

1 ACRE to 29 ACRE SITES - FOR SALE
Ideal for Recreation - Retail - Warehouse



Looking West toward Rt. 2 & Rt. 58 interchange

UP TO 29 ACRES

- From 1.1 acre up to 29 acres
- Route 2 Freeway Visibility
- Fronts on Route 2
- Just East of Route 2 & Route 58 interchange
- Only 3.8 miles from I-80 Ohio Turnpike Exit 140
- Just South of Lorain in Amherst, Ohio
- Neighbors include large box retail, strip center and office properties
- Will consider vacating the road for large user



North from Rt. 2 to Cooper Foster Park Rd.



CORPORATE PROPERTIES

RAY FOGG CORPORATE PROPERTIES, LLC • 981 Keynote Circle, Suite 15 • Cleveland, OH 44131

The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof.

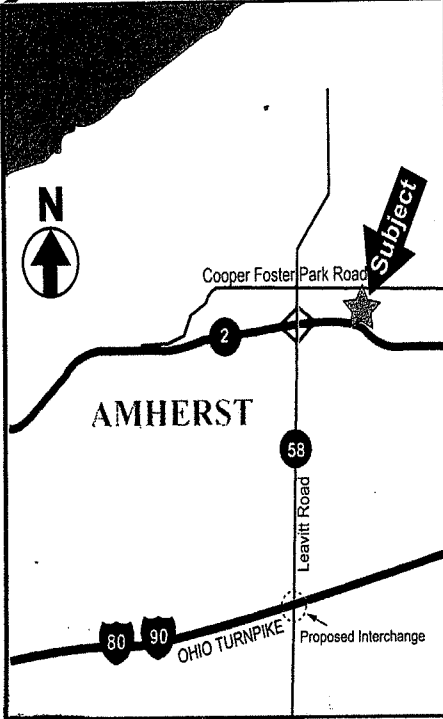
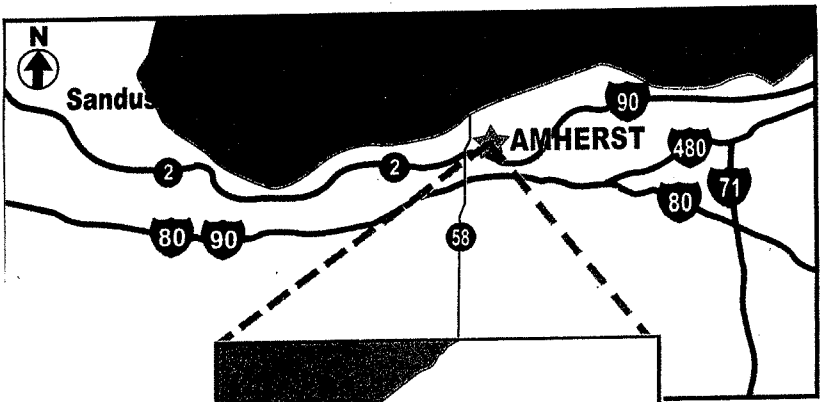
flexible spaces
all the right places.

Mark Ray, Director of Leasing

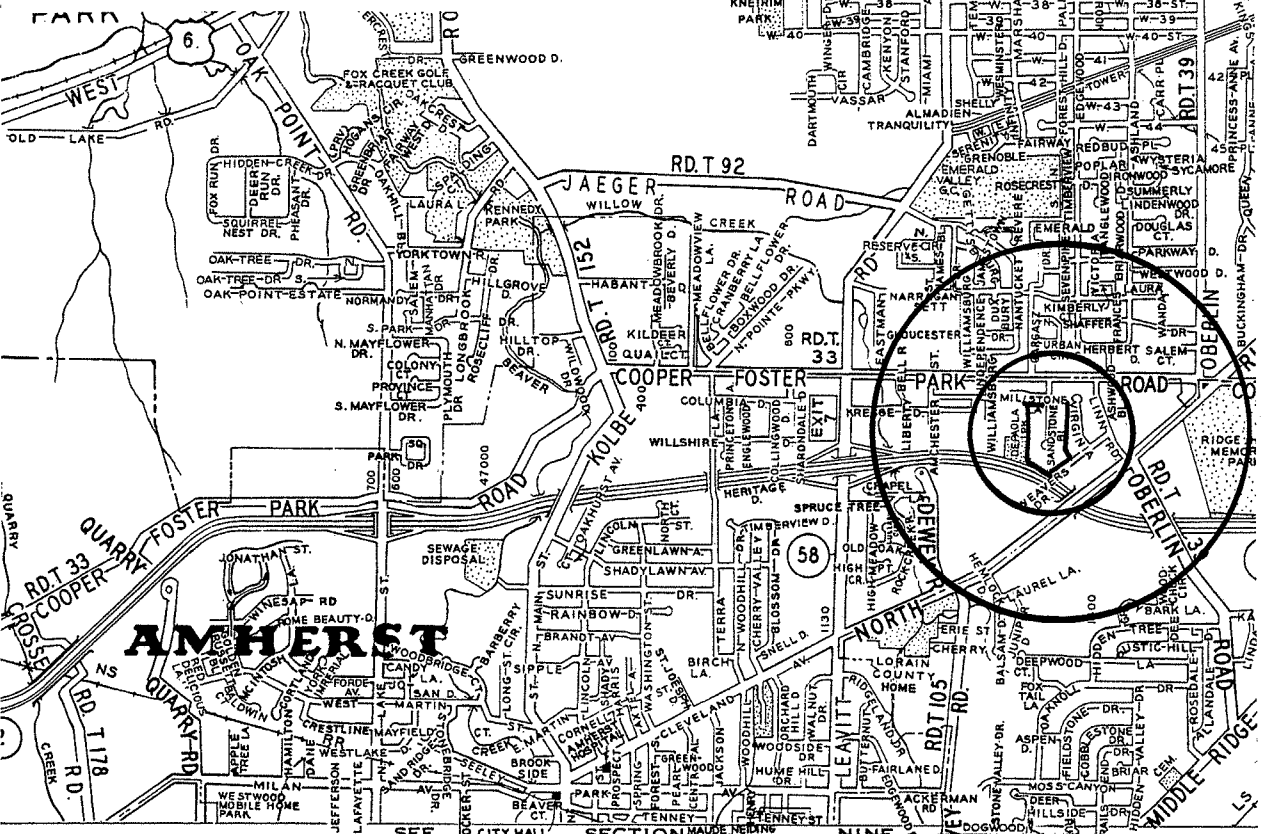
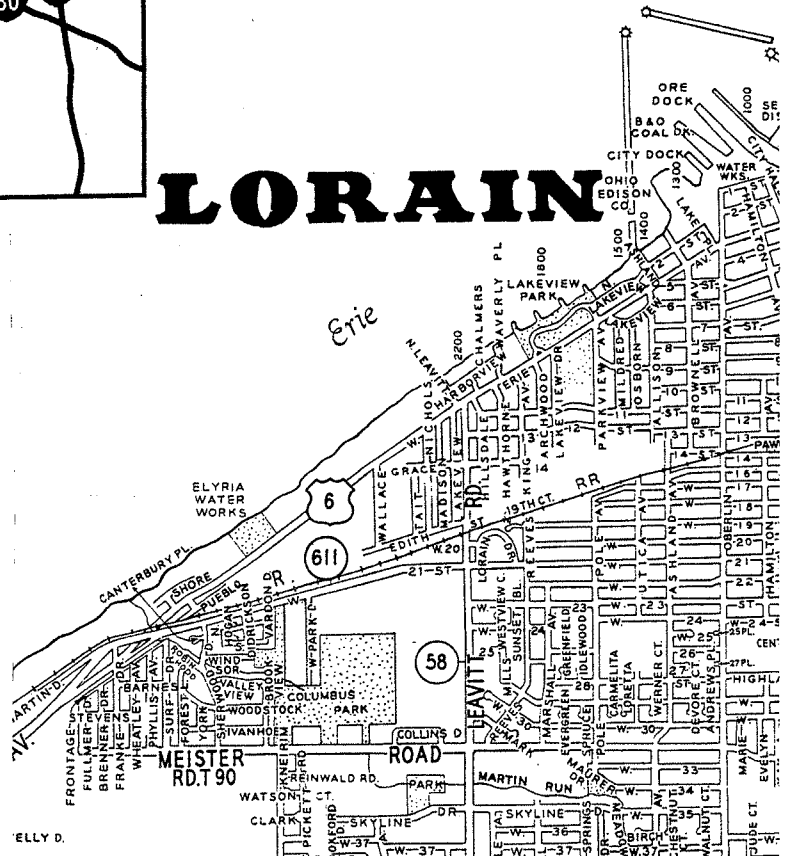
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LORAIN



AMHERST COMMERCE PARK



**BUILD TO SUIT
AVAILABLE LAND**

**Amherst Commerce
Park**

Amherst Commerce Park

Address - Sandstone Blvd. / Rt. 2
Amherst, Ohio (Lorain County)

Availability - Build to suit

Available - 1.1 to 29 acres

1.1 to 29 Acres

Sale Rate - **\$90,000.00/acre**
- RFBM shall have the opportunity to fairly bid the project.

Sublot 4 - .7983 acre

Lease / Build to Suit

Sublot 6 - 2.3729 acres

Sublot 7 - 14.4752 acres

Sublot 8 - 3.4338 acres

Sublot 9 - 2.3129 acres

Sublot 10 - 1.092 acres

Sublot 11 - 1.0653 acres

Zoning - Retail, office, warehouse

Utility Service All available at the street
- Electric: Amherst Utility (440/988-4224)
- Gas: Columbia Gas
- Telephone: CenturyTel of Ohio, Inc.
- Water: Amherst Utility (440/988-4224)

Access - Rt. 2 to Rt. 58N to Cooper Foster Pk Rd East to Sandstone Blvd. (west)
- Centrally located between Cleveland and Sandusky, near Lorain

Partnership - Fogg-Amherst, LLC
- Amherst Development Limited Partnership, an Ohio limited partnership

Advantages of Amherst Commerce Park

- **Frontage along State Route 2**
- **The Amherst Commerce Park is only one mile from access to State Route 2 at Route 58 and U.S. Highway 6; three miles from access to Route 80/90 (Ohio Turnpike)**
- **Located in the City of Amherst, Lorain County**
- **The site is centrally located between the City of Cleveland and the City of Sandusky, directly adjacent to the City of Lorain**
- **Total parcel approximately 29 acres**
- **Permitted Uses:**
 - **Retail**
 - **Office**
 - **Office / Warehouse**
 - **Warehouse**
- **All utilities available**