



Bogner Business Park (AEPOH)

Available Acres: 309

Address:

Geyers Chapel Road and Melrose Drive
Wooster, OH 44691 (Wayne)

Property and Area Description:

This AEP Quality Site was reviewed for development by engineering experts at Burgess and Niple, and a detailed site review is available upon request. This site is located in the northeast corner of the City of Wooster, Wayne County, Ohio. It straddles Wooster's corporation line and is bordered on the N by farmland, S by Daisy Way and existing industries, E by Geyers Chapel Road and farmland, and W by Melrose Drive. Acreage on site is 74.6 acres; east expansion - 27.2 acres; and north expansion - 208.5 acres. The site topography is level, and there is high utility capacity at the site. This property is conveniently located to US 30 and Interstates 71 and 77.



Contact:

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Site Details:

Available Acres: 309	Adjacent Avail. Acres: 235
Topography: Level/Gently Rolling	Setting: Mixed-Use Business Park
Zoning: Industrial, Manufacturing	Within City Limits: No

Transportation:

Nearest Interstate: I-71	Distance (miles): 25
Nearest 4-Lane Highway: US 30	Distance (miles): 3.5
Nearest Commercial Airport: Cleveland Hopkins International	Distance (miles): 53
Rail Served: No	

Utilities:

Electric Distribution: AEP Ohio
Natural Gas Distribution: Dominion Resources
Water: City of Wooster
Sewer: City of Wooster
Local Telecommunications Service: CenturyLink and MCTV

Offering:

Sale Price: \$25,000 - \$50,000 per acre
Lease Rate (Sq. Ft./Per Year): Not Available for Lease