

NORWALK: 100 ACRES FOR DEVELOPMENT

FURNITURE PKWY & S SR 18, NORTH CENTRAL OHIO INDUSTRIAL PARK

LOCATION	Norwalk, Ohio
ZONING	M-2 Heavy Industrial
DUE DILIGENCE	All studies completed - clear findings
UTILITIES	All utilities to site boundary
LABOR	265,474 regional labor force



**84 Acres Contiguous
Developable**



**7 Miles to
I-80/I-90**



**Zoned Industrial
Located In
Industrial Park**

**IMMEDIATE ACCESS
TO US-20**

**FURNITURE PKWY -
INDUSTRIAL PARK ACCESS**

16 ACRES

**PATH FOR RAIL SPUR
THROUGH CITY-OWNED
PROPERTY**

84 CONTIGUOUS ACRES

AERIAL

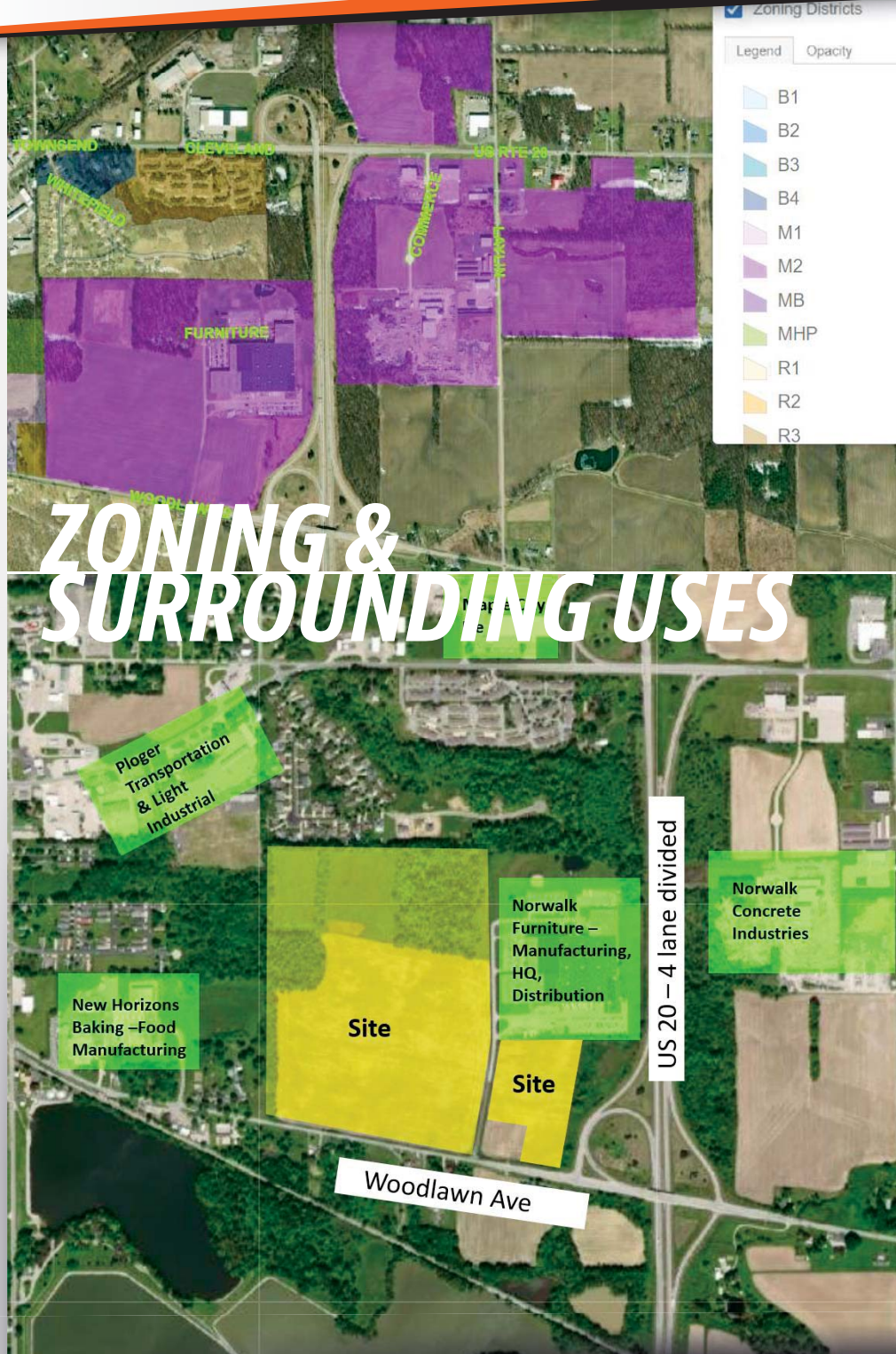
NORWALK: 100 ACRES FOR DEVELOPMENT
FURNITURE PKWY & S SR 18, NORTH CENTRAL OHIO INDUSTRIAL PARK
NORWALK, OHIO

SURROUNDING USES

- 800+ Manufacturing & L&D employment within 0.5 mile radius

M-2 ZONING

- The purpose of the M-2 District is to encourage the development of major manufacturing, processing, warehousing, major research and testing operations
- Cascading Zoning
- 50' Height restrictions
- Permits & exceptions processed in timely manner through dedicated City staff



NORWALK: 100 ACRES FOR DEVELOPMENT
 FURNITURE PKWY & S SR 18, NORTH CENTRAL OHIO INDUSTRIAL PARK
 NORWALK, OHIO



**579,894 POPULATION:
45 MINUTE DRIVE TIME**

**1,503,900 POPULATION:
60 MINUTE DRIVE TIME**

**7 MINUTES TO
I-80/I-90**

**45 MINUTES TO
CLEVELAND HOPKINS
INTERNATIONAL AIRPORT**



NORWALK: 100 ACRES FOR DEVELOPMENT
FURNITURE PKWY & S SR 18, NORTH CENTRAL OHIO INDUSTRIAL PARK
NORWALK, OHIO