

For Sale
Land



Columbiana County Port Authority World Trade Park

Industry St
Leetonia, Ohio 44431

Property Description

World Trade Industrial Park ~46 acres with 8 lots ranging from ~2-9 acres each, ~39 contiguous acres

Located on Route 344, only 2 miles from State Route 11 and 8 miles from the I-76/I-80 interchange, close to the Ohio River Corridor

OFFERING SUMMARY

| | |
|----------------------|-----------------|
| Sale Price | \$35,000 / acre |
| Total Acreage | ~45.66 Acres |

DRIVE TIMES

| City | Miles To |
|-------------------|-----------------|
| Cleveland | ~88 |
| Youngstown | ~27 |
| Pittsburgh | ~68 |
| Wheeling | ~74 |

For more information

Bryce Custer

O: 330 418 9287 | C: 330 418 9287
bryce@naispring.com | OH #BRKM.2017004455

Land Lot Summary



| Lot # | Size | Price per SF/AC | Sale Price | Status |
|-------|-------------|-----------------|-----------------|--------|
| 6 | 3.011 Acres | \$35,000/AC | \$35,000 / Acre | - |
| 7 | 2.691 Acres | \$35,000/AC | \$35,000 / Acre | - |
| 10 | 3.991 Acres | \$35,000/AC | \$35,000 / Acre | - |
| 11 | 5.097 Acres | \$35,000/AC | \$35,000 / Acre | - |
| 12 | 6.093 Acres | \$35,000/AC | \$35,000 / Acre | - |
| 13 | 7.153 Acres | \$35,000/AC | \$35,000 / Acre | - |
| 14 | 7.721 Acres | \$35,000/AC | \$35,000 / Acre | - |
| 15 | 9.903 Acres | \$35,000/AC | \$35,000 / Acre | - |

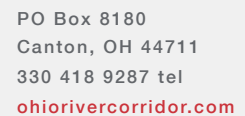


LOCATION INFORMATION

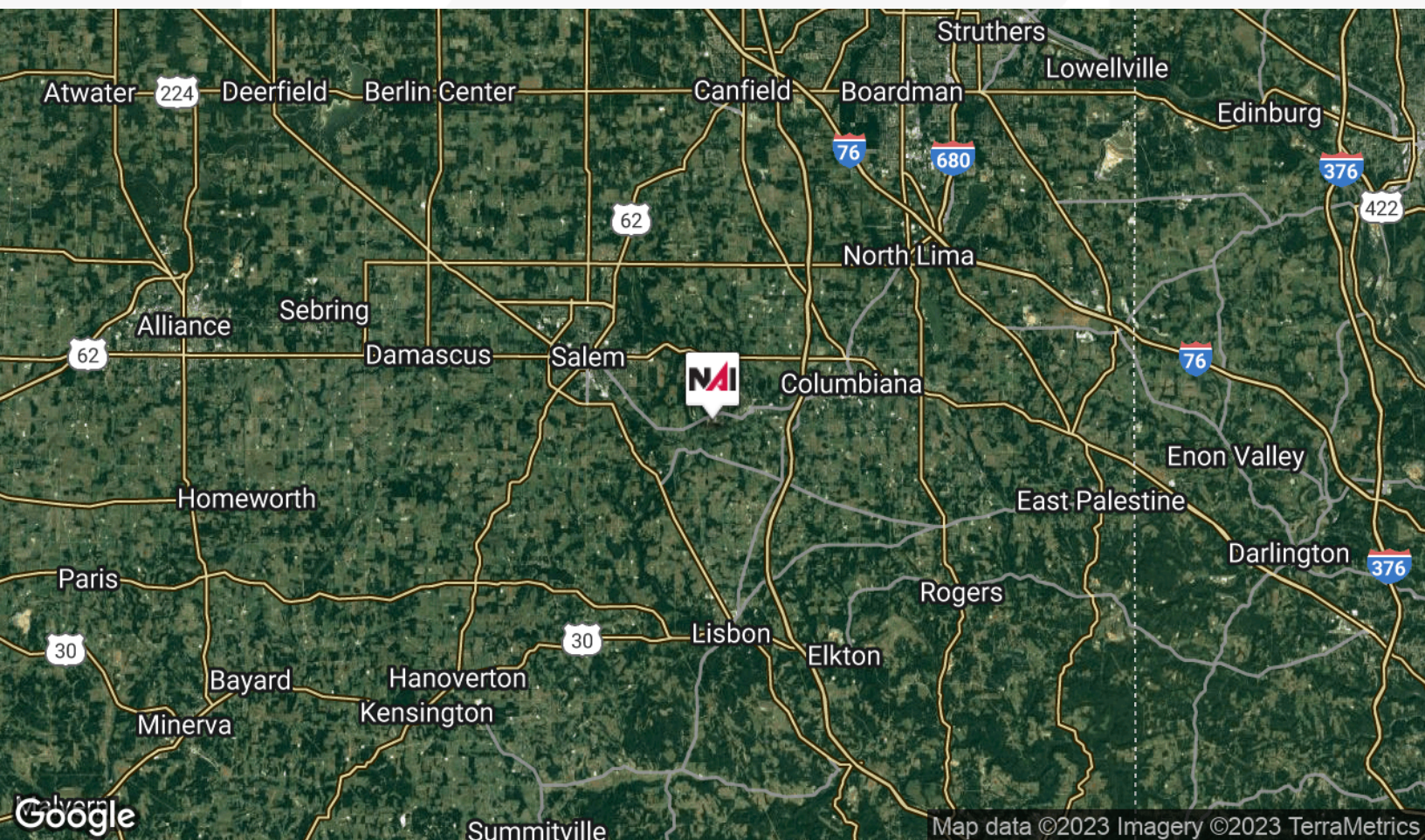
| | |
|---------------------|--------------------|
| Street Address | Industry St |
| City, State, Zip | Leetonia, OH 44431 |
| County | Columbiana |
| Township | Salem |
| Signal Intersection | Yes |

PROPERTY HIGHLIGHTS

- Ideal location for industry to ship by truck, rail or river transportation
- ~39.96 contiguous acres available
- Zoned heavy industrial
- Foreign Trade Zone #181
- All utilities available
- Current tenants in park are Pennex and Haltec
- Located two miles from State Route 11 and 8 miles from the I-76/I-80 interchange heading into the Ohio River Corridor
- No mineral interest transfer



Location Maps





Bryce Custer

Broker, SIOR, CCIM

330.418.9287 tel
330.418.9287 cell
bryce@naispring.com

Memberships & Affiliations

Bryce is a CCIM and a member of SIOR Society of Industrial and Office Realtors

Education

Bryce has a Bachelor's Degree in Chemistry from Kent State University

Ohio Licensed Broker - BR.2017004455

West Virginia Licensed Broker - WVB210300664

Professional Background

Specialties
Petrochemical and Energy Services

Scope of Service Experience

Bryce Custer realized the need for commercial real estate services to help with petrochemical and derivatives companies locating in the Ohio River Corridor in anticipation of upstream and downstream activity from the Shell Chemical petroleum cracker plant in Monaca, PA. From this realization Ohio River Corridor, LLC, was born.

Custer was also the owner of Leadership Development Centers, a sales and management firm affiliated with Wilson Learning Corporation. Custer worked with numerous clients throughout northeastern Ohio and Charlotte, North Carolina in the area of managerial and sales development. In 2001, the firm was sold in order to focus on real estate ventures.

Prior to real estate investing, Custer was an environmental chemist at Wadsworth/Alert Laboratories (now known as TestAmerica). While at Wadsworth/Alert he was instrumental in meeting the needs of clients as GC/MS analyst, Sr. Project Manager and Assistant Laboratory manager for ten years.

Custer resides in North Canton, Ohio with his wife Kym and their two dogs (Bella and Trumpy.) In there spare time they enjoy boating on the Great Lakes from there home port in Vermilion, OH. Between them they have five children and five grandchildren.

Background & Experience

Custer brings with him experience in all aspects of commercial real estate including acauisition. disposition and development