

# 100 ACRES

FOR DEVELOPMENT

FURNITURE PKWY & S SR 18  
NORTH CENTRAL OHIO INDUSTRIAL PARK

NORWALK, OHIO



<b>ZONING</b>	M-2 Heavy Industrial
<b>DUE DILIGENCE</b>	All studies completed - clear findings
<b>UTILITIES</b>	All utilities to site boundary
<b>LABOR</b>	265,474 regional labor force



**84 ACRES**  
CONTIGUOUS  
DEVELOPABLE



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



**ZONED INDUSTRIAL**  
LOCATED IN INDUSTRIAL PARK

Norwalk Economic Development Corporation  
(419) 668-9858  
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norwalknedc.com/industrialpark





AERIAL

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

NORWALK, OHIO



**IMMEDIATE ACCESS TO US-20**

**16 ACRES**

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

**FURNITURE PKWY – INDUSTRIAL PARK ACCESS**

**84 CONTIGUOUS ACRES**

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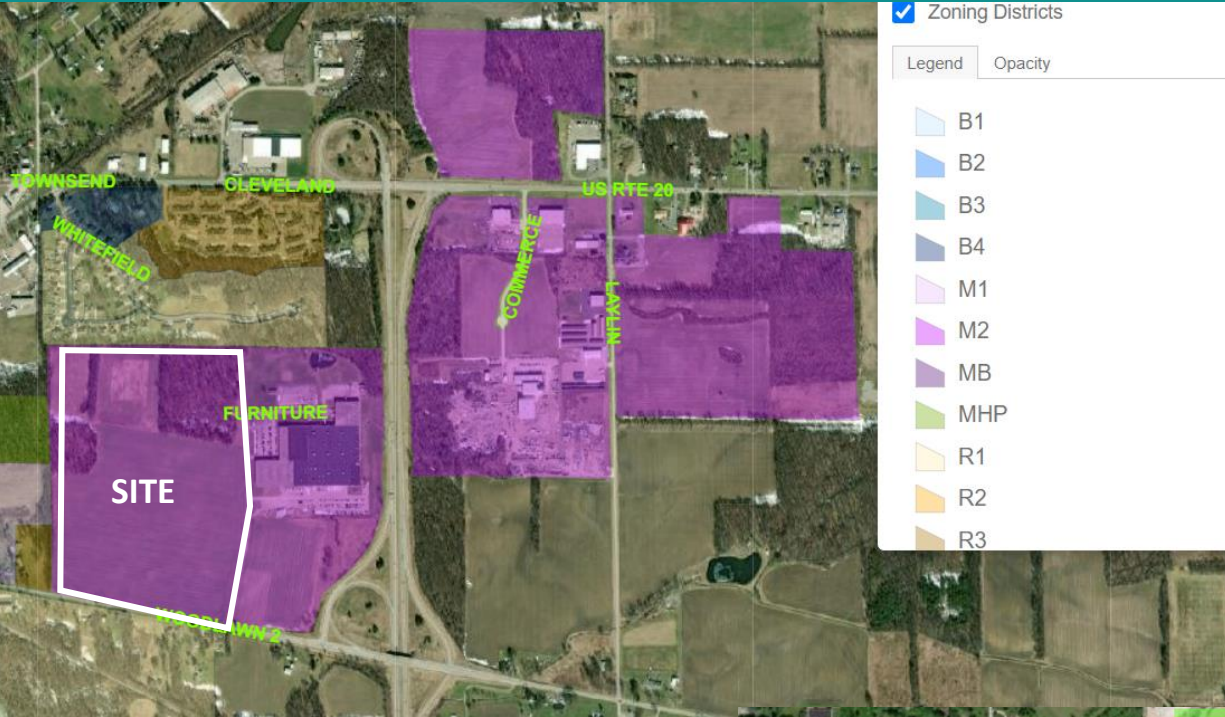




# ZONING & SURROUNDING USES

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

NORWALK, OHIO



Zoning Districts

Legend Opacity

- B1
- B2
- B3
- B4
- M1
- M2
- MB
- MHP
- R1
- R2
- R3

### 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



# LOCATION

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

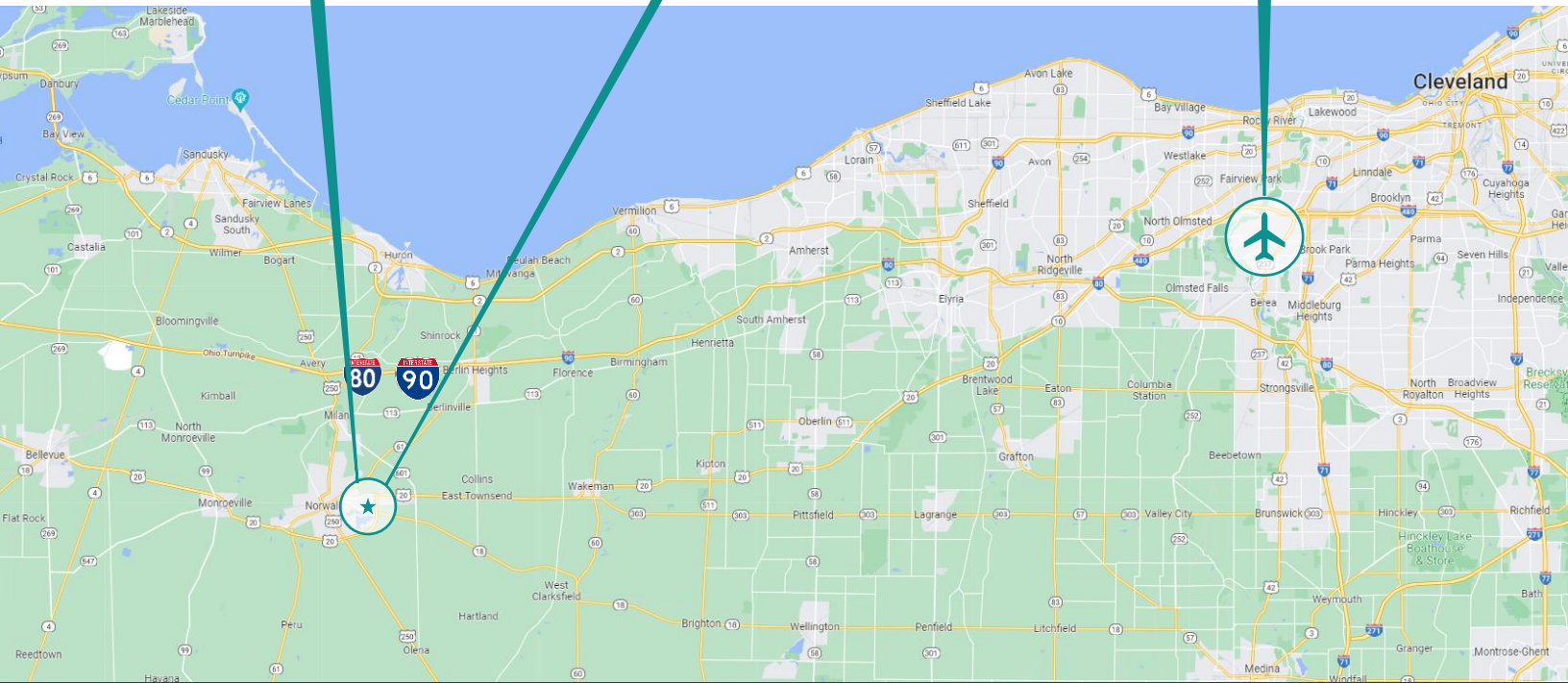
NORWALK, OHIO

7 MINUTES TO  
I-80/I-90

579,894 POULATION –  
45 MINUTE DRIVE TIME

45 MINUTES TO  
CLEVELAND  
HOPKINS  
INTERNATIONAL  
AIRPORT

1,503,900 POPULATION -  
60 MINUTE DRIVE TIME



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# LOGISTICS

Accessibility, low costs, and a concentration of logistics and supply chain workers increase speed to market for Northeast Ohio logistics companies.



## Facilitating Movement throughout North America and Europe.

With a GRP of \$3.9 billion and nearly 3,000 logistics and supply chain companies, logistics is a healthy industry in the Northeast Ohio Region.

Northeast Ohio offers significant advantages to logistics and supply chain companies, including a renowned infrastructure, trained workers and substantial warehousing and storage assets.

Northeast Ohio companies can also get ahead with logistics 4.0 resources, as Ohio is home to smart mobility research and initiatives including truck platooning, connected vehicles, unmanned aircraft systems, and more.



**53,000**

53,000 logistics and supply chain workers in Northeast Ohio



**#1**

#1 region for truck transportation employment



**GRADE A**

A grade in logistics – Ohio is one of 5 states to earn this grade

*Source: Conexus Indiana report from the Ball State University Center for Business and Economic Research*



**4TH LARGEST**

4th largest interstate system in the country



**5TH**

5th state in the U.S. for warehousing and storage services