

# Brunswick South Business Park, Brunswick, Ohio

Location: 75-Acre industrial park near southeast corner of Interstate 71 and Route 303, City of Brunswick, Medina County, Ohio.

Plant Sites: 4-5 acre sites, including one site with freeway visibility.

Zoning: Light industrial. Protective Covenants and Restrictions.

Approvals: Planning Commission meets 1<sup>st</sup> and 3<sup>rd</sup> Thursday of the month (No meetings in August), plans submitted 2 wks advance.  
City Engineer: Ryan Cummins

Setbacks: Minimum width at setback line is 100 feet: Front depth: 50 feet  
Side yard: 25 feet  
Rear yard: 25 feet  
Max. height: 55 feet

Utilities: Water: City of Cleveland  
Sewer: Medina County  
Electricity: Ohio Edison  
Gas: Columbia Gas  
Telephone: Verizon

Assessments: City of Brunswick: \$1,822/acre/year to 2019 (improvements).  
\$ 35/acre/year to 2014 (water line).

Tax Abatement & Incentives: Negotiated with City of Brunswick,  
Contact Mr. Tim Smith, Director, Economic Dev: (330-558-6875).

Community Reinvestment Act: Various, 15 years  
Enterprise Zone: 25-50% over 10 years.

Taxes: Real Estate, Medina County:  
Effective tax rate: \$54.235/\$1,000 assessed value  
(35% of appraised value)  
Income Tax: 1.35%

Property Owners  
Association: Status: Activated in 2003 to maintain common areas, signs.  
Dues: \$110 per acre per year. (Yr 2007)

Competitive  
Advantages: Easy access to Interstate 71, airport, Cleveland, Columbus, Akron.  
Medina county taxes, insurance rates. Zip code is 44212.  
Protective covenants, building standards.  
City services.

Contact: John Neely, Forest City Land Group: 216-416-3780

(Above information subject to change. Please confirm.)

Sublot # 15, 2887 Westway Drive, is 4.54 acres, net of the natural preservation area.

Sublot # 17, 2825 Westway Drive, is 4.97 acres, net of the natural preservation area. Both sites have a remaining annual city assessment of \$1,822 per acre (included in the tax duplicate) through 2019.

Sublot #14, 5.5 acres, along I-71, net 4.5 acres. The site does not have the annual \$1,822/acre assessment.