



Gateway Commerce Park (AEPOH)

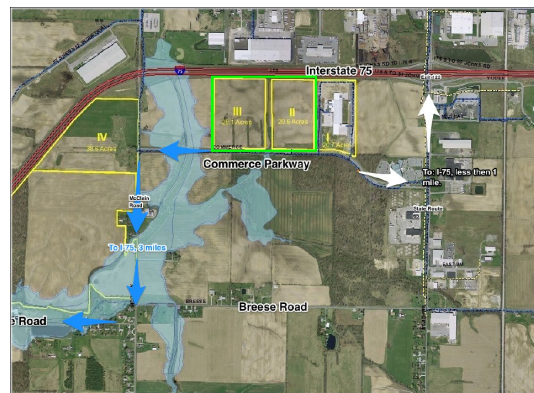
Available Acres: 53.1

Address:

Commerce Parkway
Lima, OH 45804 (Allen)

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 Gateway Commerce Center, Lima, Allen County, OH. The 53.1-acre site has utilities and roadways in place. This park, owned by the Allen County Port Authority, is located adjacent to I-75 offering excellent access and visibility. A Phase 1 environmental report and soil borings have been completed.



Site Details:

Available Acres: 53.1	Adjacent Avail. Acres: 0
Topography: Nearly Flat	Setting: Industrial Park
Zoning: Industrial	Within City Limits: Yes

Transportation:

Nearest Interstate: I-75	Distance (miles): 0.5
Nearest 4-Lane Highway: US 30	Distance (miles): 12
Nearest Commercial Airport: Dayton International Airport	Distance (miles): 62
Rail Served: No	

Utilities:

Electric Distribution: AEP Ohio
 Natural Gas Distribution: Dominion East Ohio Gas
 Water: City of Lima
 Sewer: City of Lima
 Local Telecommunications Service: TSC

Contact:

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Offering:

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