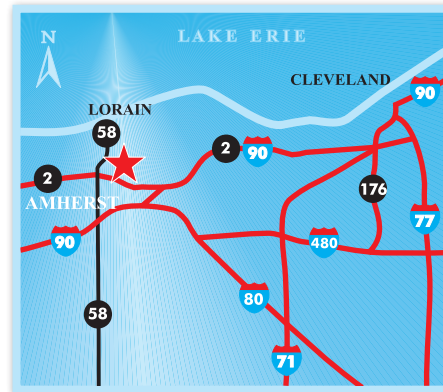


# flexible spaces all the right places...



## ...Amherst Commerce Park

Located near the intersection of Rt. 2 and Rt. 58 and within minutes of the Ohio Turnpike (I-80), Amherst Commerce Park offers ready to build sites ranging from 1 to 29 acres. Some of the sites have freeway frontage. Permitted uses include office, warehouse, storage, and retail. All sites have utilities available at the street. These sites are available for sale or for build-to-suit lease projects.



216.351.7976  
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## Amherst Commerce Park

*The following information is a general description of the project.*

### LOCATION & ACCESS

- Rt. 2 West to Rt. 58, then North to Cooper Foster Park Rd., then East to Sandstone Blvd
- Centrally located between Cleveland and Sandusky
- Frontage along Rt. 2
- Only 1 mile from Rt. 2 and US Highway 58
- 3 miles from Ohio Turnpike (I-80/90)

### PROPERTY DATA

- Available: 1.1 to 29 Acres

### ZONING

- Retail, Office, Warehouse

### UTILITIES - All available at the street

- Electric: Amherst Utility  
° Amherst municipal electric system offers rates up to 40% lower than those offered by privately owned power companies.)
- Gas: Columbia Gas
- Telephone: CenturyTel of Ohio, Inc.
- Water: Amherst Utility
- Sanitary & Storm Sewer: Amherst Utility

“Fogg was extremely well prepared. They did the hard work and up-front planning that kept things running smoothly and without unwelcome surprises.” - **Metokote Corporation**