## **19.78 AC Divisible Industrial Development Opportunity**

For Sale | York Beta Drive, North Royalton, Ohio 44133

CityNorth Royaltonhio

CUSHMAN & WAKEFIELD





## PROPERTY HIGHLIGHTS

- 19.78 acres of clean industrial land, prime for development. Property is divisible
- Fully-serviced site with immediate access to gas, water, and electric
- Located in a well-established, rapidly expanding industrial corridor and thriving community
- Entrepreneurial city offering lucrative incentives for job-creating businesses
- North Royalton is conveniently positioned near key highways, with I-71 three miles to the west, I-77 three miles to the east, and the Ohio Turnpike passing through, providing excellent regional connectivity

## INCENTIVES

- Community Reinvestment area (CRA): up to 100% tax abatement for 15 years
- PACE Financing: used to enhance energy improvements

## SALE PRICE

\$890,000 (\$45,000/Acre)

# **Location Insight & Accessibility**

### **DRIVE-TIME FROM NE OHIO**



### **REGIONAL ACCESSIBILITY**

CITY	POPULATION & METRO AREA	DISTANCE	DRIVE TIME
Cleveland	1,761,000	22 miles	30 m
Columbus	1,687,000	134 miles	1 h 56 m
Detroit	3,521,000	172 miles	2 h 34 m
Pittsburgh	1,699,000	120 miles	2 h 19 m
Cincinnati	1,764,000	243 miles	3 h 29 m
Indianapolis	1,858,000	307 miles	4 h 26 m
Louisville	1,107,000	340 miles	4 h 53 m
Chicago	8,901,000	353 miles	5 h 21 m
Toronto	6,313,000	300 miles	4 h 58 m
Washington D.C.	5,434,000	360 miles	6 h 1 m
Philadelphia	5,756,000	438 miles	6 h 56 m
New York	18,867,000	458 miles	7 h 10 m
Charlotte	2,204,000	503 miles	7 h 35 m

#### **RADIUS MAP**









# **About North Royalton**

North Royalton is a distinct suburb that seamlessly blends rural charm with urban convenience. This picturesque community, located just 15 miles south of downtown Cleveland and north of Akron, spans 21.8 square miles and has a population of approximately 32,500 residents. Known for its highly rated school system, diverse housing options, expanding recreational facilities, and flourishing business sector, North Royalton is a vibrant choice for families, professionals, and entrepreneurs alike. The city is conveniently positioned near key highways, with I-71 three miles to the west, I-77 three miles to the east, and the Ohio Turnpike passing through, providing excellent regional connectivity. Numerous community organizations contribute to North Royalton's strong sense of community, making it an attractive and dynamic place to live and work.

## North Royalton Tax Information

**Commercial/Industrial:** Real Property \$72.07/\$1000 Valuation **City Tax:** 2% Income Tax

## **Top Employers**

Companies headquartered in North Royalton:

- Sal's Heating & Cooling: Family-owned company providing heating, cooling, plumbing, drain cleaning and water heater services. (75 employees)
- Kent Corporation: Leading manufacturer of steel processing equipment. Offers a line of entry and finishing equipment, including deburring machines, coil end welders and high-speed saws. (2,000 employees nationwide)
- Valco Valley Tool & Die: Custom tool and die shop that has been in business for over 30 years. (75 employees)
- May Industries: Custom metal manufacturer specializing in CNC machining, laser cutting, welding, and powder coating. Serves industries including automotive, healthcare, and food service. (50 employees)
- **Royal Wire:** Manufactures air pollution control devices, such as filter bag cages, and custom wire products. Serves OEMs and industries producing pollution control equipment for utilities. (90 employees)
- **H&D Steel Services:** Provides steel processing services including slitting, shearing, and blanking. Serves industries such as automotive and appliance manufacturing. (100 employees)



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