



..... Est. 1985 .....  
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4065 Fulton Dr. NW, Canton, OH 44718

**27.83 ACRES OF HEAVY INDUSTRIAL ZONED LAND**  
**Mahoning Rd NE & Courtney Rd, Alliance, OH, 44601**

Directions: I-77 to exit #107/US-62 East/Alliance, take the OH-225 exit, turn right onto Union Ave NE, bear left onto Gaskill Dr NE, turn right onto River St, left onto Apple Ave, bear right onto Waverly St NE, property is on the northwest corner of Waverly and Mahoning Rd NE.

**SITE INFO**

Acre(s): 27.83  
Frontage: 1345'  
Depth: 780'  
County: Stark  
Township: Lexington  
Zoning: I-2 Heavy Ind.  
Topo: Level  
Nearby Hwy: OH 225  
Distance: >1 Mile  
Traffic Count:  
Bus Lines:   
Rail Name:

**SALE INFO**

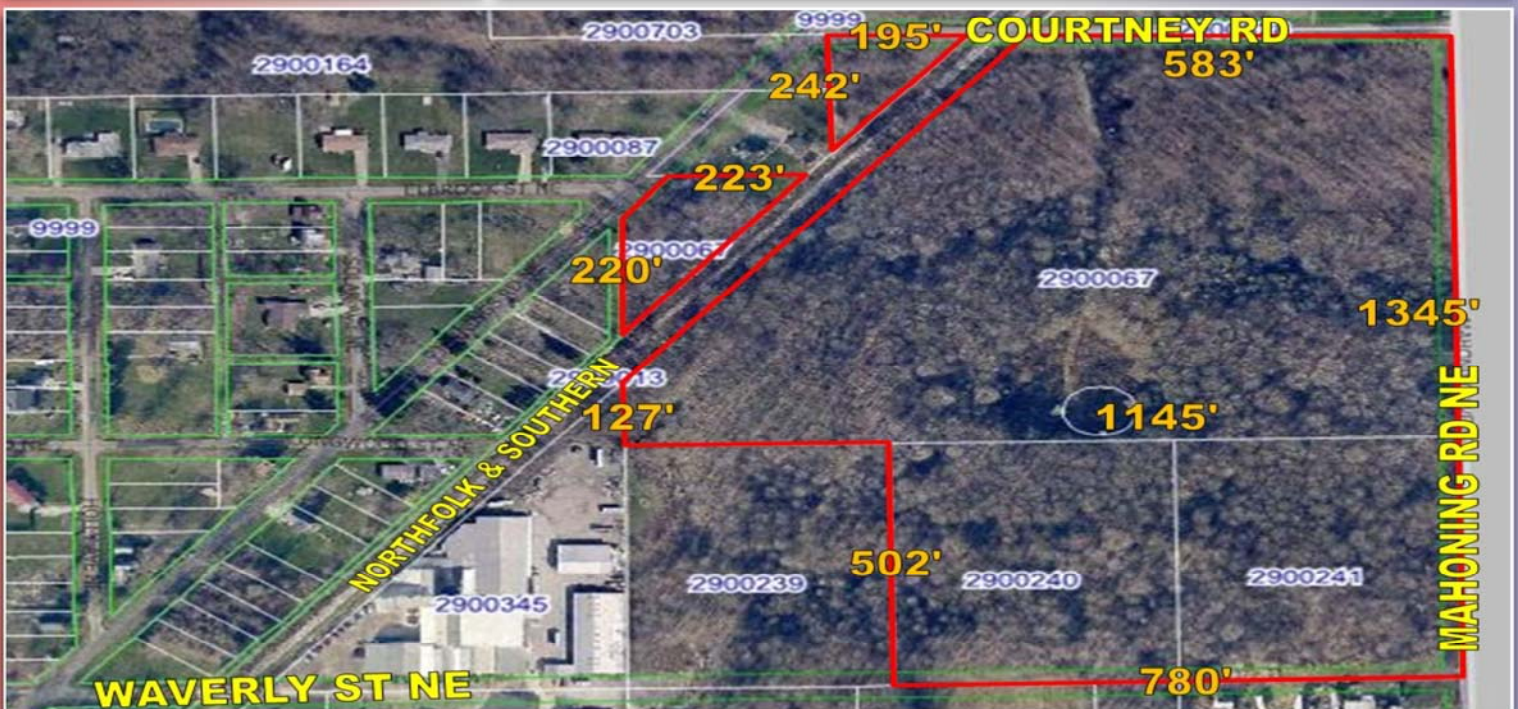
Sale Price: **\$97,405.00**  
RE Taxes/Year: \$1,778.28

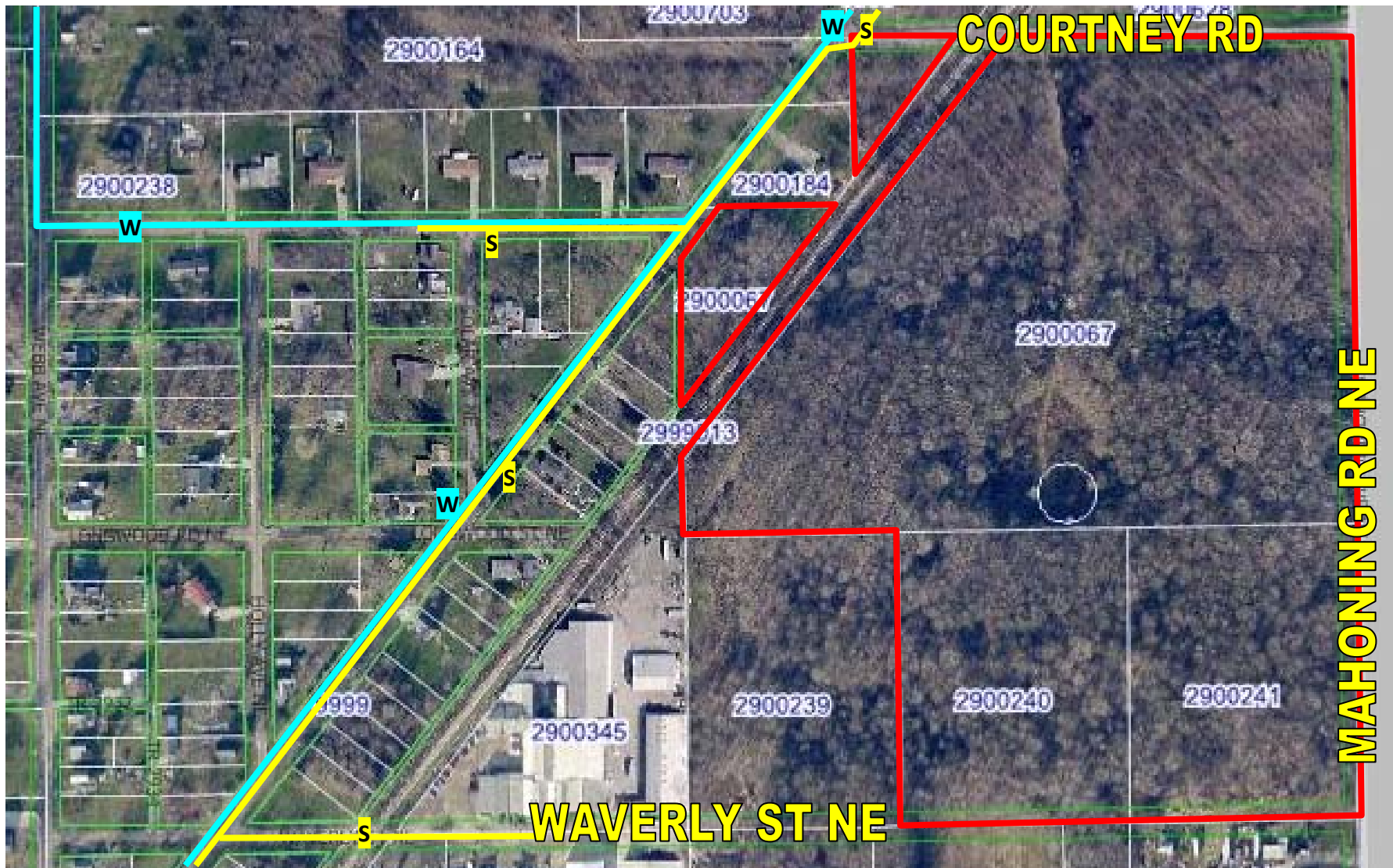
**UTILITIES**

Gas: Columbia Gas  
Electric: Ohio Edison  
Water: City of Alliance  
Sewer: City of Alliance

**MISCELLANEOUS**

Priced at \$3,500.00 per acre. Fairly level Lexington Township site, northwestern side of Alliance, Ohio. Great for light or heavy industrial manufacturer needing large site for development, outside storage, oil and gas, contractors, commercial, or developers.  
Accessible from 4 lane OH 225 - .8 of a mile.  
Seller will retain oil and gas royalties.  
RAIL ACCESSIBLE.





**KEY:**

**S** = SANITARY SEWER LINES (8")

**W** = WATER LINES (6")

**27.83 AC of Heavy Industrial Land**  
**Courtney Rd**  
**Alliance, Ohio 44601**

**Fronts Mahoning Rd NE**  
**Norfolk & Southern line on one side**

*Presented By:*  
 Tim Putman  
 330-495-0600



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