

# INVESTMENT PROSPECTUS

# MAHONING VALLEY OPPORTUNITY ZONES

PRODUCED IN PARTNERSHIP BY:



Mahoning Valley Economic  
Development Corporation

# JOIN US AS WE BUILD A VIBRANT FUTURE **TOGETHER**



The Mahoning Valley has long been a region of grit, a region of fighters, a region that punches above its weight.

Our region, comprising Youngstown, Warren and surrounding communities in Mahoning and Trumbull counties in Ohio, is rooted in a strong industrial heritage: industry sprang up along the banks of the Mahoning River, and at its height, the region produced more steel than any other place on Earth. Since the mills shuttered, the region has had to rebuild its economy, drawing on our long legacy of traditional manufacturing and looking toward an innovative future.

In the last 10 years, the Valley has realized more than \$10 billion of public and private investment in catalytic projects, from scaling startup companies and major industrial and manufacturing facilities, to housing and hospitality and transformational infrastructure developments.

Today, our downtowns are centers of commerce, entertainment, education and innovation; our business parks are home to successful and diverse companies; and our neighborhoods continue to stabilize.

We've come a long way, but we still have a ways to go. Our population is slowly declining;

unemployment levels remain higher than state and national averages; our downtowns and commercial corridors have vacant and underutilized space; and we aren't fully leveraging regional assets such as the Mahoning River.

As we work to support projects in the 15 designated Opportunity Zones in the Mahoning Valley, it is our hope that investment in eligible tracts will serve to further strengthen our regional economy and enhance the quality of life throughout the entire Valley.



## **IN PARTICULAR, WE HAVE TWO PRIORITY AREAS IN WHICH WE ARE LOOKING TO SECURE OPPORTUNITY ZONE INVESTMENT:**

**FIRST**, we would like to see vacant and underutilized properties returned to productive use—from new industrial space and historic preservation projects in our downtown districts to attainable housing, capital investment is needed in our real estate stock.

**SECOND**, we hope to target investment in our many startup, small and midsize local companies, allowing them to undertake strategic innovation and sustainable growth, and create new jobs for Valley residents.

Whether you are a property owner with an eligible site, a developer with a project or an investor in potential Qualified Opportunity Funds and projects, we have the resources available to assist in every step of your due diligence process.

There has never been a better time to join us and learn what so many investors already know: the Mahoning Valley is truly a region on the rise and is poised to continue this momentum as we look ahead to 2020 and beyond. Join us as we build a vibrant future together.

# OUR ECONOMIC DEVELOPMENT COMMUNITY— A SINGLE POINT OF CONTACT BACKED BY A COMPREHENSIVE NETWORK OF SUPPORT.

*The public and private members of the Mahoning Valley's economic development system offer a full spectrum of resources for every stage of your project, and our organizations are poised to support your investment. We recognize that entering a new market and conducting the necessary due diligence can be overwhelming, and our robust, collaborative network is prepared to assist you every step of the way with our expert, proven and confidential services. The Youngstown/Warren Regional Chamber will serve as the single point of contact for Opportunity Zone projects in the Mahoning Valley and assist investors as a local project manager, bringing together partners and resources on a customized basis to provide the highest level of service.*

The **Regional Chamber** is a private, non-profit organization that provides leadership and business services to promote the growth of the Mahoning Valley and our 2,600 members—representing more than 125,000 employees. As the lead economic development organization and local partner for JobsOhio and TeamNEO, we coordinate local development efforts among the many organizations working to serve the business community.

The **Northeast Ohio Development Finance Authority**, a division of the Western Reserve Port Authority, provides a variety of financing tools for development projects, including capital leasing, property assessment clean energy (PACE) bonds, tax increment financing and conduit revenue bonds.

**Eastgate Regional Council of Governments** is a voluntary association of local governments in Northeast Ohio, bringing communities together to create a unified voice in areas such as transportation, water and air quality, land use planning and local infrastructure projects. As the region's Metropolitan Planning Organization, Economic Development District and Appalachian Regional Commission Local Development District, Eastgate also leads a variety of regional initiatives including Grow Mahoning Valley, a public-private council organized to prioritize infrastructure improvements, as well as efforts to revitalize the Mahoning River corridor.

The **Mahoning Valley Economic Development Corporation** is a private, non-profit economic development corporation and Certified Development Corporation focused on the revitalization and economic diversification of the Mahoning Valley region. Our mission is to help businesses grow and create and retain jobs. We accomplish this by providing access to capital through business loans, development of business parks and providing rail service through a network of shortline railroads.



## Additional Partners

**Youngstown State University**

**Youngstown Business Incubator**

**Tech Belt Energy Innovation Center (TBEIC)**

**City of Youngstown**

**City of Warren**

**City of Girard**

**City of Struthers**

**City of Campbell**

**Village of Lowellville**

**Austintown Township**

**Trumbull Co. Planning Commission**

**Trumbull Co. Board of Commissioners**

**Mahoning Co. Board of Commissioners**

**Youngstown Neighborhood Development Corporation**



# WHAT ARE OPPORTUNITY ZONES?

Opportunity Zones, created through the 2017 Tax Cuts and Jobs Act, are a new community investment tool designed to spur economic development, job creation and neighborhood revitalization through private capital investment in distressed communities across the United States.

# WHAT ARE THE BENEFITS FOR INVESTORS?

Under certain conditions, eligible new investments in Qualified Opportunity Funds offers three tax benefits:

- 1** A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on December 31, 2026, or the date on which the Opportunity Zone investment is disposed of, whichever is earlier.
- 2** A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.
- 3** A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

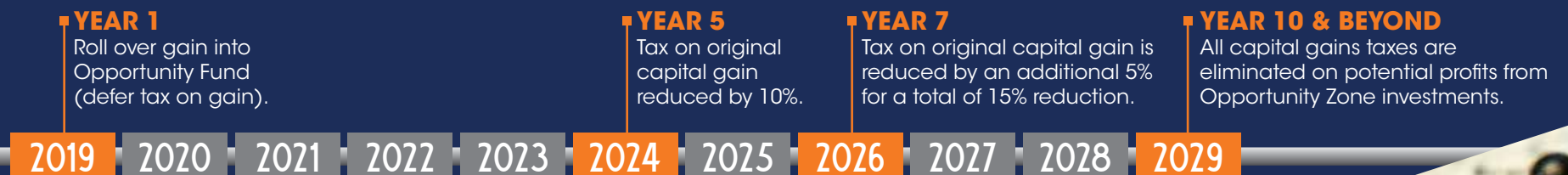
# WHAT TYPES OF INVESTMENTS ARE ELIGIBLE?

**Businesses:** Funds can make equity investments in new or expanding businesses by purchasing original-issue stock of the company if substantially all of the company's tangible property is and remains located in an Opportunity Zone. Funds can take original interests in partnerships that meet the same criteria.

**Property:** Funds can also invest directly in qualifying property, such as real estate or infrastructure, if the property is used in the active conduct of a business, and if either the original use of the property commences with the fund or the fund substantially improves the property by investing at least as much as the investor's basis in refurbishments.

Sources: IRS, Economic Innovation Group

# Tax Benefit Timeline for Capital Gains Investment into Opportunity Zones



MAKE YOUR INVESTMENT  
GO FURTHER IN THE

# MAHONING VALLEY!

## DEVELOPMENT RESOURCES AND SERVICES

As you work to structure your investment, our comprehensive network of partners can provide a variety of customized services to support your specific needs, including:

- Site selection and confidential property tours
- Research, including socioeconomic and demographic information and wage and benefits
- Grants and financing
- Supply chain management
- Construction and procurement assistance
- Import and export assistance
- Business to business introductions
- Utilities and infrastructure needs
- And more.

## OHIO OPPORTUNITY ZONE TAX CREDIT

The Ohio Legislature and Ohio Governor Mike DeWine have proposed in the 2020-2021 budget a 10% nonrefundable income tax credit for investments into Ohio's designated Opportunity Zones. Under the proposed bill, investments must have a minimum value of \$250,000, and the maximum credit is \$1 million.

## ADDITIONAL LOCAL INCENTIVES

In addition to the Opportunity Zone tax benefits at the federal and state levels, the communities of the Mahoning Valley have a variety of tools available to assist potential investors and developers. Each of the programs below can be offered to support eligible investments, subject to further review on a project-specific basis.

- Enterprise Zone Tax Abatements
- Community Reinvestment Area (CRA) Abatements
- Float Loan
- Façade Renovation Grant
- Property Investment Reimbursement
- Local income tax refunds and credits

We've come a long way...

**\$10 BILLION**  
INVESTED IN THE LAST 10 YEARS

...and we're not done yet!

**\$1.5+ BILLION**  
OF PENDING INVESTMENT

## POSITIONED FOR SUCCESS: OUR MARKET ACCESS

The Youngstown-Warren metro area is located in northeast Ohio, along the border of western Pennsylvania. The region spans three counties, Mahoning and Trumbull counties in Ohio and Mercer County in Pennsylvania.

The area is well supported with an available workforce, easily accessible transportation infrastructure, low cost of living and a vibrant quality of life.



The region is within 75 miles of Cleveland, Pittsburgh, Akron and Erie, with a population of more than 6.3 million, as well as midway between Chicago and New York (400 miles).

Those cities are easily accessible within a one-day drive and collectively represent the buying power of more than 60% of the U.S. population.

The Youngstown-Warren region provides exceptional highway, rail and port access. State Routes I-80/I-76 runs east-west through the center of the region, and State Route 11 provides direct port access to both Lake Erie and the Ohio River. Railways are operated by both CSX and Norfolk Southern, as well as a few short-line providers. Same-day/next-day delivery operations are optimized because of the region's location halfway between Chicago and New York.



## >>>> INVESTING IN INNOVATION

Qualified Opportunity Zone Fund businesses, particularly startups in advanced manufacturing, digital technologies, advanced energy and Internet of Things, are perfectly positioned to capture Opportunity Zone investment in the Mahoning Valley's Downtown Youngstown and Downtown Warren districts. Startups can leverage funds for real estate, capital, equipment and other needs, with reduced occupancy costs and technical and business expertise to improve speed to market for advanced industries. The Youngstown Business Incubator (YBI) and Tech Belt Energy Innovation Center (TBEIC) have access to national networks of investors to fully take advantage of Qualified Opportunity Zone Funds.

**YBI, located in Downtown Youngstown,** was recognized as the number one university-affiliated incubator in the world by UBII, a Stockholm-based think tank, in 2014. With more than 200,000 square feet of office and manufacturing space, YBI is both one of the largest and most sophisticated incubators in the state. Significant partnerships include gener8tor, a nationally recognized accelerator program; The Junction, a Tel Aviv-based accelerator program supported by F2 Capital; and a Soft Landings designation by InBIA to further build capacity for launching foreign tech companies in the U.S. YBI's campus is directly tied to America Makes, the nation's leading and collaborative partner in additive manufacturing.

**TBEIC, located in Downtown Warren,** is one of only two energy-related business incubators located in an Opportunity Zone in the country. The Energy Integration Lab at TBEIC provides affordable fuel cell, battery and IoT development space. TBEIC is a partner of the Wells Fargo Innovation Incubator (IN2) in providing funding and technical assistance for early-stage clean energy companies to access the market.

# MAHONING VALLEY OPPORTUNITY ZONES

A total of 15 census tracts have been designated in the Youngstown-Warren area. These have further been divided into nine distinct areas, each with their own compelling value proposition, based on similarities in land use, market type, recent planning activity or other characteristics.

- WARREN GOLDEN TRIANGLE
- DOWNTOWN WARREN
- BDM REDEVELOPMENT DISTRICT
- DOWNTOWN GIRARD
- 422 CORRIDOR DISTRICT
- DOWNTOWN YOUNGSTOWN
- YOUNGSTOWN NOMA DISTRICT
- MAHONING RIVER CORRIDOR WEST
- MAHONING RIVER CORRIDOR EAST

# DOWNTOWN YOUNGSTOWN

**Census tracts:** 8140 and 8137  
**Municipality:** City of Youngstown  
**Area:** 4.73 sq. mi.  
**Population:** 6,813  
**No. of Businesses:** 862  
**Employees:** 13,463  
**Annual sales:** \$756 million



## NOTABLE PROJECTS AND PLANS

\$30M renovation of former Stambaugh Building into a 125-room Hilton DoubleTree Hotel, the first hotel in downtown in 40+ years

\$5M renovation of the Central YMCA

Renovation at Tech Block Building 5 at Youngstown Business Incubator

\$8M renovation of International Tower

\$8M Youngstown Foundation Amphitheatre

Mahoning Valley Innovation and Commercialization Center (MVICC) \$20M shared resource training center for workforce development and advanced manufacturing

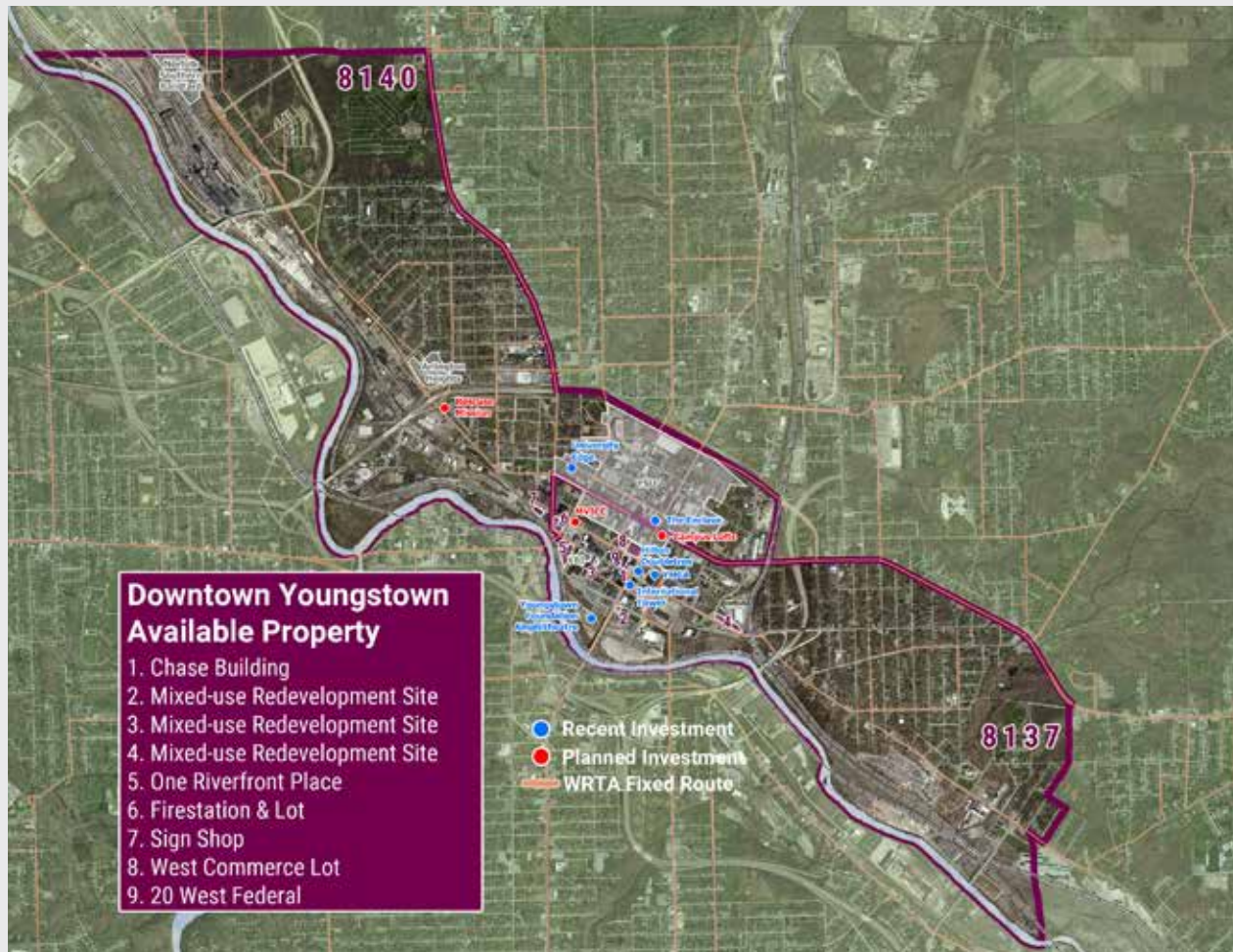
210-bed Campus Lofts student housing redevelopment

SMAR2T Corridor—\$20M streetscape improvements and transit investment

Planned closure of Phelps St. for outdoor patio and pedestrian access

**Targeted investment types:** mixed-use development, grocery and small retail, riverfront recreation and hospitality development, student and workforce housing development, small and midsize business investment, startup and additive manufacturing company investment





*Nowhere is the resurgence of the Mahoning Valley more evident than in Downtown Youngstown, driven by growth at Youngstown State University, redevelopment of historic buildings into housing and hospitality projects and growth in additive manufacturing and technology at America Makes and the Youngstown Business Incubator. As we continue to build on this momentum, we expect the next phase of growth will be infill development at remaining sites and buildings in the central business district, as well as mixed-use development along the Mahoning Riverfront.*

AVAILABLE REAL ESTATE	AVAILABLE SPACE	OVERVIEW
6 W. Federal Plaza	154,096 SF—office	Chase Building—historic tax credit eligible
131 W. Commerce	7,492 SF—mixed use	Gallagher Building—historic tax credit eligible
7 E. Front St.	13,552 SF—warehouse	Potential redevelopment site near amphitheater
27 W. Federal St.	25,200 SF—storefront retail/mixed-use	Potential redevelopment site in central business district
460 Federal Plaza E.	32,704 SF—warehouse/mixed-use	Potential redevelopment site at edge of central district
131 W. Federal St.	2 AC lot	Former Paramount Theater site—redevelopment site for new construction within central business district
316 W. Boardman St.	2.6 AC area	Surface parking lots available for development along riverfront

**For a customized property search within census tracts 8137 and 8140, please contact the Youngstown/Warren Regional Chamber.**

# DOWNTOWN WARREN

**Census tract:** 9338  
**Municipality:** City of Warren  
**Area:** 73 sq. mi.  
**Population:** 2,579  
**No. of Businesses:** 405  
**Employees:** 5,524  
**Annual sales:** \$539 million  
**Notable Assets:** Tech Belt  
 Energy Innovation Center  
 (TBEIC)



NOTABLE PROJECTS AND PLANS	DEVELOPER	OVERVIEW
Robins Theater	Downtown Development Group	\$5-7M restoration of the historic 1,500-seat Robins Theater
Courthouse Square fiber network	Exospec	Upgrades to telecommunications infrastructure to serve business district
197 W. Market St. condominiums	Downtown Development Group	Three floors of new condominiums above offices in Regional Chamber building
CharBenay Winery	Downtown Development Group	Renovation of former SCOPE Center to house a winery and banquet facility
Modern Methods Brewing Company	TBEIC	Renovation of former vacant warehouse space into a new brewery and taproom
Thom Duma Fine Jewelers expansion	Thom Duma	Renovation and expansion of luxury jeweler on Courthouse Square

**Targeted investment types:** mixed-use development, small and midsize business investment, startup and energy sector company investment, retail, hospitality and entertainment investment



**Downtown Warren is the governmental and cultural center of Trumbull County with historically important buildings, civic and cultural landmarks and an exciting growth in arts, entertainment, housing and hospitality development.**

**Recent investments include the completed co-labs of the Tech Belt Energy and Innovation Center, renovation and occupancy of numerous buildings around Courthouse Square, Hughes Mansion restoration, library expansion, City Hall restoration, riverfront amphitheater improvements and a segment of the Great Ohio Lake-to-River Greenway.**

**Warren is in the process of updating its comprehensive plan to further redevelopment efforts and complement its comprehensive residential property strategy and making significant investments in infrastructure to support future growth.**

### Downtown Warren Available Property

1. 106 E Market St
2. 231-239 Main Ave SW
3. 292 Forest St
4. 361 Elm Rd NE

● Recent Investment      — WRTA Fixed Route

AVAILABLE REAL ESTATE	AVAILABLE SPACE	OVERVIEW
106 E. Market St.	30,000 SF office/redevelopment	Former Chase building
316 Elm Rd. NE	20,932 SF mixed-use redevelopment building	Historic former school property
231-239 Main Ave. SW	16,000 SF mixed-use redevelopment building	Multi-tenant mixed-use single story plaza building

**For a customized property search within census tract 9338, please contact the Youngstown/Warren Regional Chamber.**

# 422 CORRIDOR DISTRICT

**Census tracts:** 8124 and 8140

**Municipality:** City of Youngstown, Austintown Township

**Area:** 4.5 sq. mi.

**Population:** 5,495

**No. of Businesses:** 459

**Employees:** 8,669

**Annual sales:** \$2.3+ billion

**Notable Infrastructure:** I-680, I-80, SR-11, Norfolk Southern and CSX freight rail, G&W shortline rail

**Notable Assets:** Salt Springs, Ohio Works and Riverbend Industrial Parks; Arlington Heights Recreation Center and Housing; District Development Partners: Youngstown/Warren Regional Chamber, City of Youngstown, Youngstown Area Community Improvement Corporation, Western Reserve Port Authority, Eastgate, MVEDC, Youngstown Cityscape



NOTABLE PROJECTS AND PLANS	DEVELOPER	OVERVIEW
Mahoning River Bikeway	Eastgate, Cities of Youngstown and Girard	Planned spur of the Great Ohio Lake-to-River Greenway between Mill Creek MetroParks and the Niles Greenway
422 Streetscape Improvements	Eastgate, Cities of Youngstown and Girard	Planned complete streets and multimodal access upgrades to 422 corridor

**Targeted investment types:** infill light industrial development, mixed-use development, riverfront recreational development and small and midsize business investment



*The 422 Corridor District is home to a diverse manufacturing base in fabricated metal products, aluminum and plastics, as well as a significant distribution presence with proximity to the I-80, Rt. 11 and I-680 corridors.*

*This area has an adopted multi-jurisdictional comprehensive redevelopment plan, finalized in 2015, designed to improve the corridor's function and provide a park-like setting, enhance multi-modal transportation access, provide recreational access to the Mahoning River and facilitate infill and light industrial development.*

*The area has seen well over \$1 billion of ongoing capital investment in the future of innovative manufacturing in the last 10 years in a variety of sectors and continues to be one of the area's densest employment hubs.*



AVAILABLE REAL ESTATE	AVAILABLE SPACE	OVERVIEW
2933 Salt Springs	25,700 SF—office/mixed-use	Former AT&T customer service center within Salt Springs Business Park
Ohio Works development site	23 AC site—light industrial	Redevelopment site at Division St. and Ohio Works Business Park
1216 Ameritech	4,770 SF—medical/office	Class B office building within Salt Springs Business Park
2575 Salt Springs	68,700 SF on 20 AC—light industrial	Former Exterran building—manufacturing space with cranes
3650 Connecticut	48,9680 SF—light industrial	Redevelopment building within Meridian Rd. Business Park

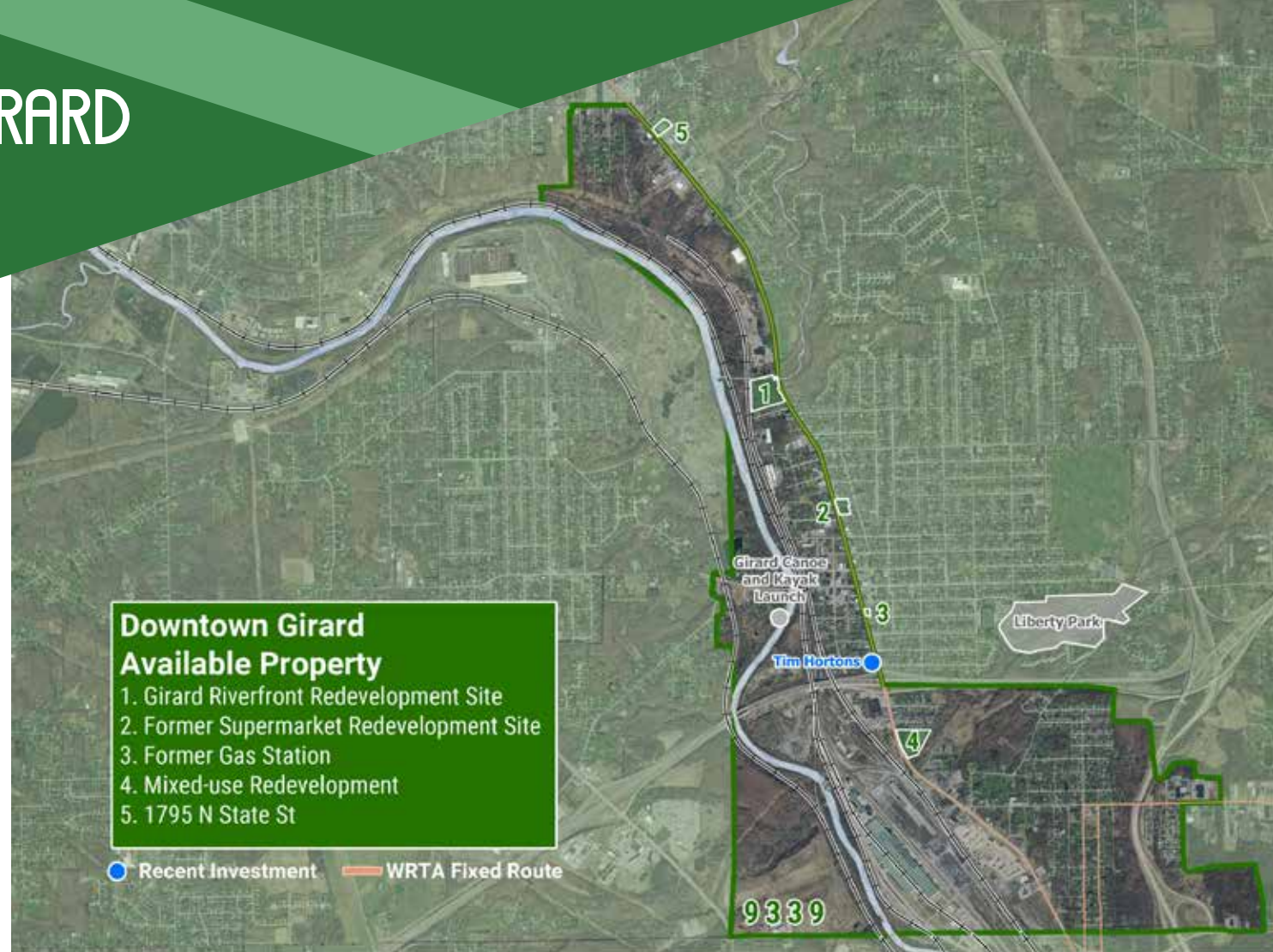
**For a customized property search within census tracts 8124 and 8141, please contact the Youngstown/Warren Regional Chamber.**

# DOWNTOWN GIRARD

**Census tracts:** 9339  
**Municipalities:** City of Girard  
**Area:** 2.79 sq. mi.  
**Population:** 1,947  
**No. of Businesses:** 443  
**Employees:** 4,034  
**Annual sales:** \$641 million

**Notable Infrastructure:** I-80 interchange, US Rt. 422, Rt. 11, Norfolk Southern and CSX rail lines

**Notable Assets:** Mahoning River kayak launch, dense, walkable central business district



NOTABLE PROJECTS AND PLANS	DEVELOPER	OVERVIEW
Tim Horton's	TH Cleveland LLC	New restaurant at I-80 interchange
Shell Station Redevelopment	Truck World Realty	New and expanded gas and travel center at I-80 interchange
Girard Small Craft Launch	City of Girard	Kayak and canoe launch on Mahoning River
Potential Wellman Theater Restoration	TBD	Restoration and preservation of historic theater in downtown business district
Mahoning River Bikeway	Eastgate, Cities of Youngstown and Girard	Planned spur of the Great Ohio Lake-to-River Greenway between Mill Creek

**Targeted investment types:** infill light industrial development, mixed-use development, riverfront recreational development, and small and midsize business investment



*Recent investments in Downtown Girard include upgraded LED lighting along the 422 Corridor, brownfield redevelopment along the city's corridors and the completion of a newly constructed kayak launch along the Mahoning River.*

*Priority projects for the City of Girard include redevelopment of commercial properties within the central business district, including a potential historic preservation project at the former Wellman Theater, small-format grocery store, high-quality small retail and office space and recreation and hospitality riverfront development.*

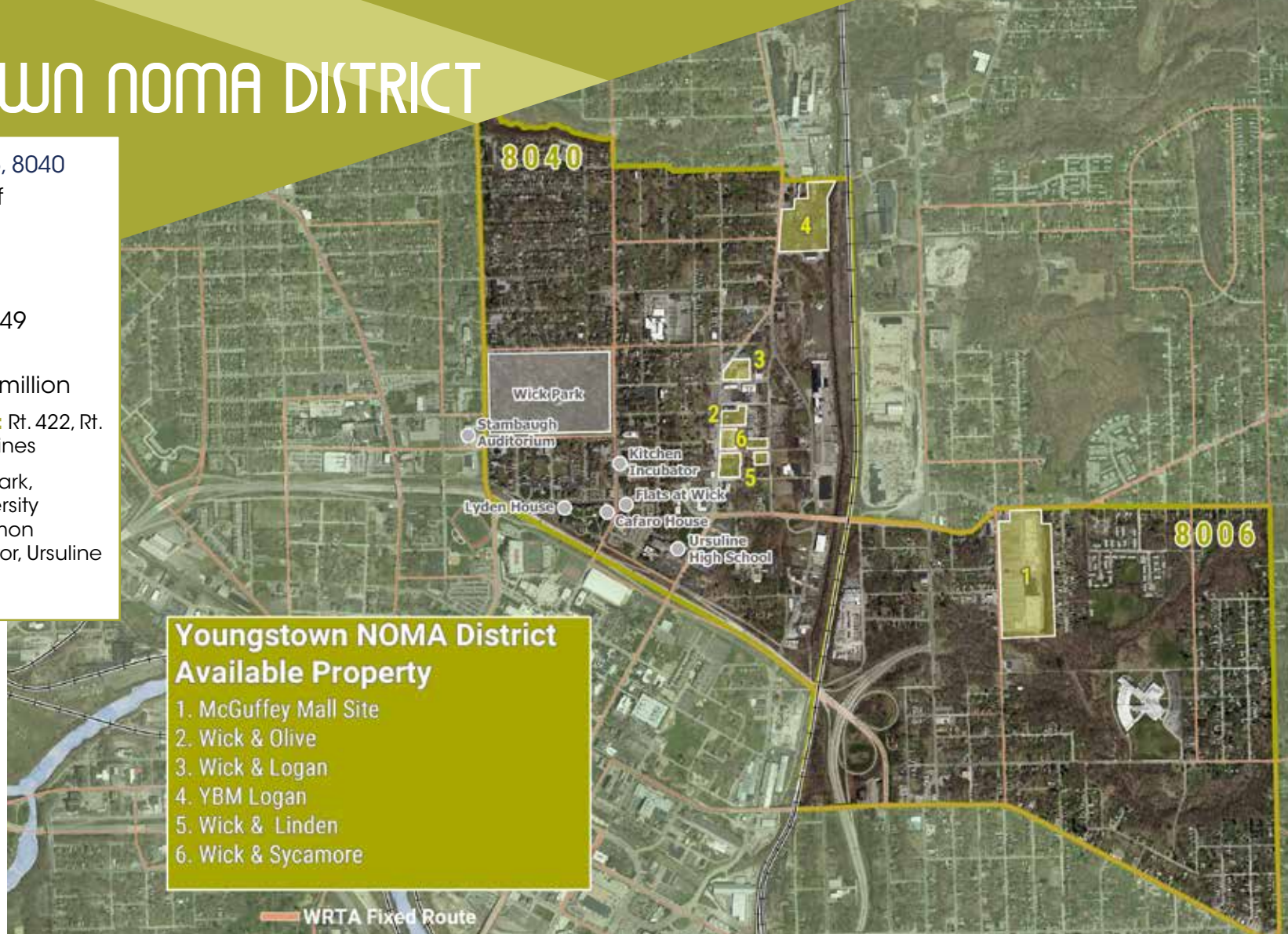


AVAILABLE REAL ESTATE	AVAILABLE SPACE	OVERVIEW
N. Main St.	27 AC—mixed-use riverfront	Former industrial site—brownfield with all due diligence completed
419 N. Main St.	33,508 SF on 2.5 AC—mixed-use/redevelopment	Former supermarket with commercial frontage on US-422
131 S. State St.	.17 AC—mixed-use	Former gas station site, diligence and remediation complete
841 S. State St.	6.5 AC—mixed-use/redevelopment	Redevelopment site with proximity to I-80 and US-422

**For a customized property search within census tract 9339, please contact the Youngstown/Warren Regional Chamber.**

# YOUNGSTOWN NOMA DISTRICT

**Census tracts:** 8006, 8040  
**Municipality:** City of Youngstown  
**Area:** 1.71 sq. mi.  
**Population:** 3,618  
**No. of Businesses:** 149  
**Employees:** 1,887  
**Annual sales:** \$451 million  
**Notable Infrastructure:** Rt. 422, Rt. 7, Norfolk Southern rail lines  
**Notable Assets:** Wick Park, Youngstown State University Student Housing, Common Wealth Kitchen Incubator, Ursuline High School



- Youngstown Noma District Available Property**
1. McGuffey Mall Site
  2. Wick & Olive
  3. Wick & Logan
  4. YBM Logan
  5. Wick & Linden
  6. Wick & Sycamore

NOTABLE PROJECTS AND PLANS	DEVELOPER	OVERVIEW
Common Wealth Kitchen Incubator Expansion	Common Wealth, Inc.	Renovation and expansion of facility
Cafaro Field	Youngstown State University	\$2.5M new intramural field along Elm St.
Wick Park Facility Renovations	Youngstown Cityscape	\$350,000 renovation to park pavilion, exercise equipment and disc golf

**Targeted investment types:** infill light industrial development, mixed-use development, student and workforce housing, grocery, small retail and service





*Investment is growing in the City of Youngstown's NOMA (North Of Madison Avenue) District, adjacent to the campus of Youngstown State University.*

*Recent projects in this area have included new and renovated student housing projects, coffee shops and restaurants and major investments for renovations to recreational facilities at Wick Park and Youngstown State University's Cafaro Field.*

AVAILABLE REAL ESTATE	AVAILABLE SPACE	OVERVIEW
Wick Ave. development sites	Various sites ranging from 1.4 to 9.7 acres	Publicly owned land available for development that meets city priorities
McGuffey Mall development site	76 AC mixed-use or light industrial development site	Privately owned property with adjacent public land for possible assembly

**For a customized property search within census tracts 8040 and 8006, please contact the Youngstown/Warren Regional Chamber.**

# BDM REDEVELOPMENT DISTRICT

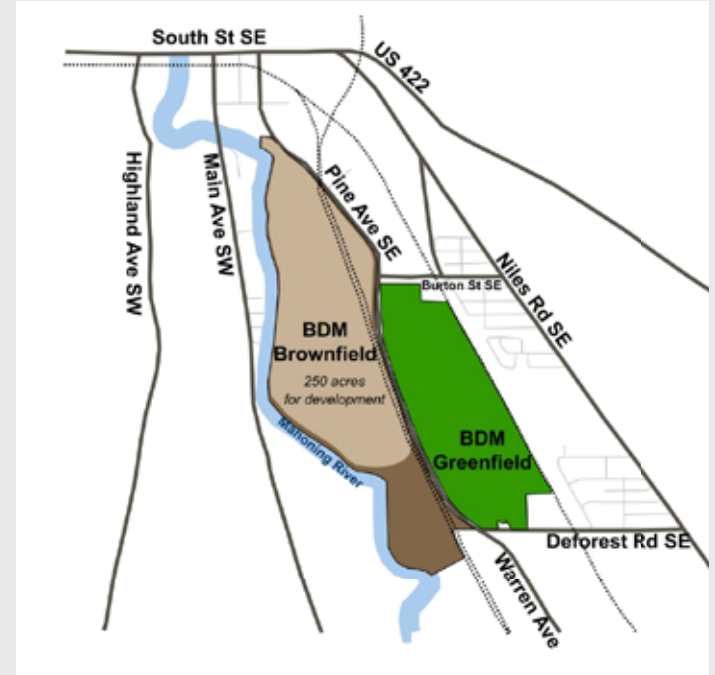
**Census tract:** 9205  
**Municipality:** City of Warren, Warren Township  
**Area:** 2.33 sq. mi.  
**Population:** 998  
**No. of Businesses:** 95  
**Employees:** 1,993  
**Annual sales:** \$697 million  
**Notable Infrastructure:** Mahoning River, Norfolk Southern Rail

- ### BDM Redevelopment District Available Property
1. 1750 Thomas Rd SE
  2. 410 Main Ave SW
  3. RG Steel Office Building
  4. BDM Brownfield Site
  5. BDM Greenfield Site
  6. 1301 Pine Ave SE



NOTABLE PROJECTS AND PLANS	DEVELOPER	OVERVIEW
Phase IV of the Western Reserve Greenway Bike Trail	Trumbull County MetroParks	\$3.2M, 4-mile section of the Great Ohio Lake-to-River Greenway Network
BDM Site Redevelopment	BDM	Remediation and redevelopment of 1,100-acre industrial site for new development

**Targeted investment types:** heavy or light industrial development, rail-served development, mixed-use development, small and midsize business investment, startup and energy sector company investment



AVAILABLE REAL ESTATE	AVAILABLE SPACE	OVERVIEW
BDM Greenfield Site	300 AC	Former RG Steel Site, 250 acres fully remediated for development and remainder ongoing
BDM Brownfield Redevelopment Site	321 AC	Former RG Steel site, greenfield ready for future development
999 Pine Ave.	57,000 SF mixed-use office building	Former RG Steel Headquarters building
1750 Thomas Rd. SE	160,000 SF industrial building	

**For a customized property search within census tract 9339, please contact the Youngstown/Warren Regional Chamber.**

# WARREN GOLDEN TRIANGLE

**Census tract:** 9211, 9212

**Municipality:** City of Warren, Champion Township

**Area:** 4.3 sq. mi.

**Population:** 6,562

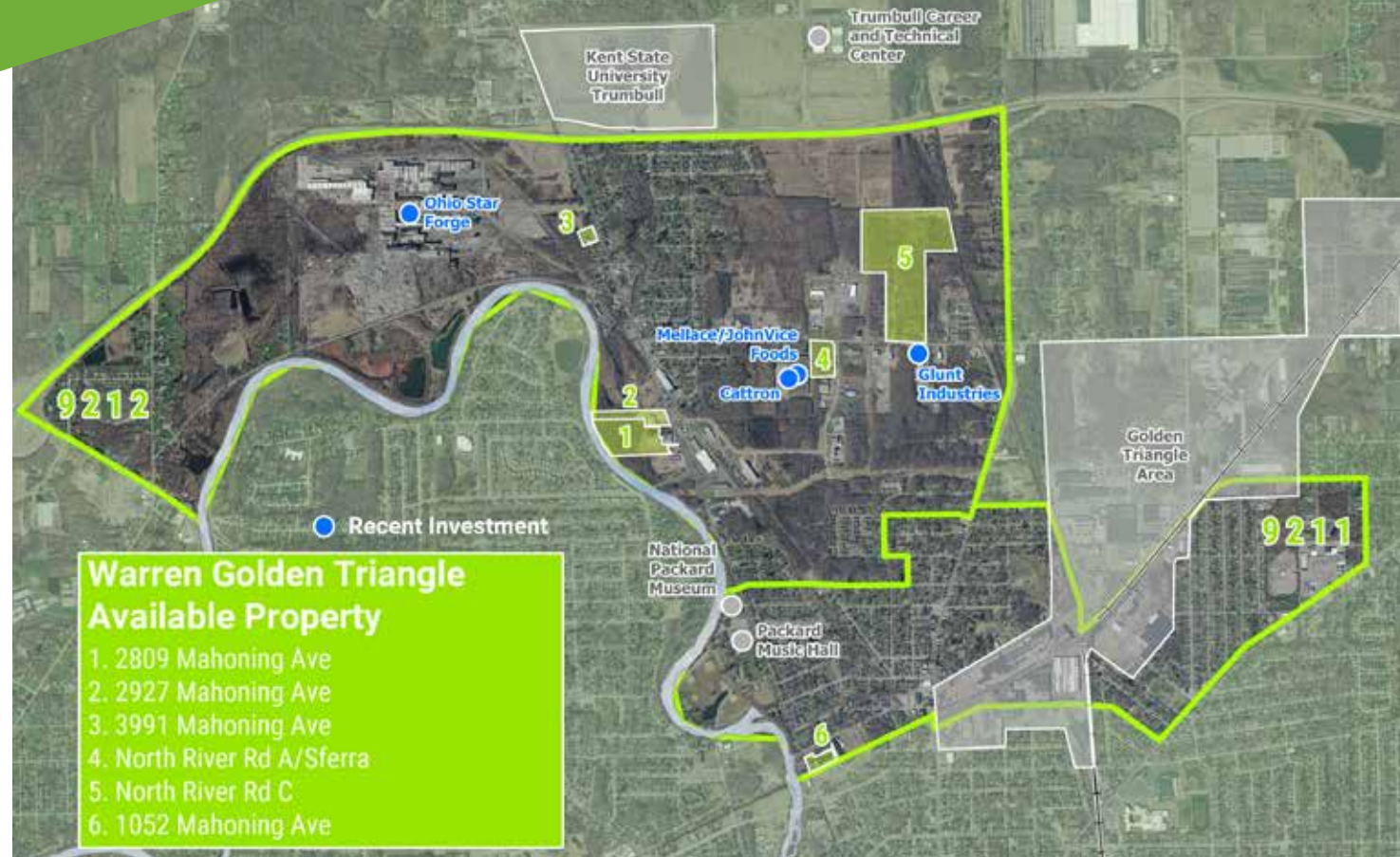
**No. of Businesses:** 278

**Employees:** 2,941

**Annual sales:** \$698 million

**Notable Infrastructure:** Rt. 422, Rt. 82, Rt. 45

**Notable Assets:** Kent State University—Trumbull Campus, Trumbull Career and Technical Center, Golden Triangle Plan



NOTABLE PROJECTS AND PLANS	DEVELOPER	OVERVIEW
Ohio Star Forge expansion	Company	Recent capital investment and job creation
Mellace/JohnVince Foods expansion	Company	Recent capital investment and job creation
Glunt Industries	Company	Recent capital investment and job creation
Cattron	Company	Recent capital investment and job creation

**Targeted investment types:** light industrial development, mixed-use development and small and midsize business investment



2927 MAHONING

AVAILABLE REAL ESTATE	AVAILABLE SPACE	OVERVIEW
North River Rd. And SR 45—A	6.5 AC greenfield	Warren Commerce Park
North River Rd. and SR 45—B	20 AC greenfield	Warren Commerce Park
3991 Mahoning Ave.	15,000 SF office/mixed-use building	Former ASECU
2927 Mahoning Ave.	43,000 SF light industrial building	Former Carrier Services
621 Dana St.	250,000 SF industrial building	Heavy industrial space within Golden Triangle
2001-2107 Elm St.	21,000 SF retail	Retail or mixed-use redevelopment opportunity anchored by Giant Eagle

**For a customized property search within census tracts 9211 and 9212, please contact the Youngstown/Warren Regional Chamber.**

# MAHONING RIVER CORRIDOR-WEST

**Census tract:** 8102, 8013

**Municipalities:** City of Youngstown, City of Campbell

**Area:** 2.66 sq. mi.

**Population:** 4,869

**No. of Businesses:** 137

**Employees:** 1,661

**Annual sales:** \$890 million

**Notable Infrastructure:** I-680, Rt. 289, Rt. 170, Norfolk Southern and CSX rail lines

**Notable Assets:** Mahoning River, Casey Industrial Park, Norfolk Southern Hazelton Railyard



**Mahoning River Corridor - West Available Property**

1. 2100 Poland Ave
2. Allied Redevelopment Site
3. Calex Redevelopment Site
4. Sherman Development Site

— WRTA Fixed Route



AVAILABLE REAL ESTATE	AVAILABLE SPACE	OVERVIEW
2100 Poland Ave.	218,000 SF industrial building	Newly constructed heavy industrial space with high ceilings and ample utility capacity
Sherman — Poland Ave.	70 AC industrial or light industrial vacant land	Shovel-ready site with build-to-suit option and potential rail capacity
Casey Industrial Park	200,000+ SF industrial buildings	Renovated heavy industrial space with ample utilities and rail capacity

**For a customized property search within census tracts 8013 and 8102, please contact the Youngstown/Warren Regional Chamber.**

# MAHONING RIVER CORRIDOR-EAST

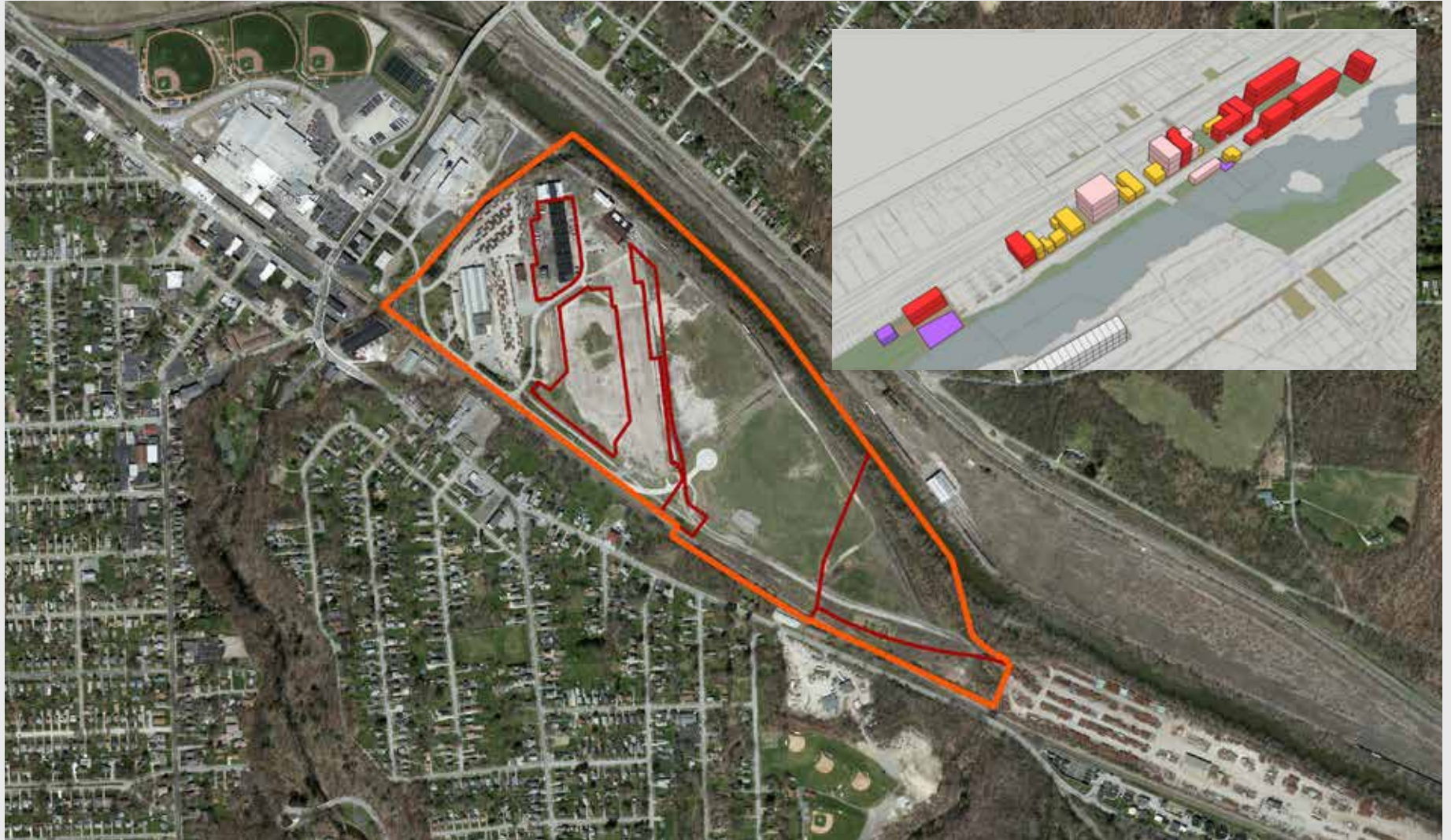
**Census tract:** 8108, 8111  
**Municipalities:** City of Struthers, Village of Lowellville  
**Area:** 3.01 sq. mi.  
**Population:** 3,372  
**No. of Businesses:** 363  
**Employees:** 3,232  
**Annual sales:** \$968 million  
**Notable Infrastructure:** Rt. 289, Rt. 616  
**Notable Assets:** Mahoning River, CASTLO CIC & Industrial Park



NOTABLE PROJECTS AND PLANS	DEVELOPER	OVERVIEW
Lowellville Dam Removal and River Revitalization	Village of Lowellville, Eastgate	Removal of lowhead dam, bank restoration and recreational access
Struthers Dam Removal and River Revitalization	City of Struthers, Eastgate	Removal of lowhead dam, bank restoration and recreational access
Stavich Bike Trail Improvements	Village of Lowellville	\$600,000-\$1M upgrade to existing bike trail within Mahoning River corridor
Downtown Revitalization project	Village of Lowellville	\$300,000 CDBG grant to provide match funding for private business investment for 15 companies

**Targeted investment types:** light industrial development, mixed-use development and small and midsize business investment





AVAILABLE REAL ESTATE	AVAILABLE SPACE	OVERVIEW
CASTLO Industrial Park development site Sharon Steel East development site	53 AC shovel-ready site 13.5 AC vacant land	Shovel-ready site within a business park Vacant cleared land with proximity to Mahoning River
Sharon Steel West development site	365 AC vacant industrial land (divisible)	Vacant cleared land with proximity to Mahoning River
Struthers Green Harvest Transload Facility	16,000 SF	Rail transload facility

**For a customized property search within census tracts 8108 and 8111, please contact the Youngstown/Warren Regional Chamber.**

# INCLUSION STRATEGY

OUR INCLUSION STRATEGY IS INFORMED  
BY THE WORK OF POLICY LINK,  
WHICH ASPIRES TO THESE OUTCOMES:

**Equitable growth.** Opportunity Zones should leverage tax incentives to create good jobs, increase economic security and mobility and eliminate the racial wealth gap. Projects in the zones should result in jobs that provide wages that support a dignified standard of living, full benefits and workers' rights and safe and healthy working conditions. Developers and investors of color should have access to contracting opportunities in the zones.

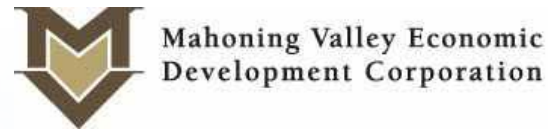
**Development without displacement.** In addition to bringing economic opportunity and vitality to disinvested communities, development in Opportunity Zones should foster greater housing affordability and security for families most at risk of displacement, including low-income households and households of color.

**Healthy communities of opportunity.** Investments should drive equitable growth and prosperity for current low-income residents and communities of color within the zones. Projects should increase services available to vulnerable populations such as affordable transportation options, healthcare facilities, healthy food retail and quality education services.



# Regional Chamber

Youngstown • Warren



## Ready to get started?

Whether you're a property owner with an eligible site or an investor looking for investment-ready projects, we and our partners are ready to assist with your dealflow and due diligence as you consider Mahoning Valley projects.

### To learn more, contact:

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