



## Gateway Commerce Park - Site V (AEPOH)

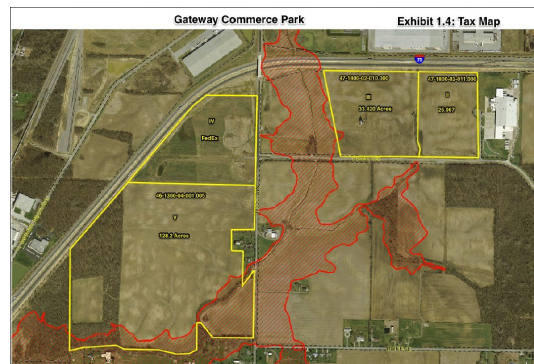
Available Acres: 128.2

### Address:

I-75 & McLain Road  
Lima, OH 45804 (Allen)

### 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. Site V is located in Gateway Commerce Park in Shawnee Township, Allen County, Ohio. This level 128.2-acre site is bordered on the N by a FedEx facility, E by McLain Road, and on the W by I-75. Existing interchanges are available S of the site at Breese Road and E of the site at SR 65 via Commerce Parkway. All utilities are available at the site; high utility capacity in area. Gateway Commerce Park, owned by the Allen County Port Authority, is located adjacent to I-75 offering excellent access and visibility. Zoned Industrial.



### Site Details:

Available Acres: 128.2	Adjacent Avail. Acres: 0
Topography: Level/Nearly Level	Setting: Industrial Park
Zoning: Industrial	Within City Limits: No

### Transportation:

Nearest Interstate: I-75	Distance (miles): 0.8
Nearest 4-Lane Highway: US 30	Distance (miles): 12
Nearest Commercial Airport: Dayton International Airport	Distance (miles): 66
Rail Served: No	

### Utilities:

Electric Distribution: AEP Ohio  
 Natural Gas Distribution: Dominion  
 Water: City of Lima  
 Sewer: Allen County Engineering Department  
 Local Telecommunications Service: TCS, Independent Fiber Network

### Contact:

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### Offering:

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