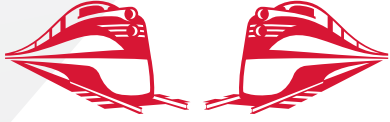


# RJ Corman

Railroad Company



## JOY REDEVELOPMENT SITE

NEW PHILADELPHIA, OH

### OVERVIEW

**TYPE:** SITE - BROWNFIELD

**ACRES:** 17.5

**BUILDING SQ. FT:** 7,000

**DIVISIBLE:** NO

**ZONING:** INDUSTRIAL

**OWNERSHIP:** PUBLIC

**FOR SALE/ LEASE:** FOR SALE

**PRICE PER ACRE** UPON REQUEST



INDUSTRIAL DEVELOPMENT SITE

**JAKE WEIR**

DIRECTOR, COMMERCIAL & INDUSTRIAL DEVELOPMENT

JAKE.WEIR@RJCORMAN.COM

C: 859-469-2560

[RJCORMAN.COM/DEVELOPMENT](http://RJCORMAN.COM/DEVELOPMENT)

# JOY REDEVELOPMENT SITE

## NEW PHILADELPHIA, OH

### LOCATION

**Latitude, Longitude:** 40.4847, -81.4494

**County:** Tuscarawas

### PROPERTY DETAILS

**Under Roof:** 7,000 SF

**Due Diligence Conducted:** Phase I ESA

### UTILITY

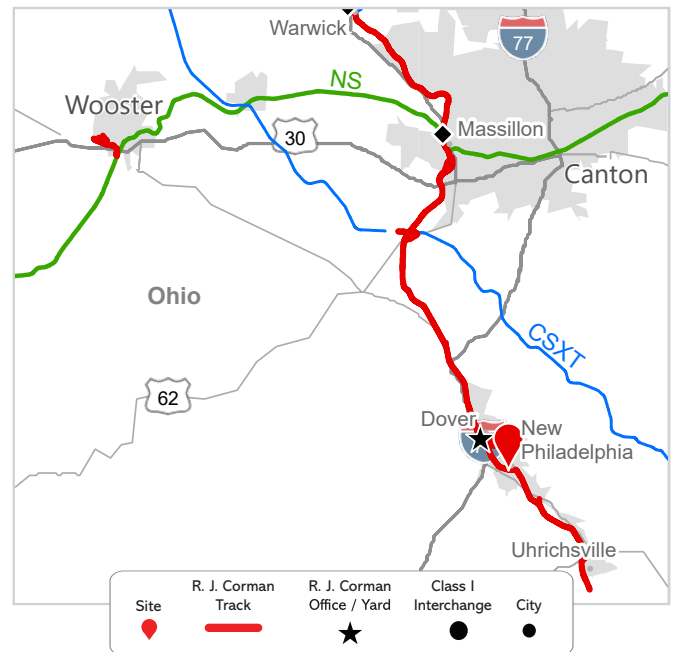
**Electric Provider / Details:** AEP / On site

**Water Provider / Details:** City of New Philadelphia / On site

**Sewer Provider / Details:** City of New Philadelphia / On site

**Gas Provider / Details:** Dominion East Ohio / On site

**Telecom Provider / Details:** Frontier / On site



### TRANSPORTATION

**Nearest Highway / Distance:** US 250 / 0.25 miles

**Nearest Interstate / Distance:** I-77 / 2 miles

**Nearest Airport / Distance:** Akron- Canton Regional Airport (CAK) / 38 miles

**Nearest Port / Distance:** 85 miles to nearest port facility

### R. J. CORMAN

**Closest Distribution Center:** Buffalo Material Sales Yard

**Closest Transloading Facility:** RJCL Terminal

**Class I Interchange Partner(s):** CSX & Norfolk Southern

**Interchange Points(s):** Warwick (CSX) / Massillon (NS)

**Served by:** RJCL

