



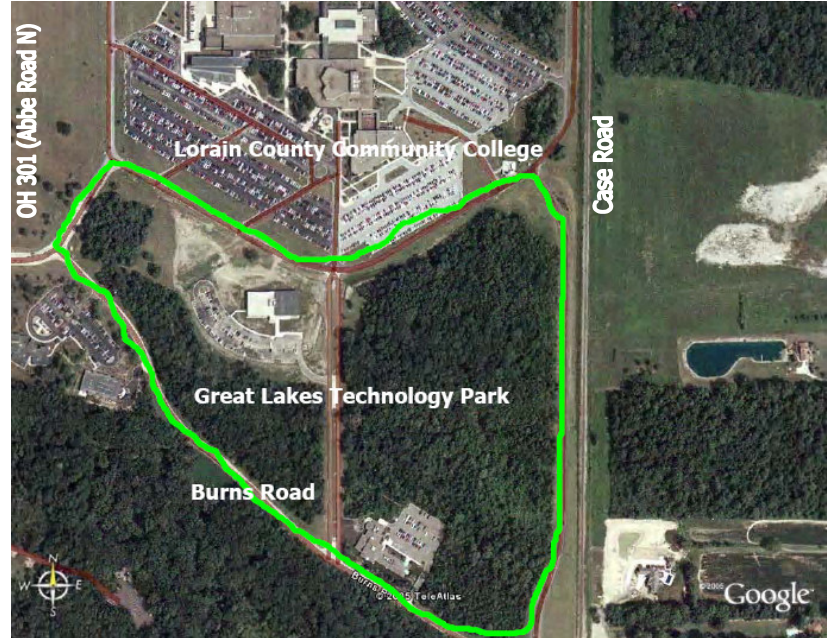
**Intersection of Abbe Road North (OH 301) and Burns Road
Minutes from I-90, I-480, and OH Turnpike (I-80)**

AVAILABILITY

- 57 acres of land Available
- Minimum 4-acre lots
- Fully improved
- For Sale or Lease

PARK DESCRIPTION

- Wooded park setting for business campus
 - Lot coverage \leq 50% of Gross Lot Area
 - Building coverage \leq 30% of Gross Lot Area
- Technology Park zoning permits office, R&D, or light assembly uses
- Direct accessibility to Lorain County Community College resources



AMENITIES

- Technical infrastructure with access to advanced fiber optic network
- Access to:
 - Business incubation services
 - Technology expertise
 - Workforce training programs
 - State-of-the art conferencing facilities
- Enterprise Scale Telephony
- Network, Internet Support



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