

THE CITY OF STRONGSVILLE
Department of Economic Development

Strongsville Business & Technology Park



*Momentive Performance
Materials*



Akzo Nobel



Pat Catan's



Telsource Corporation

- 169 acres of available land
- Classified as Greenfields
- Zoned General Industrial
- Owned by the City of Strongsville
- Campus-like settings
- Tax incentive eligible
- Quick access to interstates & airport

*This document can be found electronically at http://www.strongsville.org/content/available_land.asp

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SITE DETAILS

Location

City.....	Strongsville
County.....	Cuyahoga
State.....	Ohio
General Location in Strongsville.....	Southwest corner of the City
Location to major markets.....	<i>See attached summary</i>

Available Land

Acreage Available.....	169 acres
Parcel Sizes.....	2 - 169 acres
Land Owner.....	City of Strongsville
Potential Buildout.....	1 million square feet of developable space
Contiguous Land Available.....	300 acres

Sale Price

2-7 acres.....	\$78,500 an acre
8-15 acres.....	\$70,000 an acre
15 plus acres.....	\$60,000 an acre

Tax Structure

Local Income Tax.....	2%
County Sales Tax.....	7.75%
Annual Tax as a Percentage of Market Value (industrial/commercial).....	2.44%

Zoning

Current Zoning.....	General Industrial
Permitted Uses.....	<i>See attached summary</i>

Available Local Tax Incentives

Enterprise Zone
Foreign Trade Zone
Community Reinvestment Area

**For more details see attached summary*

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UTILITIES

Water

Name of water service provider:.....City of Cleveland Water Department
Size of water line serving Site:.....12" DIP Class 52
Capacity of water line serving Site:.....2,000 GPM
Average Utilization of water system:.....250 MGD
Peak Utilization of water system:.....400 MGD
Estimated excess capacity of water system:.....170 MGD
Pressure:.....75 PSI

Wastewater

Name of sewerage service provider:.....City of Strongsville
Size of sewerage line serving Site:.....15" SDR 35 PVC
Capacity of sewerage line serving Site:.....1.87 MGD
Capacity of sewerage system serving Site:.....300 MGD
Average utilization of wastewater system:.....0.36 MGD
Peak Utilization of wastewater system:.....0.87 MGD
Estimated excess capacity of wastewater system:.....1.0 MGD

Electricity

Name of electric provider:.....FirstEnergy-The Illuminating Company
Description of distribution lines serving the Site:.....13,200 volts primary service, Secondary
voltage depend on customer requirements
Average rate per kilowatt hour for industrial customers in region:.....6.67 cents per KWH

**The Site is serviced by two redundant substations creating additional excess capacity*

Natural Gas

Name of natural gas distribution and transportation provider:.....Columbia Gas of Ohio
Main Size serving Site:4"
Pressure:.....30 PSI

Solid Waste

Name of solid waste collection, transfer, and disposal provider:.....Republic Services, Inc.
Rate for solid waste (generally):\$125 per haul plus \$35 per ton
Rate for solid waste (composite):.....\$5 per cubic yard plus \$125 per haul

Telecommunications

Name of telecommunications provider:.....AT & T Ohio

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ZONING

1262.04 USE REGULATIONS; GENERAL INDUSTRIAL (GI) DISTRICT.

Building and land shall be used, and buildings shall be designed, erected, altered, moved and maintained, in whole or in part, in a General Industrial District, only for the uses set forth in the following schedules and regulations:

(a) Main Uses Permitted.

(1) Office, laboratories, services, sales, storage and manufacturing uses permitted in Research-Development and Commercial Services Districts.

(2) Manufacturing processes conducted wholly within an enclosed building: cutting, forging, stamping, casting, extrusion, drilling, machining, welding, brazing, soldering, sawing, cleaning, shot and sand blasting, grinding, enameling, painting, galvanizing, finishing, heat-treating and rustproofing, as a component process in connection with the production and assembly of products.

(3) Other industrial processes and uses:

A. Blending, mixing and packaging of disinfectants, insecticides, fungicides, ink, soap, detergents and related household and industrial chemical compounds, but excluding the preparation of any primary acids or other primary chemicals;

B. Making of metal alloy products from brass, bronze, pewter, tin, lead or aluminum, but excluding the smelting or founding of such metals; and

(4) The following uses may be permitted provided a conditional use permit is granted in accordance with the standards set forth in Section 1242.07 of this Zoning Code

A. Bulk distribution station for gasoline and oil.

B. Day care facilities.

C. Wireless telecommunication facilities in accordance with the provisions of C.O. Chapter 1273.

D. Active and passive recreation and physical fitness facilities.

(b) Similar Main Uses Permitted. Any other manufacturing use not listed above or in any use classification of another district and determined to be similar by the Planning Commission according to standards set forth in Section 1242.08 of the Zoning Code.

(c) Accessory Uses Permitted

(1) Storage of materials and products and processes clearly accessory to the main use;

(2) Signs: industrial, project, real estate, identification and directional, as set forth in Chapter 1272 of this Zoning Code;

(3) Off-street parking and loading facilities as required and set forth in Chapter 1270 of this Zoning Code;

(4) Oil and gas well drilling, operation and maintenance, provided that a conditional use permit is granted in accordance with standards and procedures set forth in Section 1242.07 of this Zoning Code; and

(5) Active and passive recreation and physical fitness facilities, provided that a conditional use permit is granted in accordance with standards and procedures set forth in Section 1242.07 of this Zoning Code.

(Ord. 2002-29. Passed 1-6-03.)

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TAX INCENTIVES

Pre-1994 Community Reinvestment Areas (CRAs)

Strongsville currently has nineteen (19) Pre-1994 Community Reinvestment Areas established for its Tax Abatement Program.

All industrial zoned land in the city is a part of a Community Reinvestment Area Incentive. This means that Strongsville will provide tax incentive on the real estate improvement, upon application, for ten years based on 100% of the real estate improvements actually made at the site.

For more information regarding Pre-1994 Community Reinvestment Areas please visit the website listed below:

<http://www.odod.state.oh.us/edd/cra/>

Limited Enterprise Zone

The city also has a Limited Enterprise Zone and, therefore, can offer limited real estate and personal property tax incentives. Tax incentive is limited to resident and new companies qualifying under the state program. We will be happy to work with you and negotiate a fair project for you and the City of Strongsville.

For more information regarding the Limited Enterprise Zone please visit the website listed below:

<http://www.odod.state.oh.us/edd/ez/>

Foreign Trade Zone

Foreign-trade zones (FTZ) were created by Congress in 1934 to stimulate economic growth and development in the United States. The FTZ program was designed to promote American competitiveness by encouraging companies to maintain and expand their operations in the United States. The FTZ program encourages businesses to locate in the United States by removing various disincentives commonly encountered. Under the program, companies may reduce, defer or eliminate Customs duties on imported parts, materials or components entered into the zone.

A Foreign Trade Zone has been defined within the City of Strongsville and can be adjusted to incorporate additional projects.

The Ohio Investment Training Program

The Ohio Investment Training Program (OITP) provides financial assistance and technical resources for customized training involving employees of new and expanding Ohio businesses.

The program is run by the Ohio Department of Development. For more details regarding OITP please view the link listed below:

<http://www.odod.state.oh.us/OITP.htm#reg8>

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CONTACT INFORMATION



For more details pertaining to the available land at the Strongsville Business & Technology Park please contact:

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