

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.

sp_amherst_land_06222006.cdr

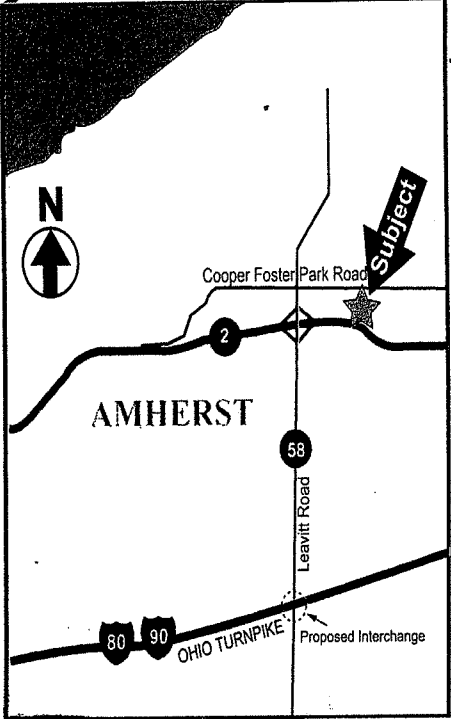
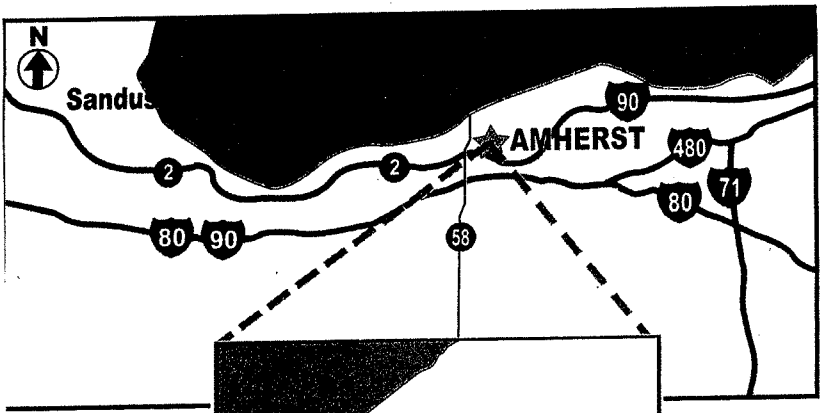
flexible spaces
all the right places.

Mark Ray, Director of Leasing

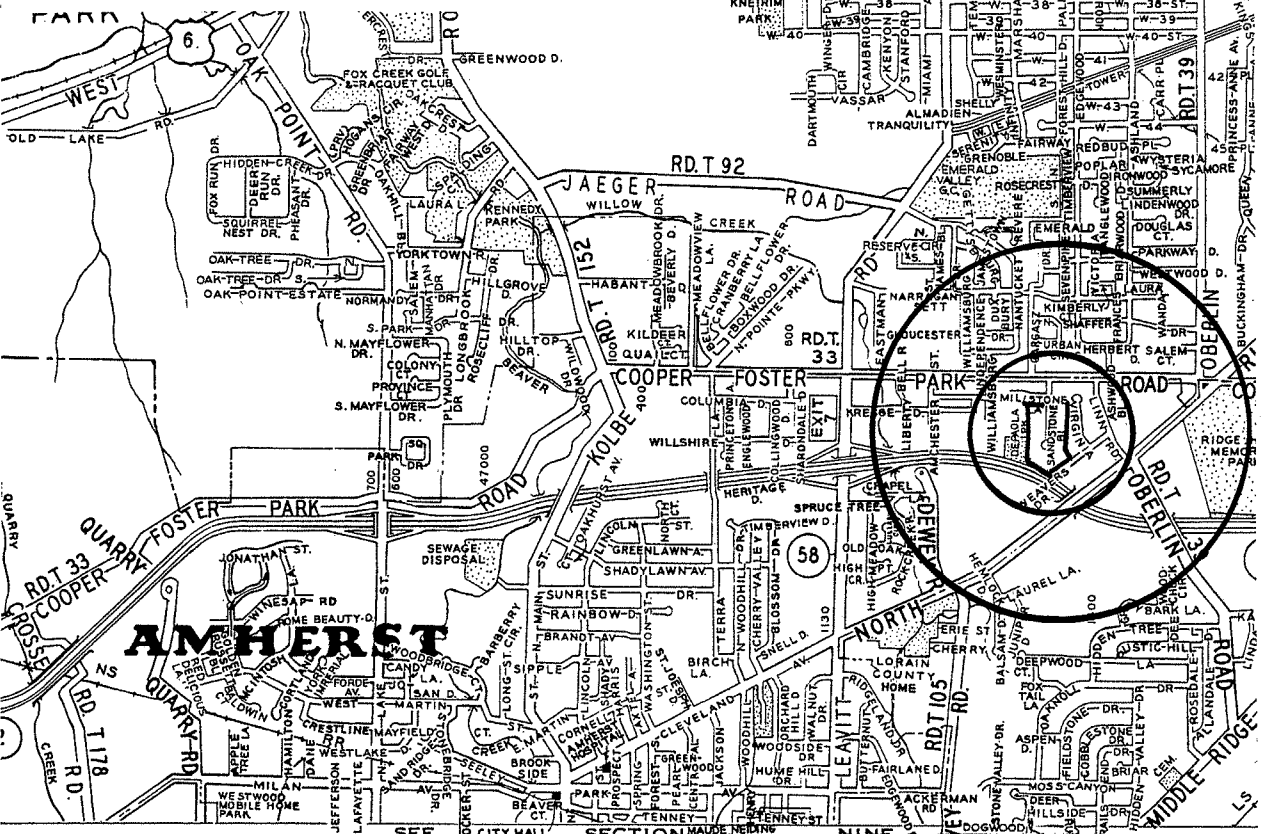
216-351-7976, Ext. 244

E-mail: markray@rayfogg.com

fogg.com



LORAIN





**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

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

Lease / Build to Suit

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**