



## ASCOT INDUSTRIAL PARK FACT SHEET

Ascot Industrial Park is a 200 acre industrial park with approximately 28 acres remaining available for development. The park is located on the west side of State Road, between Bath and Chart Roads. Light industrial development and the creation of manufacturing employment opportunities. Provide quality industrial park setting positioning new and existing businesses for long-term growth in the City of Akron. Acceptable building lot coverage is targeted at 20-30 percent, providing area for planned development and foreseeable expansion. Land is not available for speculations.

### LAND AVAILABILITY

- ❖ 5—10+ acre sites available, with selected smaller parcels of 2-5 acres.

### DEVELOPMENT STANDARDS

- ❖ The design guidelines are available in the Ascot Urban Redevelopment Plan, July, 1998.
- ❖ Quality development standards in building materials, signage and site improvements must be maintained.

### INFRASTRUCTURE IMPROVEMENTS AND UTILITIES

- ❖ All utilities and street access provided by the City of Akron, without assessment to property owners.
  - ✓ Electricity: FirstEnergy Corp
  - ✓ Gas: Dominion East Ohio Gas
  - ✓ Water: City of Akron—Main size 12”
  - ✓ Sewer: City of Akron—Main size 8”
  - ✓ Telecom: AT&T, Time Warner fiber accessible on State Road (Rt 8) an aerial and underground fiber build-out necessary

### PURCHASE PRICE

- ❖ Land sale price of \$25,000/acre
- ❖ City offers either conveyance for cash at closing or financing through a 20-year capitalized ground lease agreement with deed transfer for \$1.00 at the end of the term. Option to purchase for unpaid principal balance at any time during the lease term.
- ❖ Cooperative marketing arrangements with real estate brokers.
- ❖ **Click here to view other developments in this park.**