



S. Munroe Road Industrial Park Fact Sheet

DESCRIPTION

- 54 acre parcel, owned by the City of Akron
- Located on west side of S. Munroe Road, near the Gilchrist Road industrial office area.

LAND AVAILABILITY

- Entire parcel available for development.

DEVELOPMENT OBJECTIVES

- Industrial park development.
- Quality industrial/office park setting to generate long term job growth in the City of Akron.
- Land not available for speculation/resale.

DEVELOPMENT STANDARDS

- Quality development standards in building materials, signage, and site improvements.
- Acceptable building lot coverage is targeted at 20-30 percent, providing for planned development and future expansion.

INFRASTRUCTURE IMPROVEMENTS AND UTILITIES

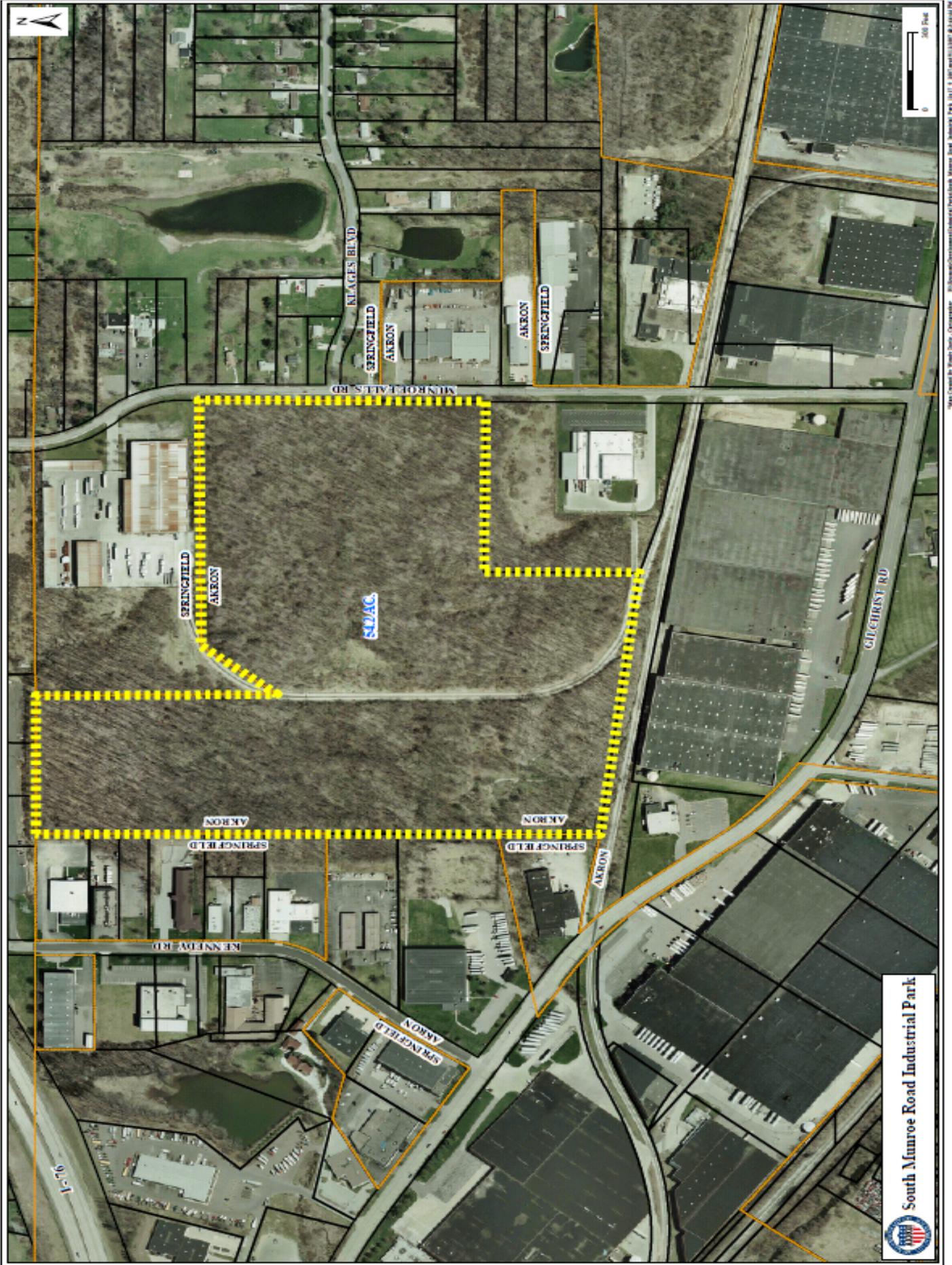
- All utilities and necessary public streets provided by the City of Akron without assessment to property owners
- Rail access available as needed.

ACCESS

- S. Munroe Rd. runs north from Gilchrist Road. Property entrance is within 1.5 miles of the Gilchrist Rd. exit of I-76.

PURCHASE PRICE

- Parcels of 5+ acres available for sale at \$25,000 per acre. Additional pricing incentives for projects creating 20 or more manufacturing jobs per acre.
- Ground lease option at a competitive interest rate for a term of up to 20 years. Lessor may purchase at any time during the term for the unpaid principal balance.
- Cooperative marketing arrangements with real estate brokers.



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