

Why Choose Youngstown-Warren, Ohio?

It's The Best Place To Be...

That is what Entrepreneur and Site Selection magazines say about the area as they ranked it one of the best locations to position a business!

Center of the TechBelt...

Youngstown-Warren sits midway between Cleveland and Pittsburgh in the Northeast Ohio-Western Pennsylvania TechBelt. This area is successfully transitioning to a technology and knowledge-based economy by leveraging its industrial and academic strengths.

We Are Not Rusty Anymore...

With in just the past two years, 107 businesses have invested \$682 million here, creating 4,510 new jobs - proving this is the place to be in today's global economy. We are a center for advanced manufacturing, distribution and back office activity.

In fact, during the second quarter of 2010, we led the nation in manufacturing job growth and ground was broken on one the largest manufacturing projects anywhere in North America.

Hub of Innovation...

The area was just designated Ohio's Entrepreneurial Hub of Advanced Materials Commercialization and Software Development.

Unparalleled Market Access...

This is the only place that offers effective overnight ground access to both New York City and Chicago - both are within an 8 hour drive.

Easy and Uncongested Connectivity...

I-80 and I-76 run through the heart of region, which is also served by 5 airports (2 international), 2 class 1 rail service providers and direct highway access to Lake Erie and Ohio River ports.

Our Low Costs & Your Bottom Line...

The region's low cost business environment, coupled with its low cost of living is consistently below the U.S. average and the housing market is ranked as one of the most affordable in the nation.

Available and Productive Employees...

There is an abundant supply of available, affordable and highly productive labor. With a mid-western, get it done attitude, our diverse workforce has proven it can exceed the demands of any business setting.

Our Thirst For Knowledge...

Youngstown State University, with its more than 14,000 students, Kent State University's regional campuses, Walsh University and the new Eastern Ohio Community College provide outstanding educational opportunities, plus there are more than 95 higher-ed campuses within just a 2 hour drive.

It's an Exciting and Vibrant Place To Live...

Outstanding parks, museums, theaters, art galleries, sporting events, golf courses, county clubs, live concert and event venues, biking and hiking trails, lakes, night-spots, health clubs and much more provide residents with a dynamic choice of recreational opportunities.



Quick Facts

MSA Region:

Youngstown-Warren Boardman, OH-PA

Location:

Northeast Ohio, Western Pennsylvania

Population: 565,773

Households: 233,937

Median Household Income: \$41,523

Per Capita Income: \$22,214

Median Housing Value: \$100,800

Median Housing Cost: \$1,092 monthly

Median Rent: \$571 monthly

K-12 Schools: 231

K-12 Enrollment: 82,270

Trade Schools, Colleges and Universities: 30

Higher Education Enrollment: 31,185

Hospitals: 16

Primary Care Physicians: 550

Cost of Living Index: 92.2

Industrial Parks: 32

Airports:

Youngstown-Warren Regional Airport

Highways: I-80, I-76, I-680, SR 11, SR 82

Elevation: 980 ft.

LOCATIONS FOR BUSINESS....

The Youngstown-Warren, Ohio area offers a variety of property locations to suit your needs: shovel-ready sites, foreign trade zones, brownfields, greenfields and industrial and business parks. Locating in the Youngstown-Warren area offers a significant price advantage, as shown in the table.

Metro Area	Effective Rent	
	Industrial/Warehouse	Class A Office
Austin	\$5.13	\$20.99
Boston	\$4.06	\$29.76
Buffalo	n/a	\$12.91
Charlotte	\$3.48	\$17.85
Denver	\$3.43	\$16.79
District of Columbia	n/a	\$41.77
Memphis	\$2.40	\$14.99
Minneapolis	\$4.20	\$16.75
Philadelphia	\$3.70	\$19.60
Portland	\$3.77	\$16.94
Tampa-St. Petersburg	\$4.10	\$17.23

source: Metro Trend, REIS, 2009.

Shovel-Ready Sites

The Regional Chamber's Shovel Ready Sites Program provides site selectors with fast access to detailed information on ready-to-go commercial and/or industrial land parcels. This collaborative initiative between the Chamber and Youngstown-Warren area developers/property owners allows companies to effectively evaluate and select exceptional property options.

By definition, Shovel Ready Sites are Mahoning and Trumbull county properties that have the essential infrastructure, necessary zoning and site characteristics in place so that construction projects may get underway quickly and easily.

To qualify as a Shovel Ready Site, a property must possess the following characteristics:

- * At least 5 contiguous buildable acres
- * Electricity, water, sanitary sewer, natural gas and telecommunications technology infrastructure
- * Wetlands are identified and do not impact buildable acres
- * Property is not in the 100-year flood plain
- * Unrestricted vehicle access – both ingress and egress
- * Within 5 miles of a limited access highway and/or interstate
- * Commercial, business or industrial zoning
- * Greenfield or developable brownfield site status

Sample Shovel Ready Site in Warren Commerce Park.



Explore properties on the Web:

Competitively priced real estate is readily available in the Youngstown-Warren area. Information on select properties is available online at www.regionalchamber.com/economicdevelopment.aspx or use the scan tag below.



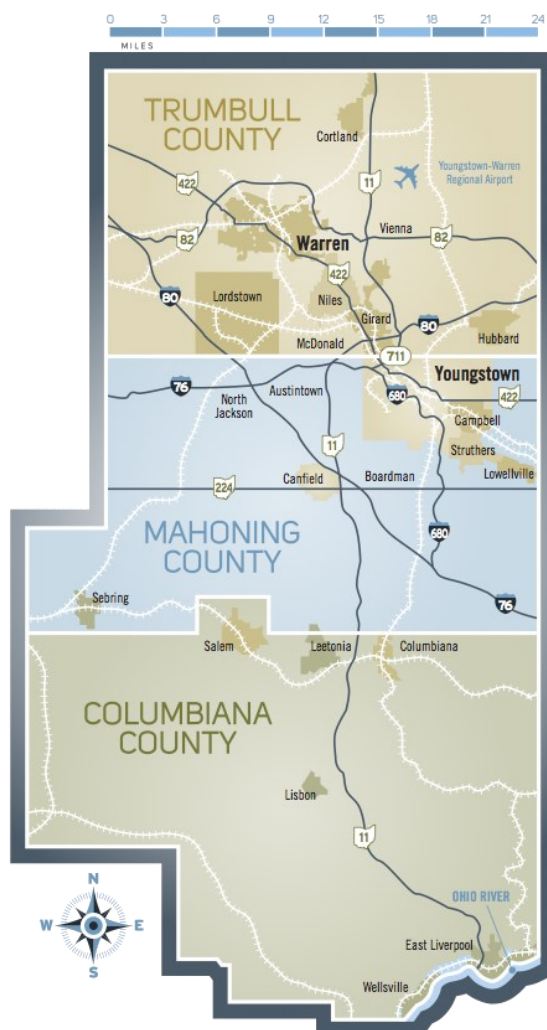
Property Incentives

Enterprise Zones (EZ): Enterprise Zones have been established in metropolitan Youngstown-Warren, Ohio. Companies that locate in an EZ could be eligible for tax abatements on investments in real property (i.e. building, construction, expansion, renovation). The maximum allowable tax abatement in cities and villages, is 75 percent (over 75 percent requires school board approval) and 60 percent in other communities (over 60 percent requires school board approval). The maximum abatement term is 10 years (over 10 years requires school board approval).

Foreign Trade Zone (FTZ) 181: FTZ 181 has been established at various locations in metropolitan Youngstown-Warren Ohio. In order to promote international trade, FTZ 181 can delay, reduce or eliminate customs duties levied on raw materials, parts, components or finished products imported from other countries.

Community Reinvestment Area (CRA): Community Re-investment Areas are located in designated parts of metropolitan Youngstown-Warren, Ohio. CRAs provide real-property tax exemptions for companies constructing or renovating a facility. Up to 100 percent of the value of building improvements/ construction may be exempt from real property taxes for a maximum 15 years.

Within the three-county area, there are 32 fully served industrial parks.



Industrial Park Name	Location	Total Acreage	Industrial Park Name	Location	Total Acreage
Western Reserve Industrial Park	Austintown	300 acres	Youngstown Commerce Park	North Jackson	250 acres
Y & A Industrial District	Austintown	350 acres	Salem Industrial Park	Salem	207 acres
Northwoods Commerce Park	Bazetta	95 acres	Sebring Industrial Park	Sebring	128 acres
Casey Industrial Park	Campbell	345,000 s.f.	CASTLO Industrial Park	Struthers	120 acres/605,000 s.f.
Canfield Industrial Park	Canfield	50 acres/80,000 s.f.	AEROPARK FTZ	Vienna Township	500 acres
Columbiana Industrial Park	Columbiana	65 acres	Northwest Business Park	Warren	80 acres/250,000 s.f.
World Trade Industrial Park FTZ	Leetonia	105 acres	Warren Commerce Park	Warren	100 acres
Lisbon Industrial Park	Lisbon	45 acres	Wellsville Intermodal Industrial Park	Wellsville	22 acres
Allen Industrial Park	Lordstown		Briar Hill Industrial Park	Youngstown	
Armill Industrial Park	Lordstown		Crab Creek Industrial Park	Youngstown	75 acres
Hays Industrial Park	Lordstown	130 acres	Ohio Works Industrial Park	Youngstown	242 acres
Henn Industrial Park	Lordstown		Performance Place Industrial Park	Youngstown	70 acres
Ohio Commerce Center	Lordstown	480 acres/1.5 million s.f.	Riverbend Industrial Park	Youngstown	
Ivor J. Lee Industrial Park	Masury	150 acres/ 914,324 s.f.	Ross Industrial Park	Youngstown	1 million s.f.
McDonald Industrial Park	McDonald	164 acres/1.1 million s.f.	Salt Springs Industrial Park	Youngstown	
Niles Commerce Park	Niles	125 acres/600,000 s.f.	Mahoning River Corridor of Opportunity Industrial District	Youngstown/ Campbell/Struthers	900 acres
Niles Industrial Park	Niles	85 acres 250,000 s.f.			

ECONOMIC DEVELOPMENT SERVICES

From small companies to multi-national corporations, the Regional Chamber's Economic Development Action Team has helped more than 400 firms and organizations make new investments totaling \$2.6 billion. These projects have created over 18,500 new jobs and caused 17 million square feet of building space to be constructed or absorbed.

Incentives and Financing

Aggressive incentive programs provide assistance to businesses moving here as well as to those that now call the area home. We will explain and help you secure the following:

- Tax Incentives
- Ohio eliminated its tax on personal property manufacturing machinery and equipment, furniture and fixtures, and inventory.
- Real Property Tax Abatements
- Credits for job creation, retention and training, and making investments in technology/research and development.
- Sales tax exemptions for manufacturing and warehouse machinery and equipment, and research and development purchases.
- Low Interest Financing for land, buildings construction/renovation, machinery, equipment, furniture and fixtures.
- Grants/Funding for workforce training and public infrastructure improvements.

Manufacturing Technical Services and Assistance

Through our partnership with MAGNET*, we can help you with:

- Production Innovation and Development
- Process Improvement
- Lean Manufacturing Techniques

Through our International Economic Development Program and our collaboration with NEOTEC's International Trade Assistance Center (ITAC)*, we can help you:

- Increase international sales or sourcing opportunities
- Utilize Foreign Trade Zones
- Develop export compliance and international trade plans.

*MAGNET is Northeast Ohio's Manufacturing Advocacy and Growth Network. NEOTEC is Northeast Ohio Trade & Economic Consortium.

Land and Buildings

We offer an on-line database of available buildings and sites that provides you with in-depth property data and visual information. Property profiles can be downloaded, printed and/or emailed to interested parties.

- The Regional Chamber also identifies Shovel Ready Sites. Online information details these ready-to-go land sites that offer all utilities, exceptional infrastructure access and parcels appropriately zoned for industrial, distribution and high-tech/back-office operations.
- Confidential Site and building tours can be arranged at your request

Strategic Information

Our online database will provide you with up-to-date regional data on:

- Incentive Programs and Ohio Business Taxes
- Demographics
- Economic Data/Indicators/Area Employers
- Local Starting Wages & Benefits
- Project Permitting
- Regional Education and Quality of Life

Your Connection

We are your link to key officials:

Working directly with federal, state and local government officials/agencies - advocating on your behalf - to get your project done.

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