



Midwest I-75 Logistics Park (AEPOH)

Available Acres: 80

Address:

12701 County Road 212
Findlay, OH 45840 (Hancock)

Property and Area Description:

This site has been granted the Austin-AEP Shovel-Ready Site Designation for the Food and Beverage Sector for its site preparation and due diligence efforts. The site is located on the N side of Findlay, Hancock Co., Ohio, bounded on the N by CR 212, S by E. Bigelow Ave. and E by Crystal Ave./CR 18. This 80 acres of the initial 300 acre-site is under option by the Findlay-Hancock Co. ED office. Site is comprised of 2 properties: 88 acres under option (\$40,000/acre) and 32 acres under option (\$65,000/acre). Site is located on 4-lane CR 212, 2 miles from I-75. Site is zoned I-1 Industrial. CSX's National Gateway facility is located 8 miles N of the site near I-75/SR 18 interchange.



Site Details:

Available Acres: 80	Adjacent Avail. Acres: 67
Topography: Level/Nearly Level	Setting: Industrial Park
Zoning: Industrial-Light	Within City Limits: Yes

Contact:

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Transportation:

Nearest Interstate: I-75	Distance (miles): 1.6
Nearest 4-Lane Highway: CR 212	Distance (miles): 0
Nearest Commercial Airport: Detroit Metropolitan Airport	Distance (miles): 90
Rail Served: No	

Tim Mayle
Findlay-Hancock County Economic Development
123 E. Main Cross St.
Findlay, OH 45840
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E-Mail: tmayle@findlayhancocked.com
Web site: www.findlayhancocked.com

Utilities:

Electric Distribution: AEP Ohio
Natural Gas Distribution: KNG Energy
Water: City of Findlay
Sewer: City of Findlay
Local Telecommunications Service: AT&T

Offering:

Sale Price: \$40,000 per acre
Lease Rate (Sq. Ft./Per Year): Not Available for Lease