



Lancaster Colony (AEPOH)

Available Acres: 106

Address:

411 South Ewing Street
Lancaster, OH 43130 (Fairfield)

Property and Area Description:

McCallum Sweeney Consulting is currently considering certifying this site as a General Industrial Park. This 106-acre site is located on the E side of the City of Lancaster, county seat for Fairfield County. The site is bordered on the N by a Genesee and Wyoming Companies short line railroad, on the S by Duffy Road and on the W by S Ewing Street. The site is zoned Industrial Heavy and is shovel ready with water, sewer, gas and electric. The site topography is level to gently rolling, and the majority has been used for agriculture. Phase 1 environmental, wetlands delineation, cultural and soil analysis reports have been completed.



Site Details:

Available Acres: 106	Adjacent Avail. Acres: 0
Topography: Level/Gently Rolling	Setting: Single Site
Zoning: Industrial	Within City Limits: Yes

Transportation:

Nearest Interstate: I-70	Distance (miles): 20
Nearest 4-Lane Highway: US 33	Distance (miles): 5
Nearest Commercial Airport: John Glenn Columbus International Airport	Distance (miles): 35
Rail Served: Yes	

Utilities:

Electric Distribution: AEP Ohio
 Natural Gas Distribution: Lancaster Municipal Gas Company
 Water: City of Lancaster
 Sewer: City of Lancaster
 Local Telecommunications Service: AT&T and Horizon

Contact:

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Offering:

Sale Price: \$2,850,000
 Lease Rate (Sq. Ft./Per Year): Not available for Lease