - Ashtabula County



Property Details

Latitude/Longitude: 41.9097, -80.7609

Type of space: Vacant Land

Min Size: 80.60 acres

Max Size: 80.60 acres

Last Updated: 8/4/2025

Availability

For Sale: Yes

Sale Price per acre: 40,000

Ownership: Ashtabula County Port Authority

Ownership Type: Public

Number of Owners: 1

Date Property is Available: 2.18.20

Property Description: Potential to lease property

Contact Information

Company: Lake to River Economic Development

Contact Name: Sarah Boyarko

Email: sarah@laketoriverohio.org



Description

The JAB property, located on just over 80 acres of publicly owned land in Ashtabula, is a prime site for industrial development. This site has excellent transportation infrastructure, sitting within 4 miles of I-90, 1.5 miles of the Ashtabula deep water port, and with an existing rail spur on site. Industrial utilities are available including heavy power, high pressure natural gas, 5 million gallons of excess capacity water, and a water treatment plan within 3000 feet of the site. If required, the Ashtabula County Port Authority can provide up to 70 million GPD raw water at various psi directly to the site. Situated within a 2.5 hour drive of Cleveland, Pittsburgh, and Buffalo, this site provides close proximity to multiple metro areas for an industrial development.

Site Details

Parcel ID #(s): 03-010-00-011-01

Lot Size: 80.59 acres

Total Acres: 80.59 acres

Total Developable Acres: 80 acres

Maximum Contiguous Developable Acres: 80 acres

Former Use: Vacated Coal Storage

Zoning: Heavy 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

Separate Mineral Rights: No

Documents

[Location Map JAB.pdf](#)
[JAB WETLANDS.pdf](#)
[JAB WETLANDS 2.pdf](#)
[JAB Marketing Sheet - RightSites](#)
[JAB Phase II summary.pdf](#)
[Map1 JAB.pdf](#)
[Utilities Map JAB.pdf](#)
[JAB site power lines.pdf](#)
[Labor Shed Map JAB.pdf](#)
[JAB Property.jpg](#)
[JAB Property 2.jpg](#)

Business Near Site: Plant C raw water plant.Praxair.

Incentives

Coal Closure Energy Communities: Yes

Enterprise Zone: Yes

Local Incentive Comments: No incentives exist on the site currently.

Incentives available for new projects on the site include, but may not be limited to: real property tax abatement, tax increment financing, sales tax abatement on construction materials, infrastructure grants, workforce training grants, discretionary grants, job creation tax credits, low-cost financing, and energy-efficiency financing.

Utilities

Electric at Site: Yes

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

Nearest Distribution Electric Line Size (KVA): 138 KVA

Electric Provider: FirstEnergy/Illuminating Company

Distance to the electric substation: 0.50 miles

Redundant Power: Yes

Additional Electric Details: FirstEnergy states that adding a 30MW+ level user could be accommodated with existing infrastructure. 138kVA lines cross the property and substation is within 0.5 miles. 138kVA line running down Lake Road could serve customer off-line if they plan to export back to grid.Capacity in excess of 80 MW can be met at site with improvements. A load study would need to be performed to determine the best method to serve the load - a customer owned substation would be necessary. With 138kV lines less than 0.25 miles from site and addition 138 kV lines less than a mile further redundant feed is available -- customer would be responsible for all costs.

Gas at Site: Yes

Distance to Natural Gas Distribution Line: 0 feet

Gas Provider: Dominion Energy

Gas Line Size: 8 in

Natural Gas Distribution Line Pressure : 50-70

Additional Gas Details: One 8" line at site; 187 MAOP, redundancy possible. Recent completion of the Risberg Pipeline added approximately 40,000 dekatherms of gas available for purchase.

Water at Site: Yes

Distance to water: 0 feet

Water Provider: Aqua Ohio/Ashtabula County Port Authority

Water Line Size: 12 in

Water Main Pressure: 76-88 psi

Total Water Capacity at Site: 10,000,000 GPD

Excess Water Capacity at Site: 5,000,000 GPD

Water Details: 10 MGD raw water (Ashtabula County Port Authority) is located at the northern battery limit of the site. If required, Ashtabula County Port Authority can provide up to 70 million GPD raw water directly to site.

Sewer at Site: No

Sewer Provider: City of Ashtabula

Total Sewer Capacity at Site: 18,000,000 GPD

Excess Sewer Capacity at Site: 6,000,000 GPD

Sewer Details: Development will drive sewer to site (Ashtabula City).

Treatment plant located @ 3000 ft from site. Line would need to be extended to the plant from the site, excess capacity at the plant is 6,000,000 GPD. Listed capacities are potential based on the current plant capacity.

Fiber Provider: GreatWave Communications

Telecom: Yes

Site Due Diligence

Phase I Environmental Site Assessment Completed: Yes

Phase I ESA Date: 2001 and 2003

Phase II ESA Completed: Yes

Phase II ESA Date: 2022

Environmental Study Comments: 2015

Geotechnical Study Completed: Yes

Geotechnical Study Date: 2015

Wetlands Delineation Completed: Yes

Wetlands Delineation Study Date: 2014

Archeological Study Completed: Yes

Endangered Species Study Completed: Yes

Transportation

Nearest Highway: SR 531

Distance to Nearest Highway: 0 miles

Highway 2: SR 11

Distance to Highway 2: 1 miles

Nearest Interstate: I-90

Distance to Nearest Interstate: 4 miles

Nearest Airport: Northeast Ohio Regional Airport

Distance to Nearest Airport: 13 miles

Airport 2: Youngstown-Warren Regional

Distance to Airport 2: 50 miles

Airport 3: Cleveland Hopkins Int'l

Distance to Airport 3: 74 miles

Port: Yes

Port Name: Ashtabula

Distance to Port: 1 miles

Rail at Property: Yes

Distance to Rail: 0 feet

Rail Provider(s): CSX

Rail Type: Class 1

Rail Spur at Property: Yes