



## Zahns Corner Industrial Park (AEPOH)

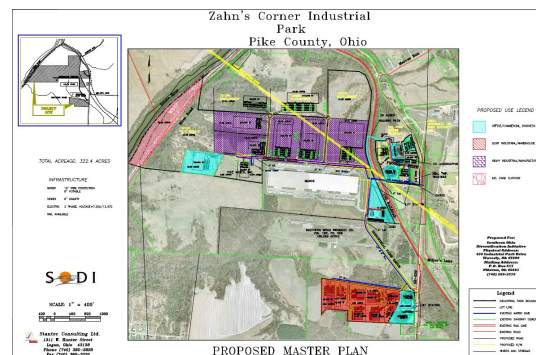
Available Acres: 127.93

### Address:

450 Industrial Park Drive  
Waverly, OH 45690 (Pike)

### Property and Area Description:

This site has completed McCallum Sweeney Site Certification. Zahns Corner Industrial Park consists of 127.93 total acres with 116.77 developable acres. The largest parcel is 50.19 acres. The minimum subdivide is 5 acres. There is currently no zoning in Pike County, but the comprehensive land use plan for the property is designated as industrial use. The park is located within 4.5 miles of two four-lane highways; US 23 and SR 32, the Appalachian Highway. CSX Transportation has developed a plan for rail siding into the park from its adjacent mainline. All utilities are on site, and an AEP 138 kV line crosses through the park.



### Site Details:

Available Acres: 127.93	Adjacent Avail. Acres: 0
Topography: Gently sloping	Setting: Industrial Park
Zoning: None	Within City Limits: No

### Transportation:

Nearest Interstate: I-71	Distance (miles): 63
Nearest 4-Lane Highway: SR 32	Distance (miles): 1
Nearest Commercial Airport: Cincinnati International Airport	Distance (miles): 75
Rail Served: No	

### Utilities:

Electric Distribution: AEP Ohio  
 Natural Gas Distribution: Pike Natural Gas  
 Water: Pike Water, Inc.  
 Sewer: Pike County Sewer District  
 Local Telecommunications Service: Frontier North; South Central Ohio Computer Association (SCOCA) is the fiber provider

### Contact:

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### Offering:

Sale Price: \$25,000 per acre  
 Lease Rate (Sq. Ft./Per Year): Not for Lease