

FOR SALE

W. 130th Street

Brunswick, Ohio 44212



29.34 Acres of Industrial Land For Sale

PRICE REDUCED!



VIEW DUE DILIGENCE
MATERIALS

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PROPERTY FEATURES



COMMENTS

- One half mile from SR 303 and I-71 interchange
- 15 minutes to Cleveland Hopkins International Airport
- 29.34 acres zoned light industrial
- 15 year 100% tax abatement in place
- Substantial, professionally updated property documents sufficient for full site evaluation/closing available upon request
- Frontage on both W. 130th Street (510 ft) and Industrial Parkway South (115 ft)
- All utilities available at streets
- Located in business-friendly city of Brunswick, Ohio
- All necessary amenities within minutes of the site

29.34

ACRES

\$36,886

TAXES PER YEAR

\$2,300,000

REVISED SALE PRICE

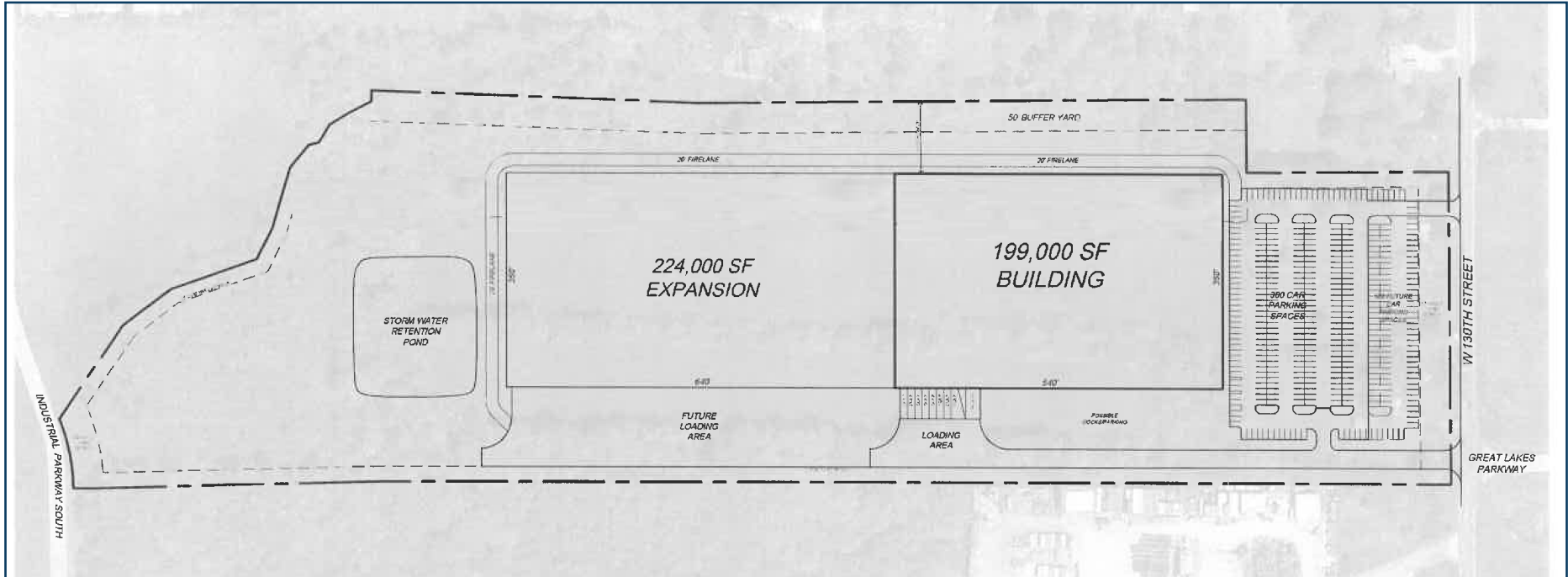
ABOUT BRUNSWICK, OH

Brunswick, Ohio is a vibrant and growing city located in the heart of Medina County, just 25 miles south of Cleveland. With a population of over 34,000 and a median household income of over \$70,000, Brunswick offers a strong customer base for businesses looking to establish a presence in Northeast Ohio.

Brunswick is known for its excellent schools, which consistently rank among the top in the state. The city also offers a high quality of life, with numerous parks and recreational facilities, a thriving arts and culture scene, and a strong sense of community. Residents enjoy a wide range of amenities, including shopping and dining options, healthcare facilities, and access to major highways.

For businesses looking to invest in commercial real estate, Brunswick offers numerous advantages. The city's strategic location provides easy access to major highways, including Interstate 71 and the Ohio Turnpike, making it a prime location for distribution and logistics businesses.

POTENTIAL SITE PLAN



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