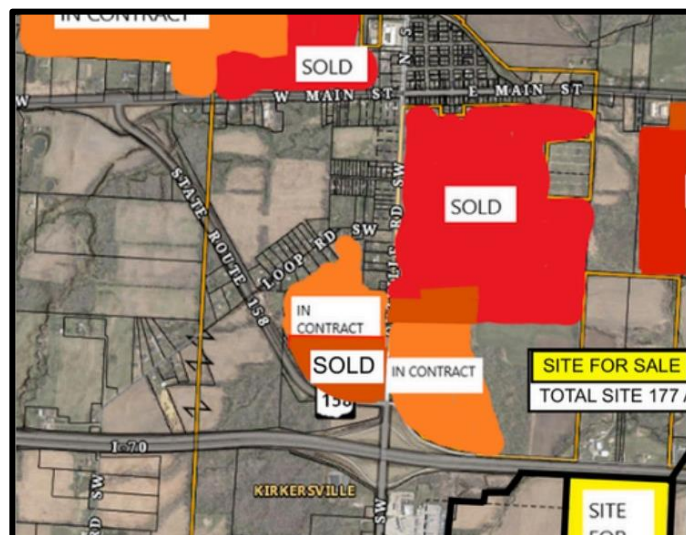




5010 Palmer Road-14 Miles to Intel/I-70 FRONTAGE/FUTURE DATA/INDUSTRIAL 72.61 Acres of Commercial Land offered at \$14,000,000 USD in Millersport, Ohio 43046



PROPERTY FEATURES

- »Freeway/Highway Frontage 1350
- »14 Miles south from Intel site
- »Ft. 65,000 Cars Daily
- »Sewer and Water near Site
- »21 miles to downtown Columbus

PROPERTY ZONING

- »Currently zoned Agricultural, with the ability to re-zone
- »No wetlands on site
- »Site will allow 1M Sq ft. Building with 40' clear height with re-routing of the creek

TRANSPORTATION

- »Airports
 - »John Glenn International Airport- 33 Minute Drive
 - »Rickenbacker International Airport- 35 Minute Drive

CONTACT

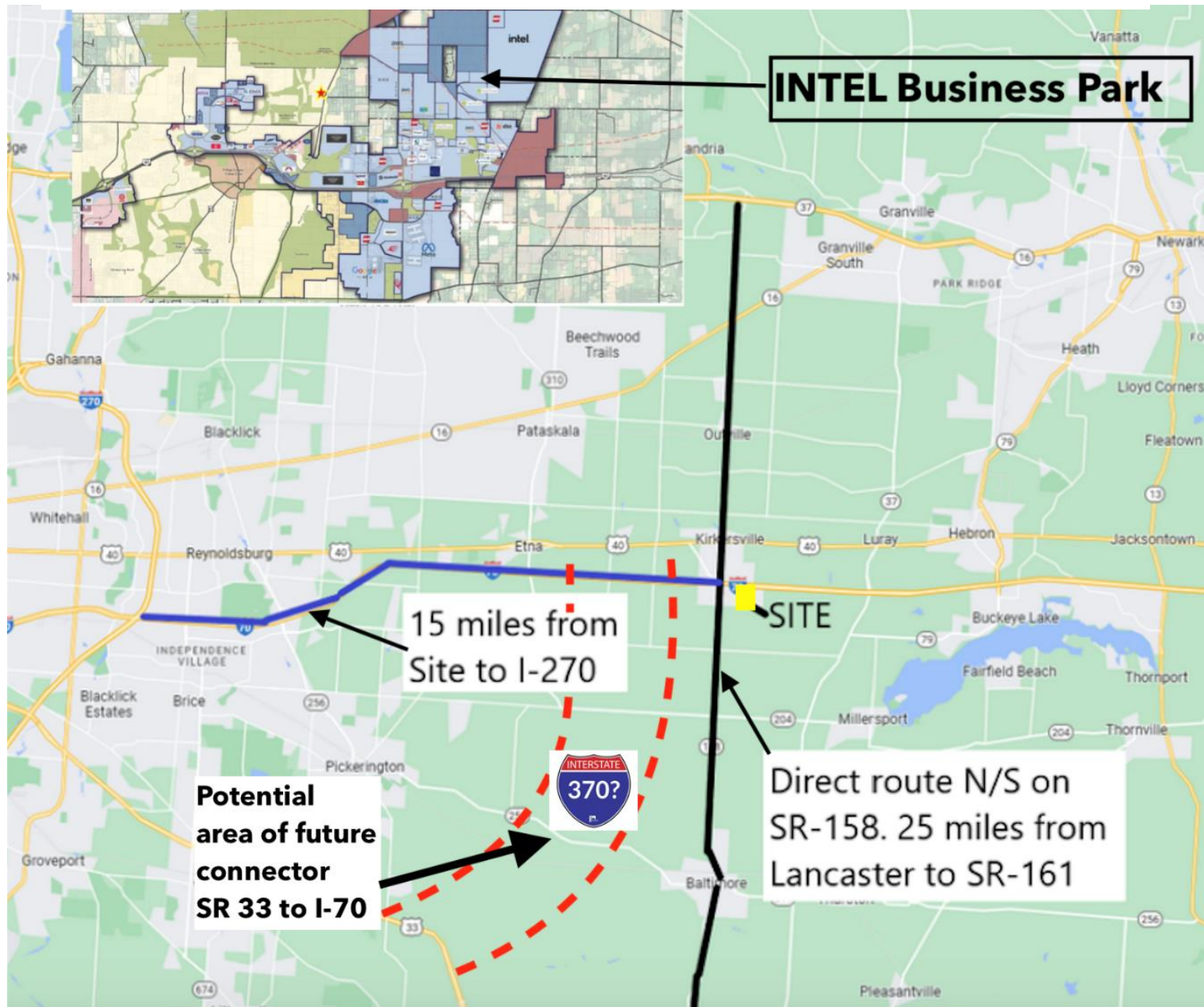
Steve Master ♦ Broker
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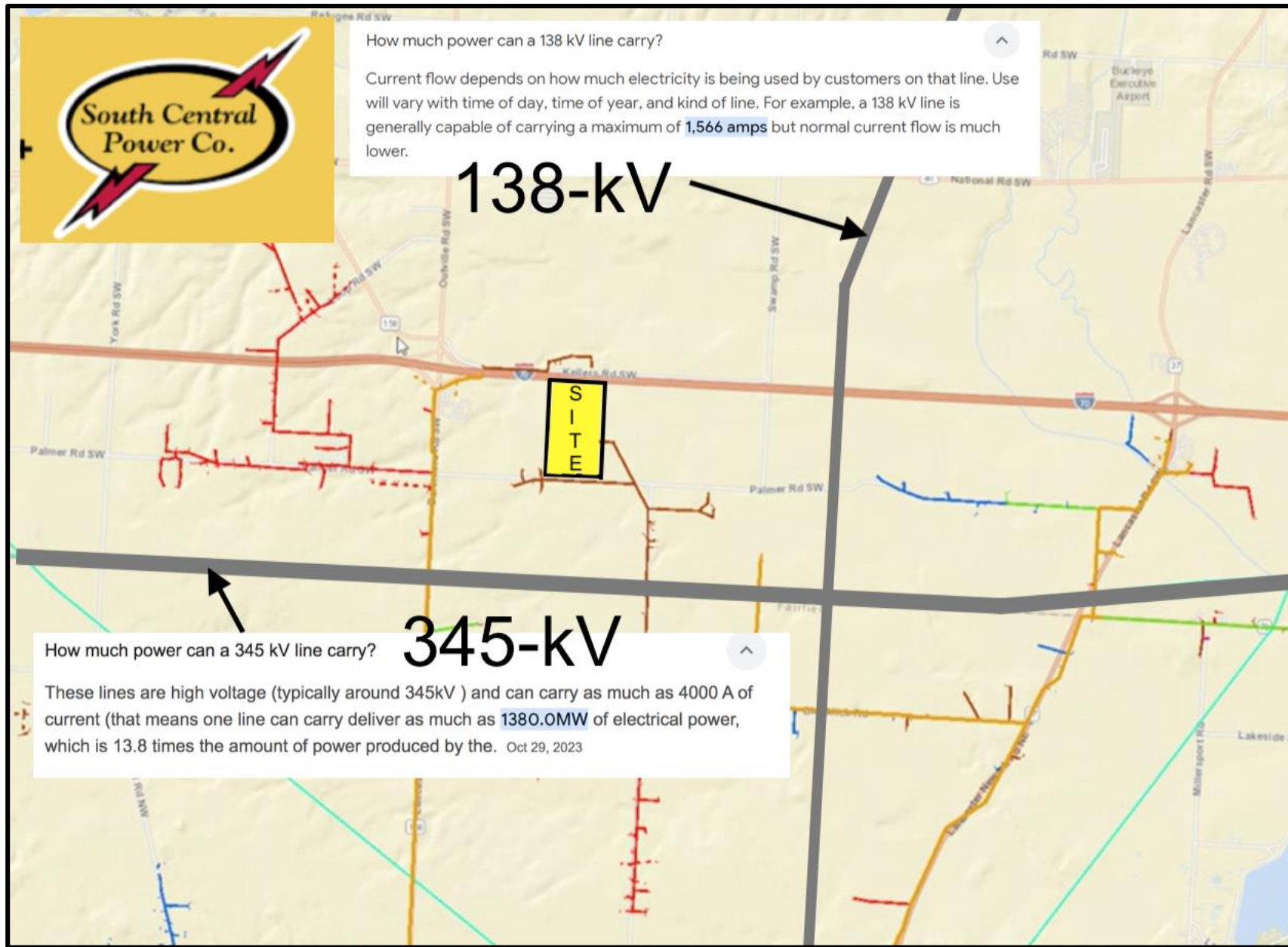
SITE INFORMATION

Development land along I-70 Freeway Frontage - 65,000+ AVPD 14 Miles (20-23 Min drive time) to INTEL/AWS/Microsoft/META sites totaling \$60 Billion. <https://www.welcomeintel.com/> Asking price is \$192,810 Per Acre "survey-able" *****Price Increase 11/1/24 ***** Property is located off of the first exit east of the Etna SR 310 interchange where Amazon and Kohl's distribution centers are located. The property is 1/2 mile to SR158/70 interchange, 15 miles east of I70/I-270 interchange, 15 miles to Newark, 3 miles to Etna, Buckeye Lake, Hebron, 21 miles to downtown Columbus. Site will allow approximately 1M sq ft building with 40' clear height with rerouting of the creek. (Jurisdictional water way) 1350' of frontage on I-70, 800' frontage on Palmer Rd. The property is currently zoned agricultural, WITH THE ABILITY TO REZONE.

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