



## Crossroads Industrial Center, Outlot 691 (AEPOH)

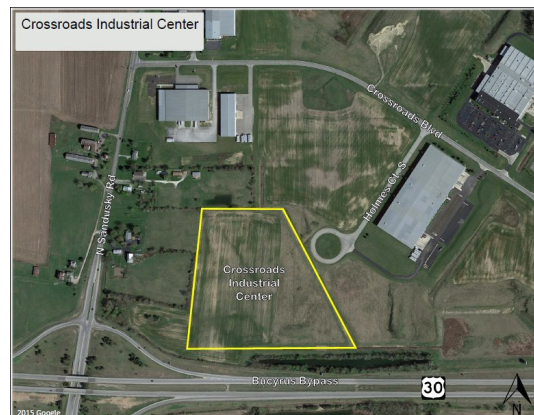
Available Acres: 22.2

### Address:

149 Holmes Court South  
Bucyrus, OH 44820 (Crawford)

### Property and Area Description:

This property has been granted the Austin-AEP Shovel-Ready Site Designation for the Food and Beverage Sector for its site preparation and due diligence efforts at the Crossroads Industrial Center in Bucyrus, Crawford County, OH. This 22-acre site fronts four-lane US 30 to the south, Crossroads Blvd. runs east and west through the park, offering industrial grade access to the site. The property is nearly flat farmland, and the entire property is developable. Current zoning is General Industrial (I-2) with no height limitations for building structures. The site is shovel ready with streets, utilities, street lights, and architectural covenants.



### Site Details:

Available Acres: 22.2	Adjacent Avail. Acres: 0
Topography: Level/Nearly Flat	Setting: Industrial Park
Zoning: Industrial	Within City Limits: Yes

### Transportation:

Nearest Interstate: I-71	Distance (miles): 30
Nearest 4-Lane Highway: US 30	Distance (miles): 0.5
Nearest Commercial Airport: Port Columbus International Airport	Distance (miles): 70
Rail Served: No	

### Utilities:

Electric Distribution: AEP Ohio  
 Natural Gas Distribution: Columbia Gas of Ohio  
 Water: City of Bucyrus  
 Sewer: City of Bucyrus  
 Local Telecommunications Service: CenturyLink / Time Warner Cable

### Contact:

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### Offering:

Sale Price: \$10,000 per acre  
 Lease Rate (Sq. Ft./Per Year): Not available for lease