

# 587,000 SF Warehouse/Manufacturing Space

For Lease | 6800 Center Road, Ashtabula, Ohio 44004







## PROPERTY HIGHLIGHTS

- Establish your footprint in Ashtabula, OH, with a significant and unique opportunity to secure 220,400 SF to 587,000 SF for warehousing or manufacturing operations
- Strategically located with easy access to I-90 making it convenient for businesses to distribute their products locally, regionally, or nationally
- Robust workforce nearby, experienced in manufacturing and ready to contribute to success from day one
- New and well-established ownership group that is willing to invest into tenant spaces in exchange for term
- Significant outdoor acreage available for Industrial Outdoor Storage (IOS) and parking needs

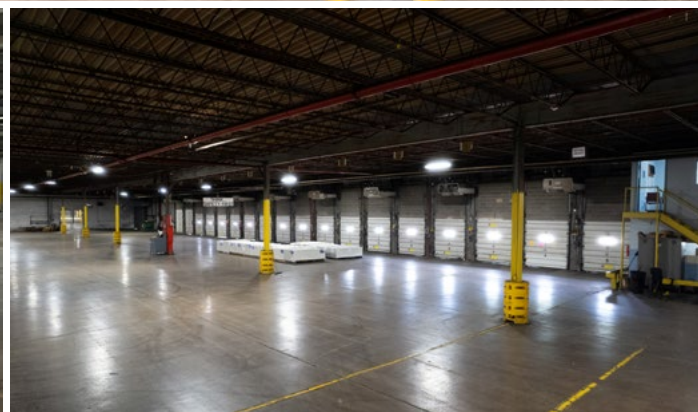
## LEASE RATE

\$4.75/SF NNN

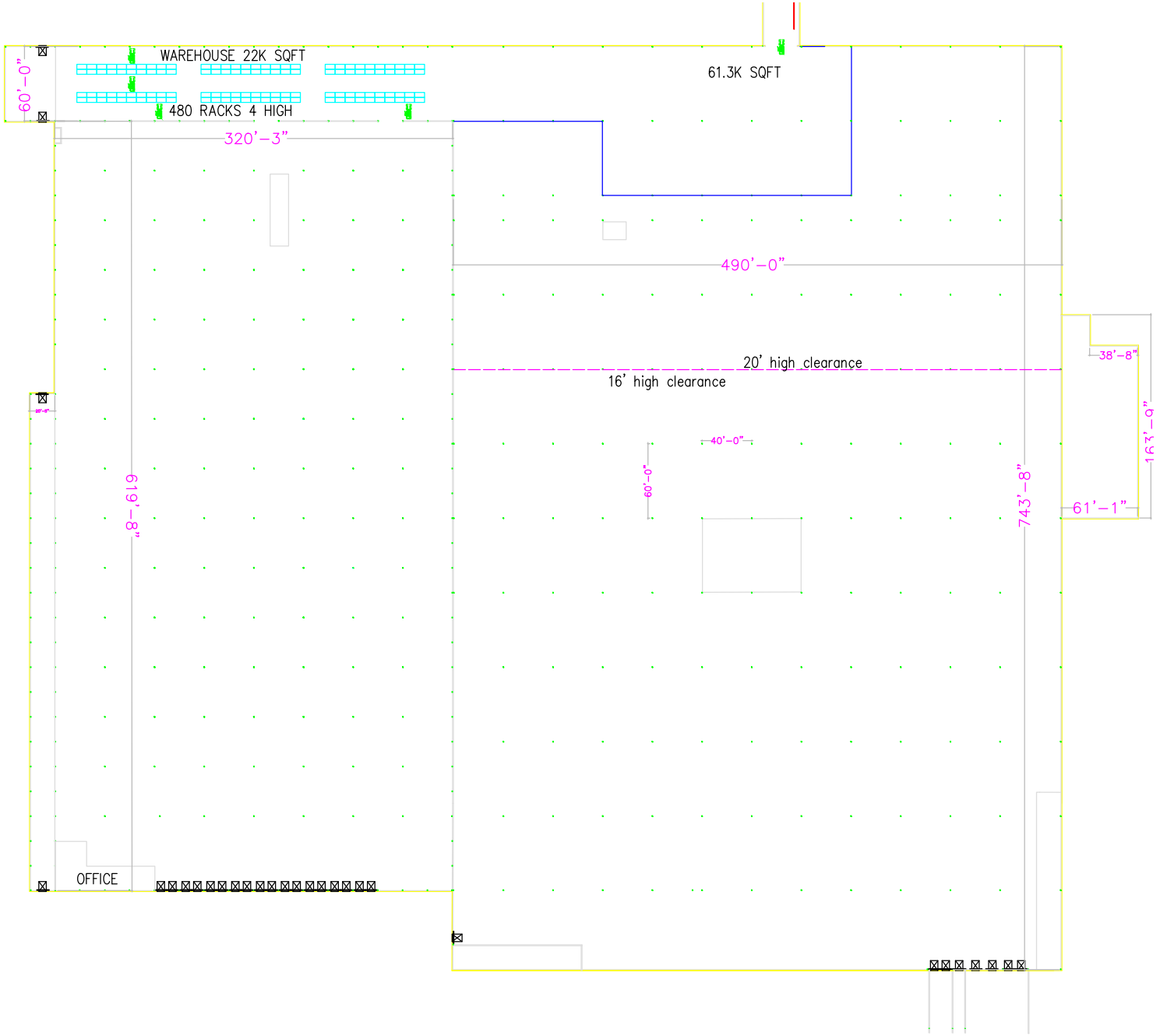
## Building Specifications

<b>Total Building Size:</b>	587,000 SF	<b>Column Spacing:</b>	40' x 40' & 40' x 60'	<b>Land Size:</b>	32.04 Acres
<b>Industrial Size:</b>	587,000 SF	<b>Docks:</b>	24	<b>Zoning:</b>	I-1 Industrial
<b>Office Size:</b>	BTS	<b>Drive-In Doors:</b>	One (1) 10 x 10	<b>Sprinkler</b>	Yes
<b>Construction:</b>	Existing	<b>Lighting:</b>	To Suit	<b>Deck Type</b>	Gypsum/Metal
<b>Year Built:</b>	1950	<b>Heat:</b>	Air Rotation	<b>Rail Status</b>	Possible
<b>Floor:</b>	Concrete	<b>A/C:</b>	Office	<b>Exterior Type</b>	Brick & Steel
<b>Clear Height:</b>	16' - 20'	<b>Power:</b>	3P/ 480V/ 4000A	<b>Roof Type</b>	Flat



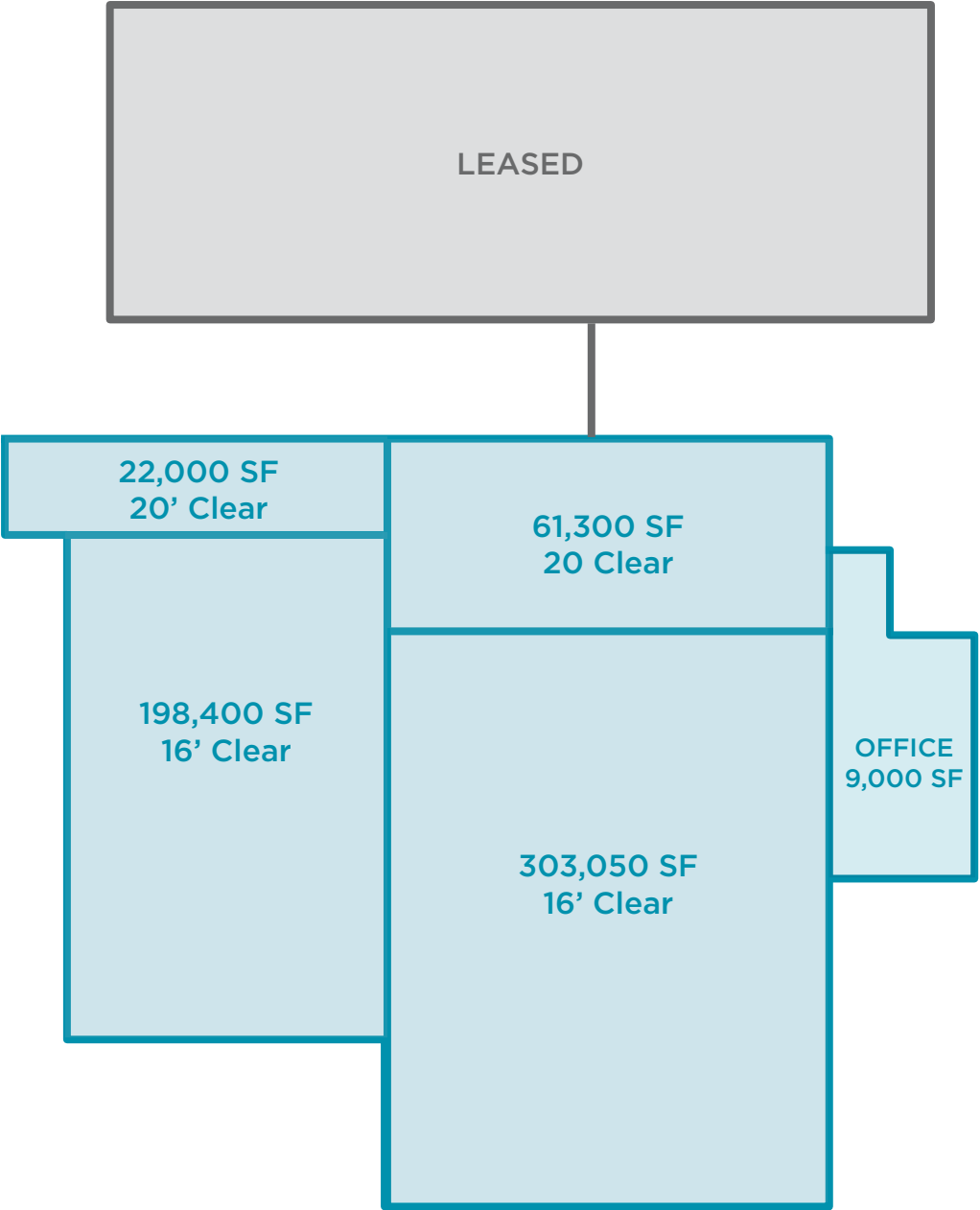


# Floor Plan | 587,000 SF Max Contiguous



# Floor Plan | 587,000 SF Max Contiguous

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# Aerial

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# Property Location

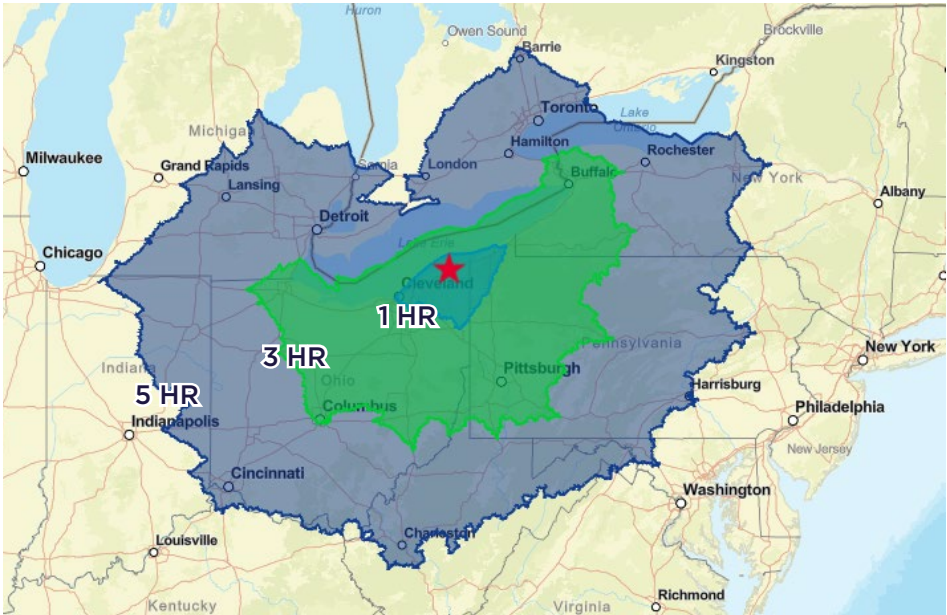
## REGIONAL ACCESSIBILITY

CITY	POPULATION & METRO AREA	DISTANCE	DRIVE TIME
Cleveland	1,780,000	55 miles	55 m
Columbus	1,746,000	192 miles	2 h 49 m
Detroit	3,543,000	223 miles	3 h 25 m
Pittsburgh	1,716,000	131 miles	2 h 10 m
Cincinnati	1,801,000	298 miles	4 h 19 m
Indianapolis	1,925,000	365 miles	5 h 21 m
Louisville	1,136,000	398 miles	5 h 47 m
Chicago	9,042,000	402 miles	7 h 9 m
Washington D.C.	6,436,000	364 miles	5 h 46 m
Philadelphia	5,821,000	428 miles	6 h 38 m
New York	19,154,000	448 miles	6 h 55 m
Charlotte	2,880,000	555 miles	8 h 16 m
Erie	270,876	55 miles	57 m
Buffalo	890,000	146 miles	2 h 10 m
Niagara	502,823	165 miles	2 h 32 m
Toronto	7,038,547	244 miles	4 h 48 m

## RADIUS MAP



## DRIVE-TIME FROM NE OHIO





# Ashtabula, Ohio

Ashtabula has a long-standing industrial heritage and is home to a thriving network of manufacturing and chemical businesses. The city's close proximity to Interstate 90 and State Route 11 provides seamless overland shipping routes, while the nearby Port of Ashtabula offers direct access to the Great Lakes for waterborne logistics. Multiple rail lines and the nearby Northeast Ohio Regional Airport further enhance its connectivity, making Ashtabula a strategic hub for distribution and manufacturing.

The workforce in Ashtabula County is skilled, experienced, and supported by local institutions that specialize in vocational and technical training, including Kent State University at Ashtabula, A-Tech Career Center, and Lakeland Community College's new Industrial Skills Training Center. These resources ensure a steady pipeline of talent ready to meet the demands of modern manufacturing.

Additionally, the region offers compelling business incentives, including the Ohio Job Creation Tax Credit, manufacturing equipment investment tax credits, low-interest loan programs, and training reimbursements of up to \$100,000 annually. Combined with a low cost of living, affordable housing, and a high quality of life, Ashtabula is not only a great place to work, but it's a great place to live.

## Key Businesses Nearby

- Molded Fiber Glass Companies
- Chromaflo Technologies
- Ashtabula Rubber Company
- Grand River Rubber & Plastics
- Iten Industries
- Zehrco-Giancola Composites
- Ashta Chemicals
- Gabriel Performance Products

## Demographics

**31,512**  
Population  
(2025 | 5 Mile)

**40.8**  
Median Age  
(2025 | 5 Mile)

**13,695**  
Households  
(2025 | 5 Mile)

**\$71,475**  
Household Income  
(2025 | 5 Mile)

**917**  
Total Businesses  
(2025 | 5 Mile)

**13,709**  
Total Employees  
(2025 | 5 Mile)





**6800 CENTER ROAD  
ASHTABULA, OHIO 44004**

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