



Eagle Rock Business Park - North (AEPOH)

Available Acres: 37.9

Address:

Maule Road
Tiffin, OH 44883 (Seneca)

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 this site located in Tiffin, Seneca County, Ohio. Eagle Rock Business Park is located on the N side of the City of Tiffin, just 23 miles S of I-80/90. The 150-acre industrial-zoned park is completely developed with all utilities in place. It is owned by the City of Tiffin and marketed by the Seneca Industrial and Econ. Dev. Corp. The park currently has 3 industries and 2 with 37.9 acres remaining for development. All development must be in accordance with the written covenants, conditions, and restrictions that govern the park.



Site Details:

Available Acres: 37.9	Adjacent Avail. Acres: 0
Topography: Flat	Setting: Industrial Park
Zoning: Industrial-Heavy	Within City Limits: Yes

Transportation:

Nearest Interstate: I-80/90	Distance (miles): 23
Nearest 4-Lane Highway: US 30	Distance (miles): 25
Nearest Commercial Airport: Cleveland Hopkins International Airport	Distance (miles): 84
Rail Served: No	

Utilities:

Electric Distribution: AEP Ohio
Natural Gas Distribution: Columbia Gas of Ohio
Water: Aqua Ohio
Sewer: City of Tiffin
Local Telecommunications Service: AT&T Ohio

Contact:

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Offering:

Sale Price: \$15,000 per acre
Lease Rate (Sq. Ft./Per Year): Not Available for Lease