

77.43 ACRES +/- (ADDITIONAL 26.40 ACRES +/- COMING SOON)

1047 BELMONT AVENUE

NILES, OH 44446

RENEWABLE ENERGY SITE



CORE
REAL ESTATE

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In Association with ParaSell Inc.

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PROPERTY SUMMARY

Located at 1047 Belmont Avenue, Niles, Ohio, this power plant property spans 77.43 +/- acres with an additional 26.4 +/- acres available upon completion of remediation.

Potential Uses:

- Solar
- Battery Storage
- Hydrogen Plant
- Data Center
- Crypto Mining

The property boasts robust infrastructure, an onsite power grid, railroad spur, and high capacity public utilities.

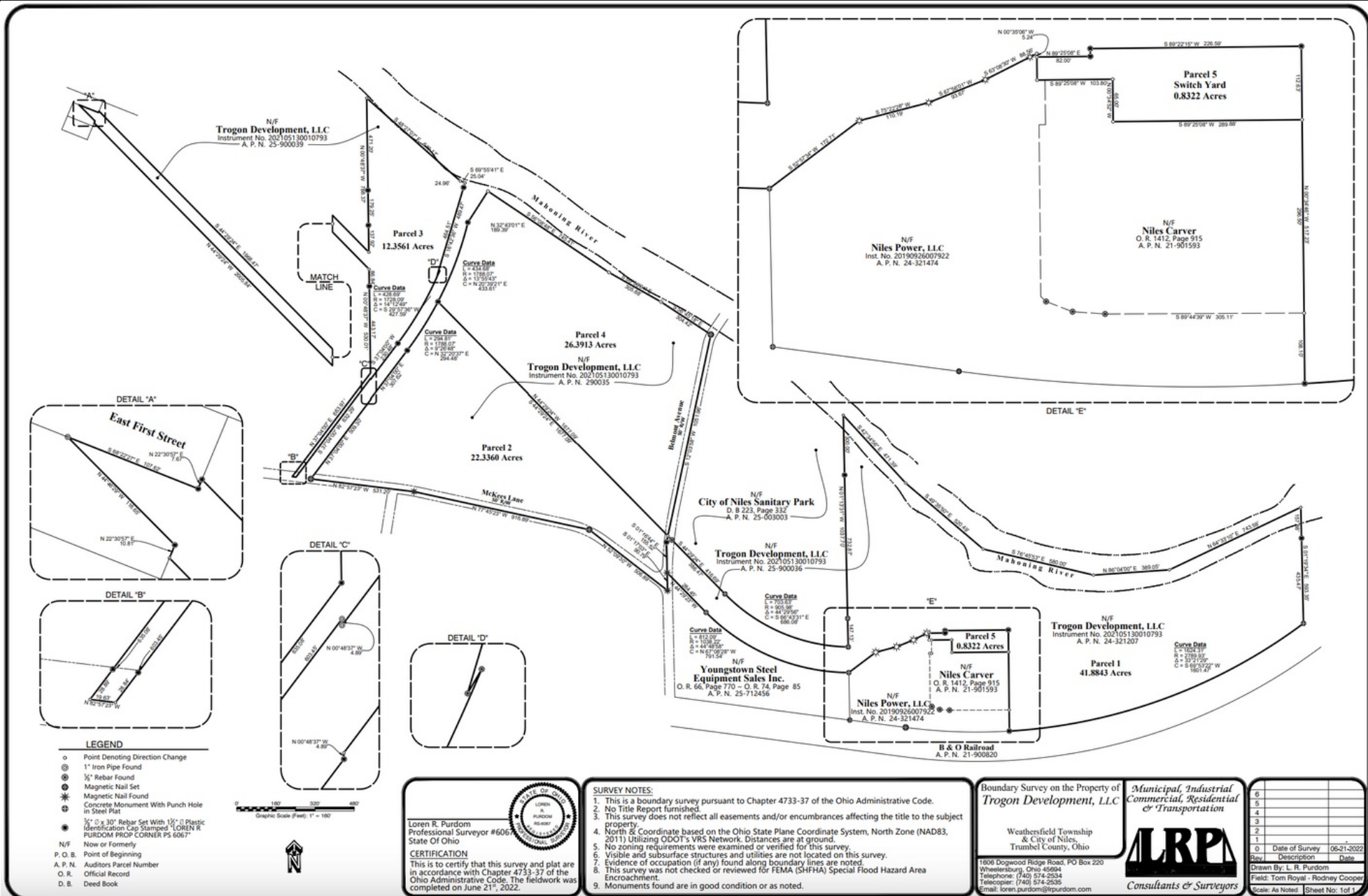
ADDRESS	1047 BELMONT AVENUE, NILES, OH 44446
PROPERTY TYPE	RENEWABLE ENERGY SITE
SITE AREA	77.43 ACRES +/- 26.40 ACRES +/- COMING SOON
POWER CAPACITY	265 MW PLUS
WATER CAPACITY	1M G PER DAY (EST.)
GAS CAPACITY	8 INCH GAS LINE
RAIL ACCESS	YES
SEWER	PRIVATE



SITE OVERVIEW



SITE OVERVIEW





LOCATION OVERVIEW

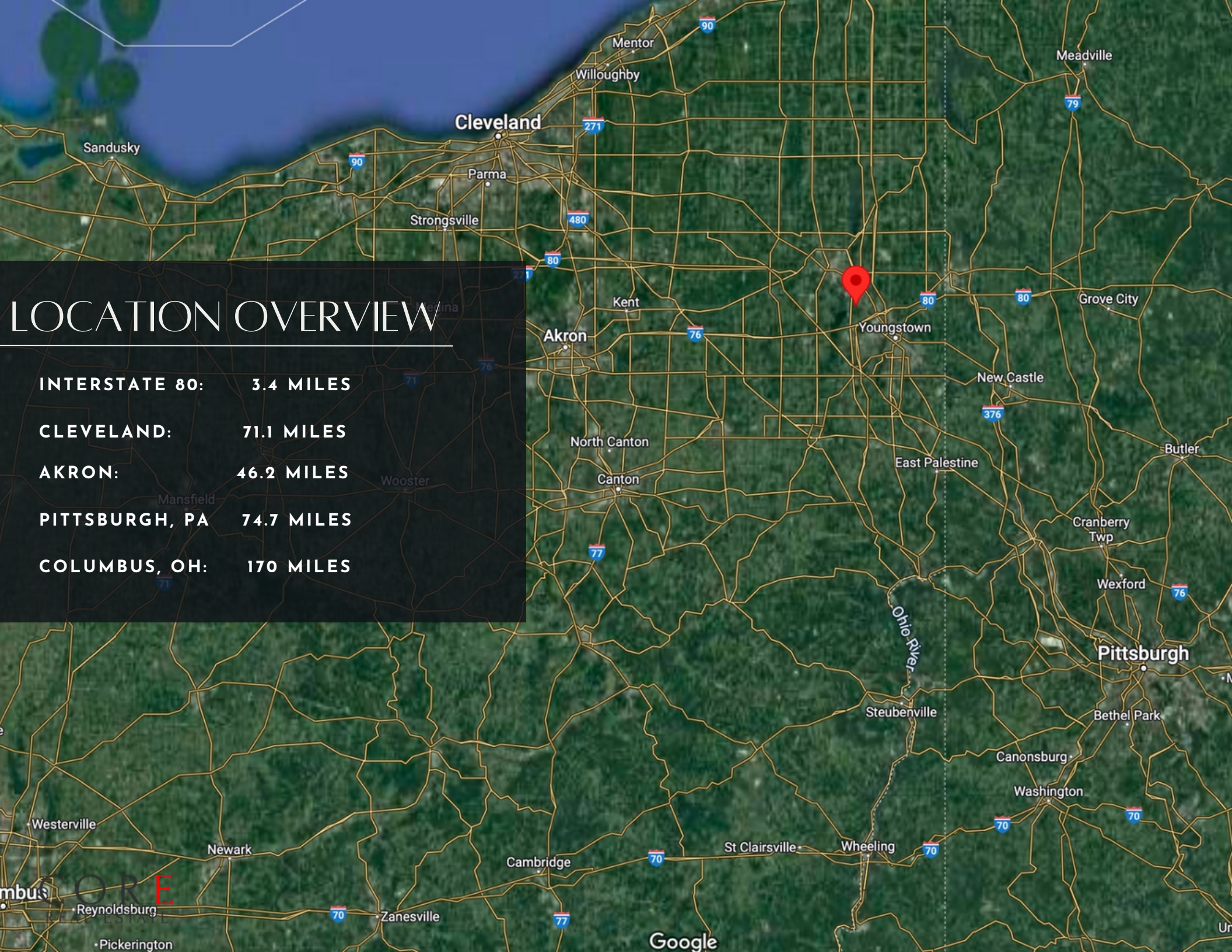
INTERSTATE 80: 3.4 MILES

CLEVELAND: 71.1 MILES

AKRON: 46.2 MILES

PITTSBURGH, PA 74.7 MILES

COLUMBUS, OH: 170 MILES



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