

14.2 Acre Light Industrial Land for Sale

TIMBER POINT TRAIL VACANT LAND, MANTUA TOWNSHIP, OH 44255

ALSO FOR SALE/LEASE TO OWN



Overview

14.2 acres of Light Industrial land at \$375,000, about \$26,400 per acre, at the end of an established industrial cul-de-sac just off State Route 44 in Mantua Township. Need more ground, or a building on day one? An adjacent 2-acre parcel is also available off market, and the neighboring 8,400 SF building at 11806 Timber Point Trail is offered as a separate listing, so an owner-user or developer can assemble 16+ acres with a building already in place. With the Ohio Turnpike about 10 minutes south and Cleveland-Portage County industrial vacancy low, zoned and expandable ground like this is hard to find.

Highlights

- 14.2 acres | Light Industrial zoning | \$375,000 (about \$26,400 per acre)
- Room to grow on the same street: adjacent 2-acre parcel available off market, and the 8,400 SF building next door at 11806 Timber Point Trail is a separate listing; assemble 16+ acres with a building in place.
- Established industrial cul-de-sac with active industrial neighbors, minutes from the SR 44 and SR 82 junction.
- Roughly 10 minutes to Ohio Turnpike (I-80) Exit 193 via SR 44, with Cleveland and Akron each within about 45 minutes.
- Fits owner-user construction, warehouse or flex development, or a contractor yard; ask about development incentives.

Property Details

Sales Price
■ **\$375,000**

Lot Size
■ 14.20 Acres

Zoning
■ Light Industrial

Rev: August 26, 2026



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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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