

AVAILABLE SITE: SR 254 (North Ridge Road) & W. River Rd. 34.4 Acres in Sheffield Township



Frontage on SR 254 and West River Road N.
Easy access to I-90, SR 254 and SR 57
All Utilities at the site
No income tax in Township for company or employees
90% SBA loans, state loan & guarantee programs, etc.
Incentives: State tax credits, utility discounts, etc.
Priced \$599,000 or \$17,412/acre

Logos Realty Company
445 Griswold Road
Elyria, OH 44035
Call Bob Graham at:
440-324-3550
Logosrealtyco@windstream.net

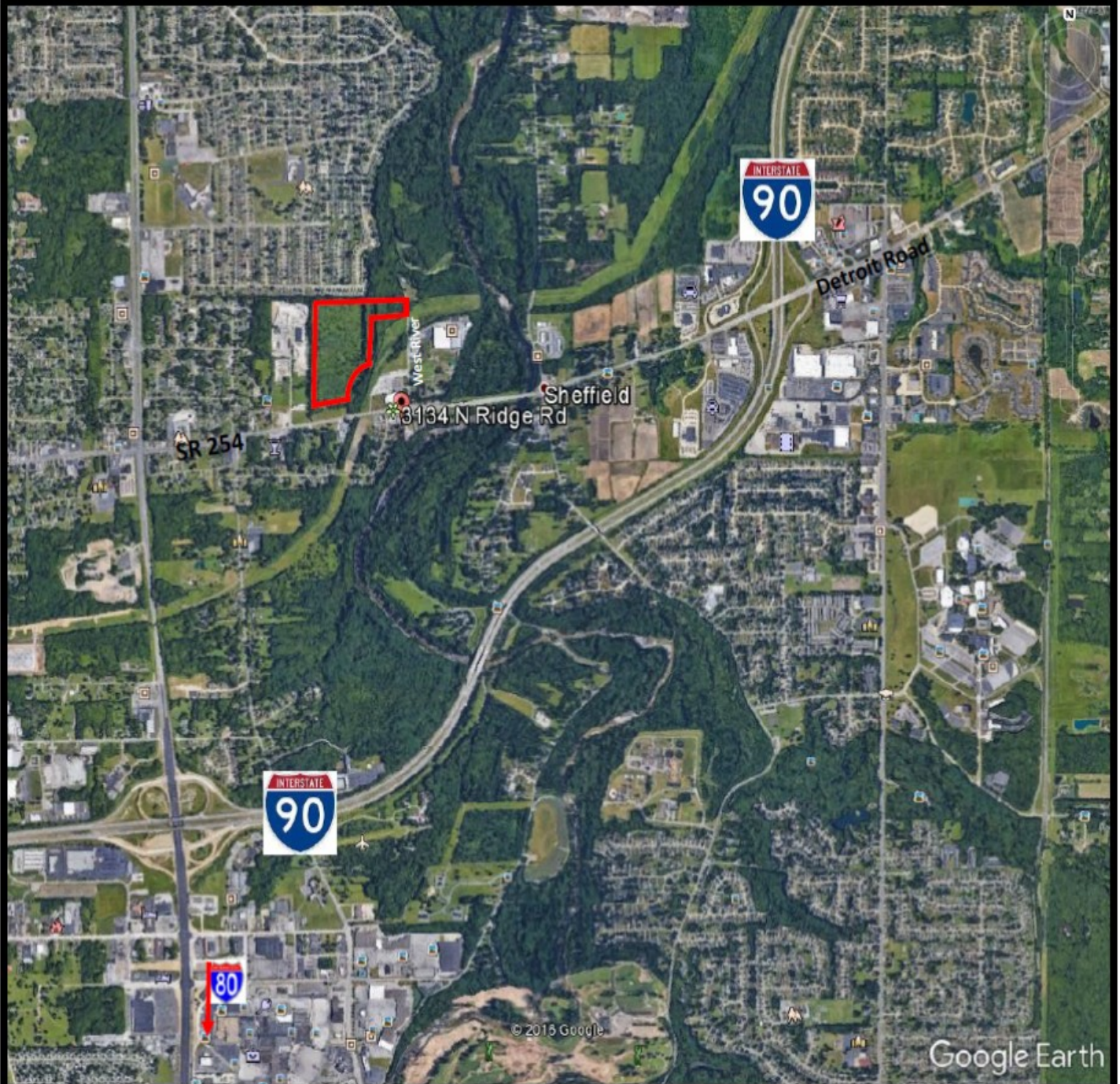
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DATA SUMMARY

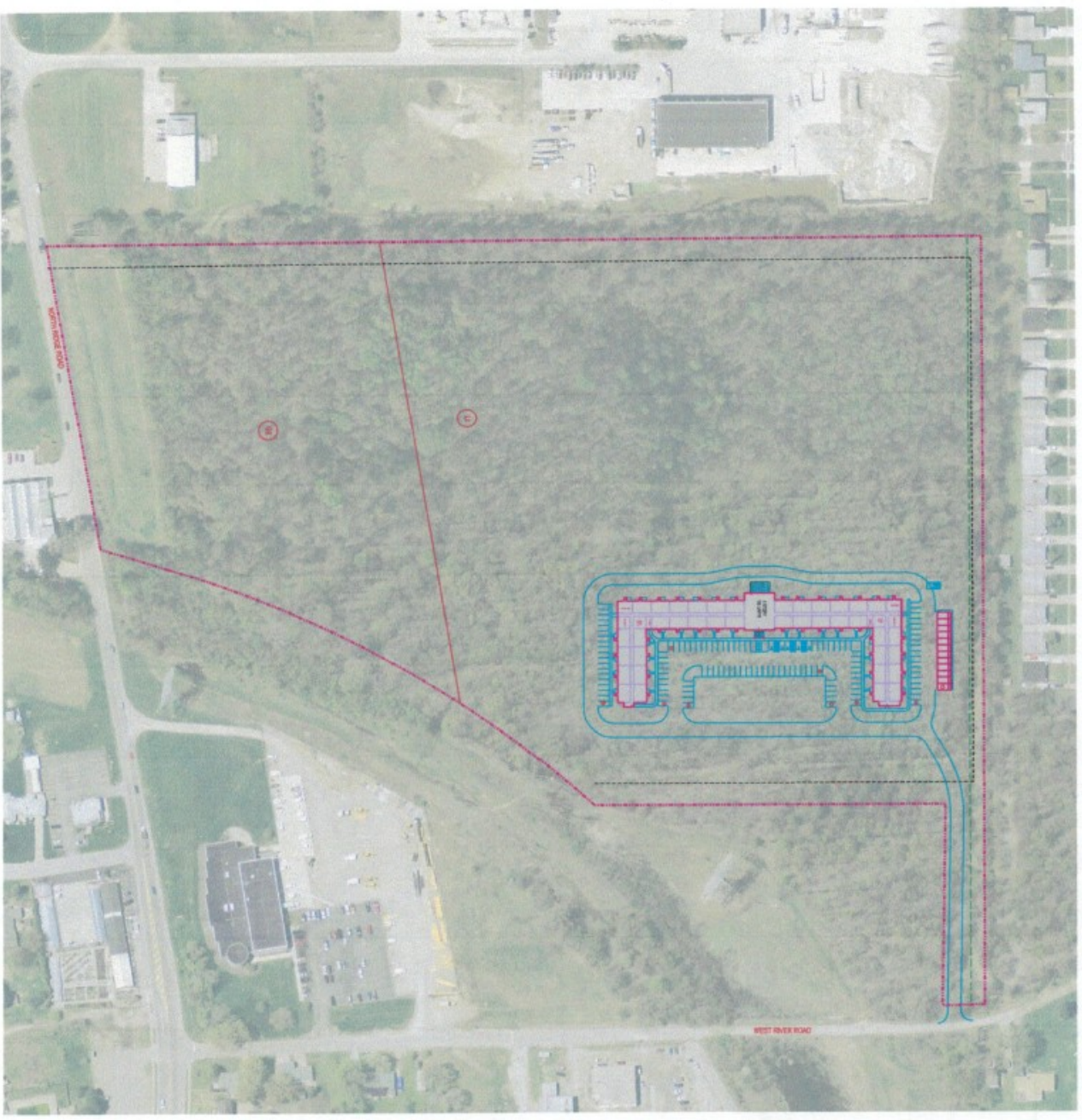
- Parcel Size:** 34.4 acres with 559ft+ frontage on North Ridge Road and 69 feet frontage on West River Road North.
- Location:** Between two (2) I-90 interchanges: at “over the bridge” at I-90/SR #254 and “around the corner” at I-90/ SR #57. Site fronts on North Ridge Road (State Route #254) in Sheffield Township.
- Sanitary:** 8” & 10” sanitary along North Ridge and West River Rd. North. 15” along rear. Processed through Lorain wastewater plant.
- Water:** 16” water along North Ridge and 6” along most of W. River Rd. North. Supplied by Elyria.
- Storm:** Roadside ditch along the ridge (North Ridge Rd) and West River North. Large deep (6' ±) drainage ditch along north edge of property.
- Gas:** 16” H.P. gas along west edge of property a short distance 10” I.P. gas along North Ridge Rd.
- Electricity:** Up to 12,000 volts along North Ridge Road and 350,000 V on east side of Ohio Edison site.
- Topography:** Good slope and drainage north from North Ridge and 350,00 volts Slight slope to north drainage ditch for balance of property. Small 3-5 acre low spot (wet lands?) in north/west part of site.
- Zoning:** North Ridge frontage (600 feet back 7+ acres) is zoned GB (General Business). Balance zoned LI (Light Industrial). Township may change zoning to any desirable use.
- Financing:** 90% SBA loans, state loan and guarantee programs, TIF and conventional financing may be available to qualified firms

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