

# Firelands Industrial Park Norwalk, Ohio



Where tradition and innovation meet.

## Location & Description

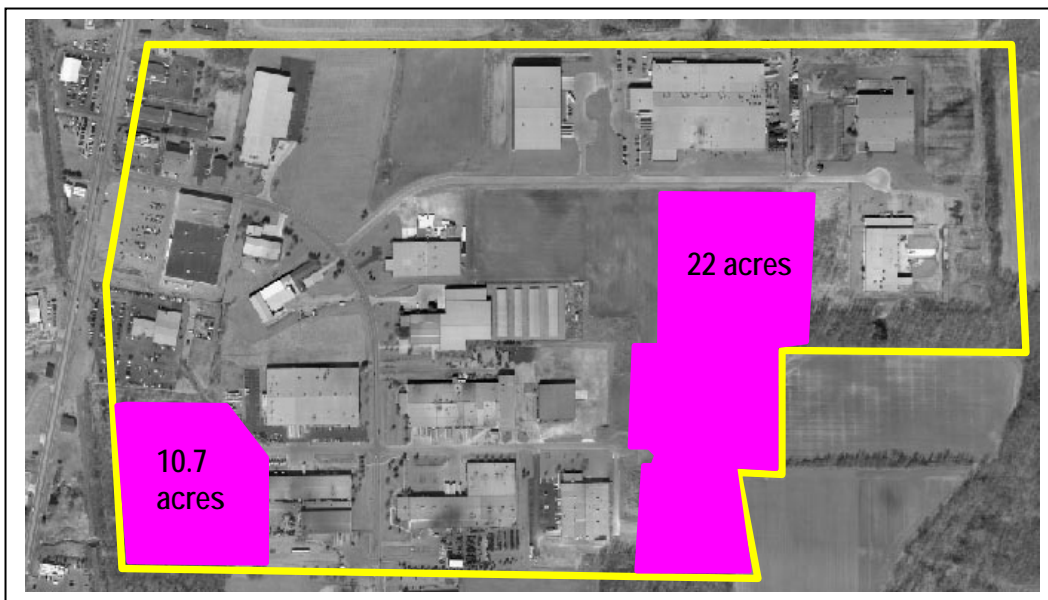
Just 5 miles south of the Ohio Turnpike, Firelands Industrial Park is the premier industrial park in Norwalk, Ohio. This 170-acre park offers a prime location for the following uses:

- Distribution
- Warehousing
- Manufacturing
- Transportation
- General Office

Current tenants in the park include manufacturers of automotive parts, circuit boards, wastewater equipment and others:

- Janesville Acoustics
- EPIC Technologies
- Norweco
- Americraft Carton

## Total Acreage Available for Development



# Firelands Industrial Park Norwalk, Ohio



Where tradition and innovation meet.

## Cost of Land

The current sale price of land in Norwalk is \$30,000 per acre for Sites 1, 2 and 3. For Site 4, the asking price for the entire parcel is \$750,000. Build to suit and lease options are also available.

## Parcels Available

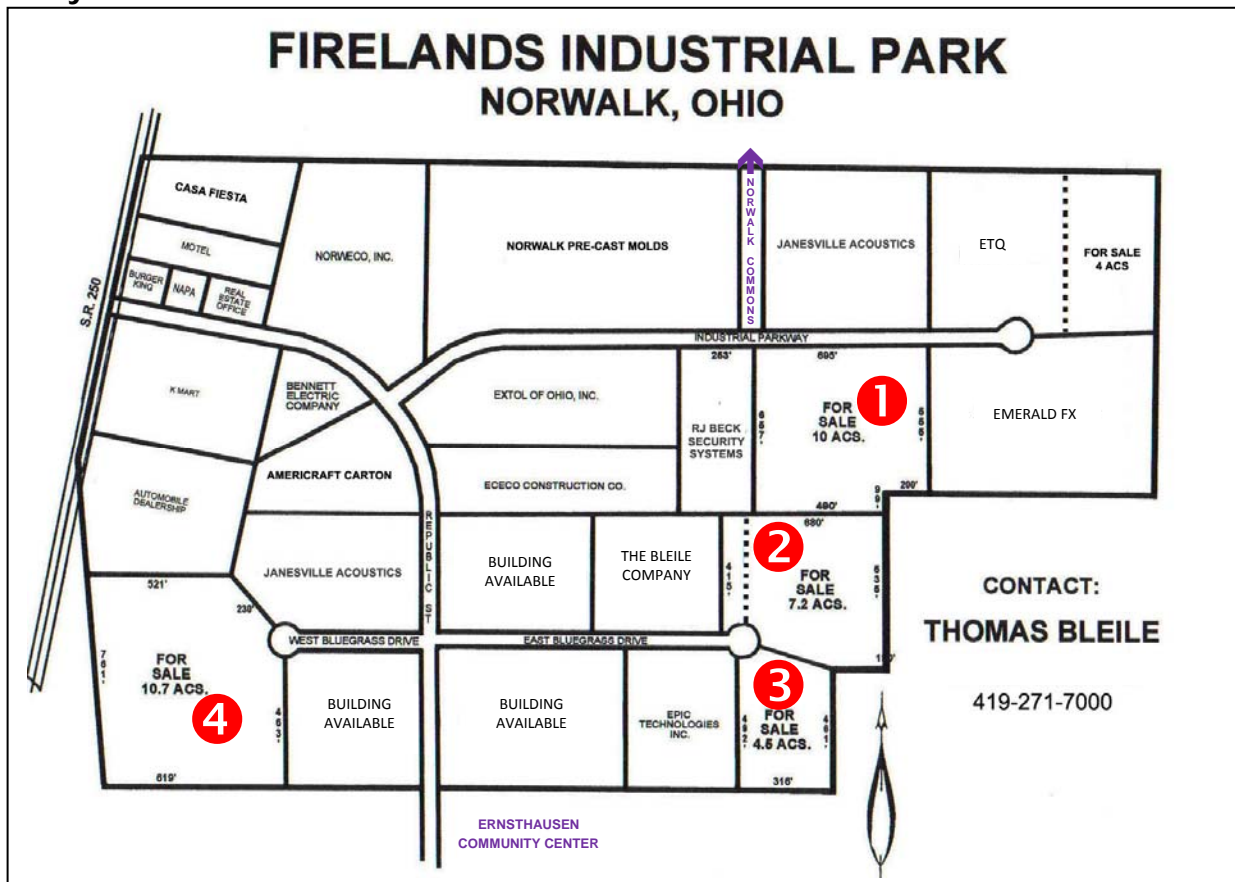
Site 1: 10 acre parcel with frontage on Industrial Parkway; opposite access road to Norwalk Commons

Site 2: 6.5 acre parcel on north side of East Bluegrass Drive cul-de-sac

Site 3: 4.5 acre parcel on south side of East Bluegrass Drive cul-de-sac

Site 4: 10.7 acre parcel on west side of West Bluegrass Drive cul-de-sac

## Park Layout



## Real Estate Contact

Tom Bleile

Cell: 419-271-7000

# ***Firelands Industrial Park Norwalk, Ohio***



*Where tradition and innovation meet.*

## **Amenities**

Firelands Industrial Park is located adjacent to Norwalk Commons, a new mixed-used development to the north with retail and commercial developments that include East of Chicago Pizza and Premiere Theatre.

Immediately to the south of Firelands Industrial Park on Republic Street is the Ernsthausen Community Center, operated by the City’s Park and Recreation Department. The facility includes



a 25 yard competitive pool, a soothing 86 degree therapy pool, zero-depth entry to our outdoor pool, 150' spiral water slide, whirlpool, steam room sauna, indoor playground, a large 17,000 square foot gymnasium, a suspended indoor rubber track, mini-gym, large locker rooms, two racquetball courts, a meeting room, a circuit of strength training machines and a large line of cardiovascular equipment.

## **Highway Transportation Options**

**Highways:** The industrial park fronts on State Routes 250 & 13. The Ohio Turnpike (I-80 & I-90) is five miles north. I-71 is 35 miles to the southeast and I-75 is 50 miles west. Located within one mile are State Routes 18, 20, 61 and 113.

<b>Nearest Metro Area</b>	<b>Distance</b>	<b>Drive Time</b>
Cleveland, Ohio	50 miles	1 hour
Toledo, Ohio	55 miles	1 hour
Detroit, Michigan	100 miles	2 hours
Columbus, Ohio	100 miles	2 hours