



# Youngstown -Warren, OHIO

*Just In Time, USA*

AEROPark is strategically positioned in metropolitan Youngstown-Warren, Ohio, Just In Time, USA — North America's advanced manufacturing, logistics and distribution platform.

### Youngstown-Warren is uniquely positioned!

It is one of the only metropolitan areas that provides effective overnight ground access to **New York City** and **Chicago**.

It is strategically located within 500 *Just In Time* miles of:

- 60 percent of the U.S. effective buying income.
- 40 percent of the Canadian population.
- 55 percent of all U.S. manufacturing.
- 10 of the top 25 U.S. metro markets.
- 50 percent of the U.S. population.

It is within 75 *Just In Time* miles of CLEVELAND, PITTSBURGH, AKRON, CANTON, ERIE and...

- 6.8 million people
- 11,640 manufacturing plants
- 10,750 wholesale/distribution centers
- 18 *Fortune 500* company world headquarters
- Lake Erie shipping
- Ohio River ports
- 95 colleges and universities

*Youngstown-Warren, Ohio's exceptional infrastructure provides for the most efficient movement of goods, people and information!*

The Youngstown/Warren Regional Chamber is your source for AEROPark information. Our Economic Development Action Team will...

- Provide you with detailed information on available AEROPark properties. At your convenience, we will arrange and host confidential building and site tours.
- Identify and help you secure qualifying project incentives, including, but not limited to:  
Tax abatements and credits  
Low-interest project financing  
Foreign Trade Zone benefits
- Supply detailed community information
- As needed, link you with key/appropriate federal, state and local officials.
- Provide you with the economic development services that will help get your project done.

### DISCOVER WHAT WE CAN DO FOR YOU!



Regional Chamber Building  
197 West Market Street  
Warren, Ohio 44481-1024  
Phone: 330.392.6140 — Fax: 330.746.0330

Development@RegionalChamber.com

[www.RegionalChamber.com](http://www.RegionalChamber.com)  
— click on Economic Development —



### NOW AVAILABLE AT AEROPark:

#### 500 IMPROVED ACRES!

*featuring...*

- 44 Shovel Ready Acres
- Foreign Trade Zone Designated Sites

#### EXCEPTIONAL BUILDINGS!

*featuring:*

- 24,000 Square Foot Logistics/Distribution Facility
- 22,000 Square Foot Corporate Office Headquarters

#### AEROPark PROVIDES:

- Direct Airport/Runway Access
- Immediate Highway Connectivity
- Enterprise Zone Status



# Northeast Ohio's New Advanced Manufacturing, Distribution and Logistics Center

Now Available At **AEROPark**:

## 500+ Improved Acres

### AEROPark Shovel Ready Site

- 44 greenfield acres – ready to go
- All utilities
- Zoned Industrial



### AEROPark Foreign Trade Zone Sites

- Youngstown-Warren Regional Airport property & 67 developer owned acres
- All utilities
- Zoned Industrial/Airport

### AEROPark Facility #1



- Now HMS Distribution
- 407,240 square feet

### AEROPark Facility #2



- 24,000 square feet
- Ceiling height 28'
- 4 Truck Docks/8 Drive-In Doors
- 10-acre aircraft apron
- Spec building designed for product distribution/logistics

### AEROPark Facility #3



- 22,000 square feet
- Modern corporate office/headquarters space

Dedicated in 2001, over \$100 million has been invested to create this award winning, multi-modal business park. Combining aviation services, exceptional highway access and fully served greenfield sites, AEROPark offers manufacturers and distributors a one-of-a-kind logistical environment.

Designed to move products and people, AEROPark can accommodate all existing cargo, as well as passenger aircraft. It provides FAA control tower operations, category 1 instrument landing system, a 9,003' runway and complete corporate aircraft services.



Join The Following World-Class Firms That Now Call **AEROPark** Home:

### Delphi Automotive



- 193,000 square feet
- Plastic injection mold plant

*Characterized as one of America's elite factories*

### Pittsburgh Forest Products



- 229,000 square feet
- Laminated wood products production

### Timken Latrobe



- 183,000 square feet
- Processor and distributor of specialty steel products

### Lexington Connector Seals



- 53,000 square feet
- Plastic injection mold plant