



## **MASSILLON ROAD INDUSTRIAL PARK FACT SHEET**

Massillon Road Industrial Park is a 98 acre industrial park available for light industrial use. The park is located within the Akron-Springfield Township Joint Economic Development District (JEDD) on the west side of Massillon Road (State Route 241), east of Pickle Road. Extensions of Boyer and Picton Parkways. Akron-Canton, Cleveland Hopkins International and Akron Fulton Municipal airports are all within 10 to 30 miles from this site. Potential for rail spur from the CSX line on the northern boundary of the site. Light industrial development and the creation of manufacturing employment opportunities. Quality industrial/office park setting to generate long term job growth in the City of Akron. Land is not available for speculation/resale.

### **LAND AVAILABILITY**

- ❖ Approximately 43 acres remain for industrial development, subdivided into 5—10+ acre sites.

### **DEVELOPMENT STANDARDS**

- ❖ Quality development standards in building materials, signage and site improvements must be maintained.
- ❖ The design guidelines are available in the Massillon Road Redevelopment Plan of 1991.
- ❖ 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 will be provided by the City of Akron without assessment to property owner:
  - ✓ Electricity: FirstEnergy Service Provider
  - ✓ Gas: Dominion East Ohio Gas Company—Main Size 6”
  - ✓ Water: City of Akron—Main size 12”
  - ✓ Sewer: City of Akron—Main size 8”
  - ✓ Telecom: AT&T fiber located at Rt. 619 & Rt. 241 also has fiber located at Killian Rd & Rt. 241, an aerial and underground fiber build-out would be necessary to a new location.

### **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.

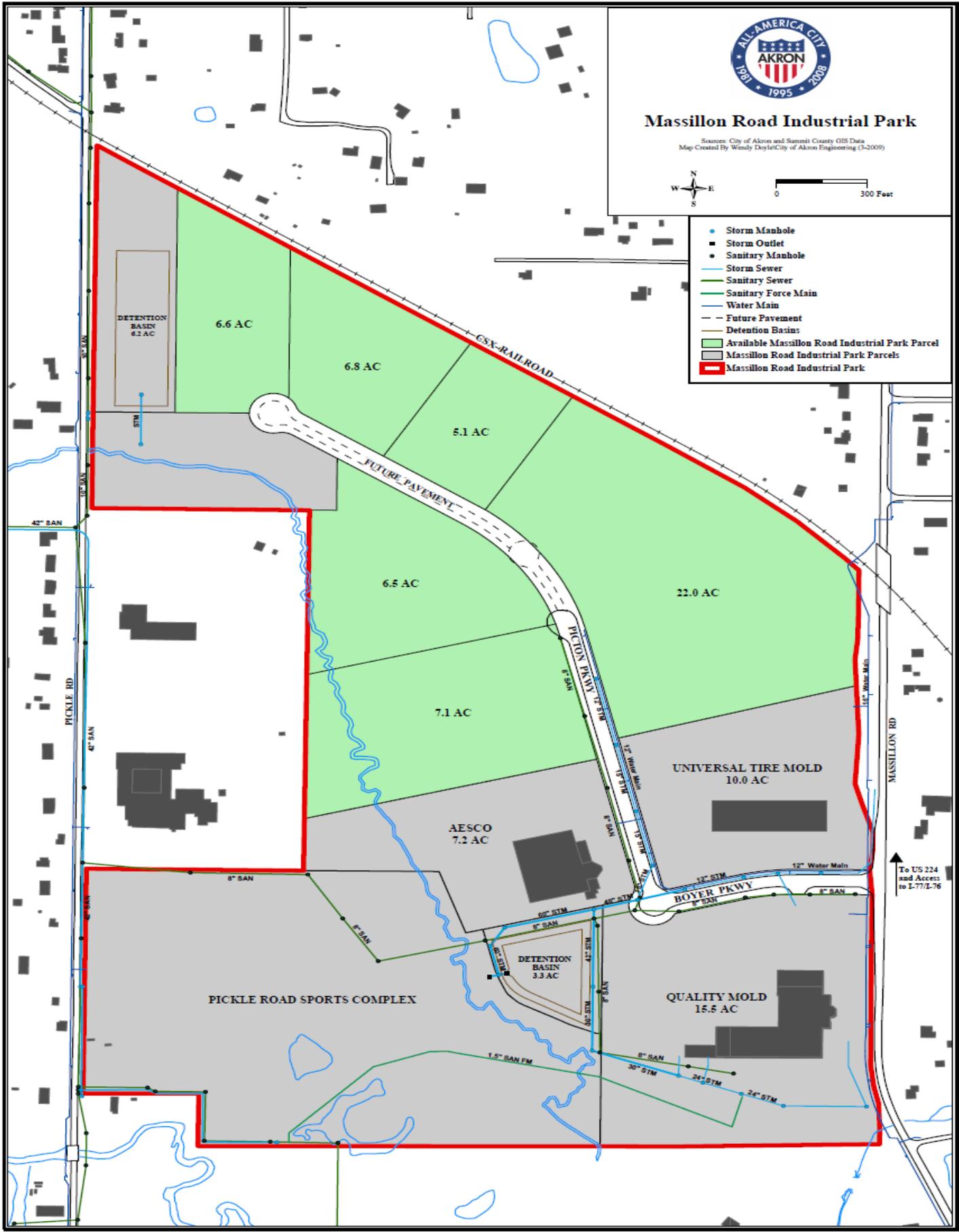


# Massillon Road Industrial Park

Sources: City of Akron and Summit County GIS Data  
Map Created By Wendy Doyle/City of Akron Engineering (3-2009)



- Storm Manhole
- Storm Outlet
- Sanitary Manhole
- Storm Sewer
- Sanitary Sewer
- Sanitary Force Main
- Water Main
- - Future Pavement
- Detention Basins
- Available Massillon Road Industrial Park Parcel
- Massillon Road Industrial Park Parcels
- Massillon Road Industrial Park



To US 224 and Access to L-77/L-76