



RIVERBEND

COMMERCE PARK

AVAILABLE

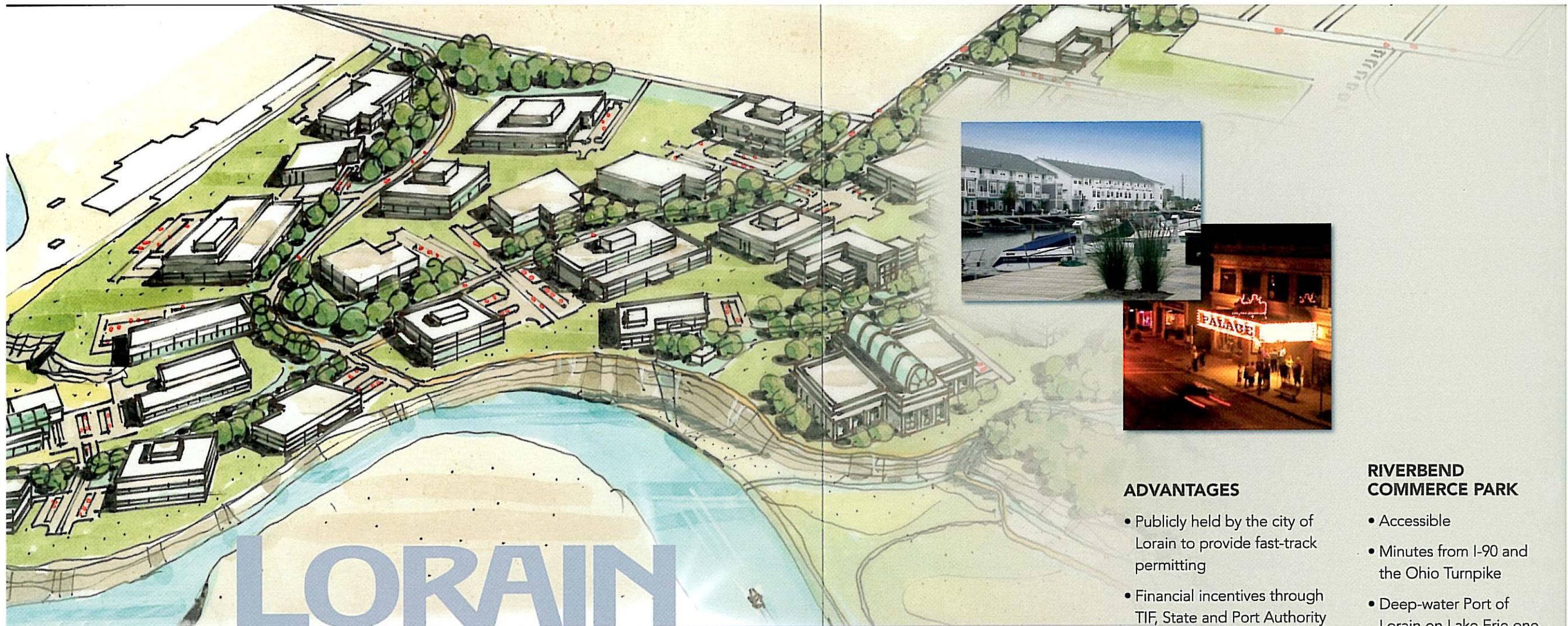
- 176 acres/20 – 25 spaces immediately available for development
- 224 acres proposed for recreational, green space and wetland development
- Shovel-ready: environmental and archeological due diligence complete
- All infrastructure complete: sewers, utilities, roads, telecommunications
- Building sites ranging from 2 acres to 45 acres



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COMMERCE PARK

A New Environment For Growth

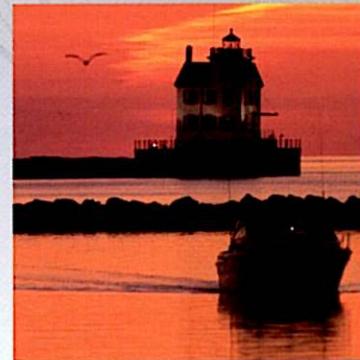
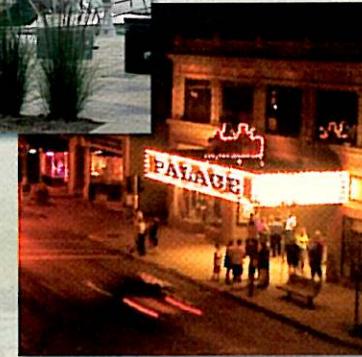


LORAIN

Riverbend Commerce Park: your comprehensive environment for business growth. More than an ordinary commerce park, Riverbend's distinctive location combines the requirements for successful business growth with quality-of-life enhancing surroundings.

Located on the east side of the Black River in Lorain, Ohio, Riverbend Commerce Park is ideally positioned for easy access to interstates, rail systems, Lake Erie and the Ohio Turnpike. The site is immediately available for development, with all due diligence and preliminary studies complete.

In addition to space for light industrial and office building development, Riverbend offers proposed recreational amenities that include an 18-hole championship golf course and clubhouse, multi-purpose fitness trails, marina and a wetlands wildlife refuge.



ADVANTAGES

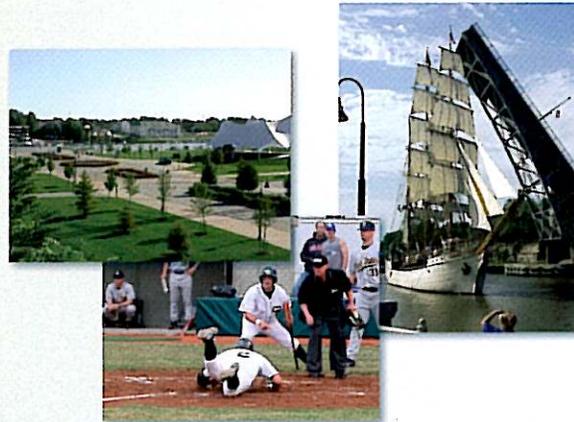
- Publicly held by the city of Lorain to provide fast-track permitting
- Financial incentives through TIF, State and Port Authority financing
- Low-cost purchase or land-lease
- Skilled regional labor force; wealth of educational resources
- On-site day care center
- Proposed 20,000 square foot SmartOffice facility; pre-certified, job-ready site

RIVERBEND COMMERCE PARK

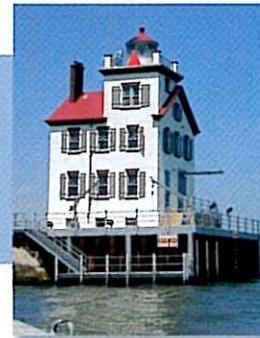
- Accessible
- Minutes from I-90 and the Ohio Turnpike
- Deep-water Port of Lorain on Lake Erie one mile up river
- Rail access nearby for intermodal transportation
- 30 minutes from Cleveland; 90 minutes from Toledo; 125 minutes from Columbus; 140 minutes from Detroit
- 50% of population of US and Canada reside within 500 miles

LORAIN, OHIO

- Population of 68,652
- Variety of affordable housing, including new waterfront living communities less than 5 minutes away
- Public and private schools, colleges and universities in the area
- Abundant natural resources of Lake Erie, MetroParks districts and more
- Excellent local and regional medical facilities, including highly-regarded teaching hospitals



Position your business for growth in an environment that makes good economic sense while providing a higher caliber of work-lifestyle. For more information, contact Don Romancak, Chief Planner, at 440-204-2020 or don_romancak@cityoflorain.org.



NORTHEASTERN OHIO

- Overall cost of living is 3.7% less than the national average; more affordable than 75% of all US metropolitan areas
- No state business tax on products sold to out-of-state customers
- No state property tax on investments in machinery, equipment or inventory
- The Cleveland-Lorain-Elyria area was ranked the #1 city nationally based on information criteria important to logistics professionals in Logistics Today's Site Selector, 2005
- Wealth of entertainment venues including Cedar Point, Lake Erie Islands, the Rock & Roll Hall of Fame, the Cleveland Browns, Cleveland Cavaliers and the Cleveland Indians



"IRG has been selectively purchasing real estate for adaptive reuse and historic preservation for more than 30 years. We recently bought the Lorain Ford Assembly Plant in Lorain, Ohio, because we recognized the site's potential for development. We also sensed the potential in the City, with a community leadership that is open, persistent and willing to be creative, and a substantial local workforce that is available and well trained. IRG is confident that investing in the city of Lorain was a sound business decision."

Stuart Lichter

*Founder, President, and Marketing Partner
Industrial Realty Group, LLC*

"Lorain County Community College works very closely with industry to make sure that the pathways to development are not only understood but that students can take advantage of them and get connected. LCCC is ready to take the step to the next level and distinguish Lorain County as a great place to do business, to grow companies and to grow jobs."

Dr. Roy A. Church

*President,
Lorain County Community College*

