



## MARKET FACTS/AMENITIES

- Over 750,000 sq. ft. of available office/warehouse/industrial space
- Developable acreage: 475 acres zoned commercial/industrial
- Land Area: 6.35 square miles total
- Full-Time Economic Development Coordinator

## TRANSPORTATION

- Rail Access:  
Class III Short Line – Ashland Railway  
Interchange to Class I haulers CSX & Norfolk Southern
- 4 lane roadway connection to major highways
- Distance to US 30, 4-lane limited access highway: 8 minutes
- Distance to Interstate-71: 20 minutes
- Airport Drive Times:  
Port Columbus (CMH): 1.5 hours  
Cleveland Hopkins (CLE): 1.5 hours  
Akron-Canton (CAK): 1.5 hours  
Mansfield Lahm (Commercial/Freight): 10 minutes

## COMMERCIAL

- Number of Businesses: 627
- Percentage of Female Owned Firms: 30.8%
- Business Tax Rates (other):  
Payroll: 1.30%  
Bed Tax: 3.0%  
State/County Sales Tax: 6.75%
- Largest Employers:  
ArcelorMittal Tubular  
MTD Products

## LOCAL ECONOMIC INCENTIVES

- C.R.A. (Community Reinvestment Area Program)  
Community Reinvestment Areas are areas of land in which property owners can receive tax incentives for investing in real property improvements. The City of Shelby CRA includes the entire city limits. The CRA Program is a direct incentive tax exemption program benefiting property owners who renovate existing or construct new buildings.

Commercial Remodeling: Negotiated – up to twelve years- for existing commercial and industrial facilities

Commercial New Construction: Negotiated – up to fifteen years- for new commercial or industrial facilities

## WORKFORCE TRAINING & EDUCATION

- North Central State College – Kehoe Center for Advanced Learning  
Skillsmax Center  
Associate Degree and 4 year Articulation Degree programs in Engineering & Business  
Certification Programs to industry-specific needs
- Pioneer Career & Technology Center  
Corporate Training  
Offers programing to high school juniors and seniors from 14 area school systems  
Training in over 35 workforce programs  
Adult Workforce Training available in partnership with NCSC
- The Ohio State University – Mansfield  
Located ten minutes outside Shelby
- Shelby City Schools:  
New Tech Curriculum High School  
Over 2,000 students district-wide

## DEMOGRAPHICS

- Residential Population (Shelby): 9,317
- Residential Population (Richland County): 124,475
- Median Resident Age: 37 years
- Males: 47.0% / Females: 53.0%
- Housing: 4,353 units
- Median Home Value: \$96,300
- Median Household Income: \$39,037 / Per Capita Income: \$21,797  
*Source: US Census Bureau*

## UTILITIES

- Electric, Water and Sewer Provided by Shelby Public Utilities  
Avg Industrial Electric Rate: \$0.077 / kWh  
RP3 "Platinum" Designation for Reliability by American Public Power Association  
Water Treatment Capacity Available: 2.8 million gallons/day  
Wastewater Treatment Capacity Available: 3.5 million gallons/day  
ISO Class 5

## COMMUNITY ASSETS

- Five City Parks offering recreational opportunities including Aquatic Center, Skate Park, nature trails and 8,400 sq. ft. Playscape
- Wetlands Nature Preserve and Educational Center
- Mid-Ohio Sports Car Course (20 minutes)
- Snow Trails Ski Resort (30 minutes)
- Cedar Point Amusement Park (< 1 hour)