

# US-35/ SR 753 Interchange

land available in opportunity zone

2440 Old U.S. 35  
Washington Court House, OH

Prime Industrial, Warehouse, or retail development on US-35 / SR 753 Interchange. Highway visibility for a truck stop, gas station, industrial, warehouse, and retail/fast food out parcels. Land is adjacent to a Wal-Mart Distributions center, warehouse district, and additional industrial business.



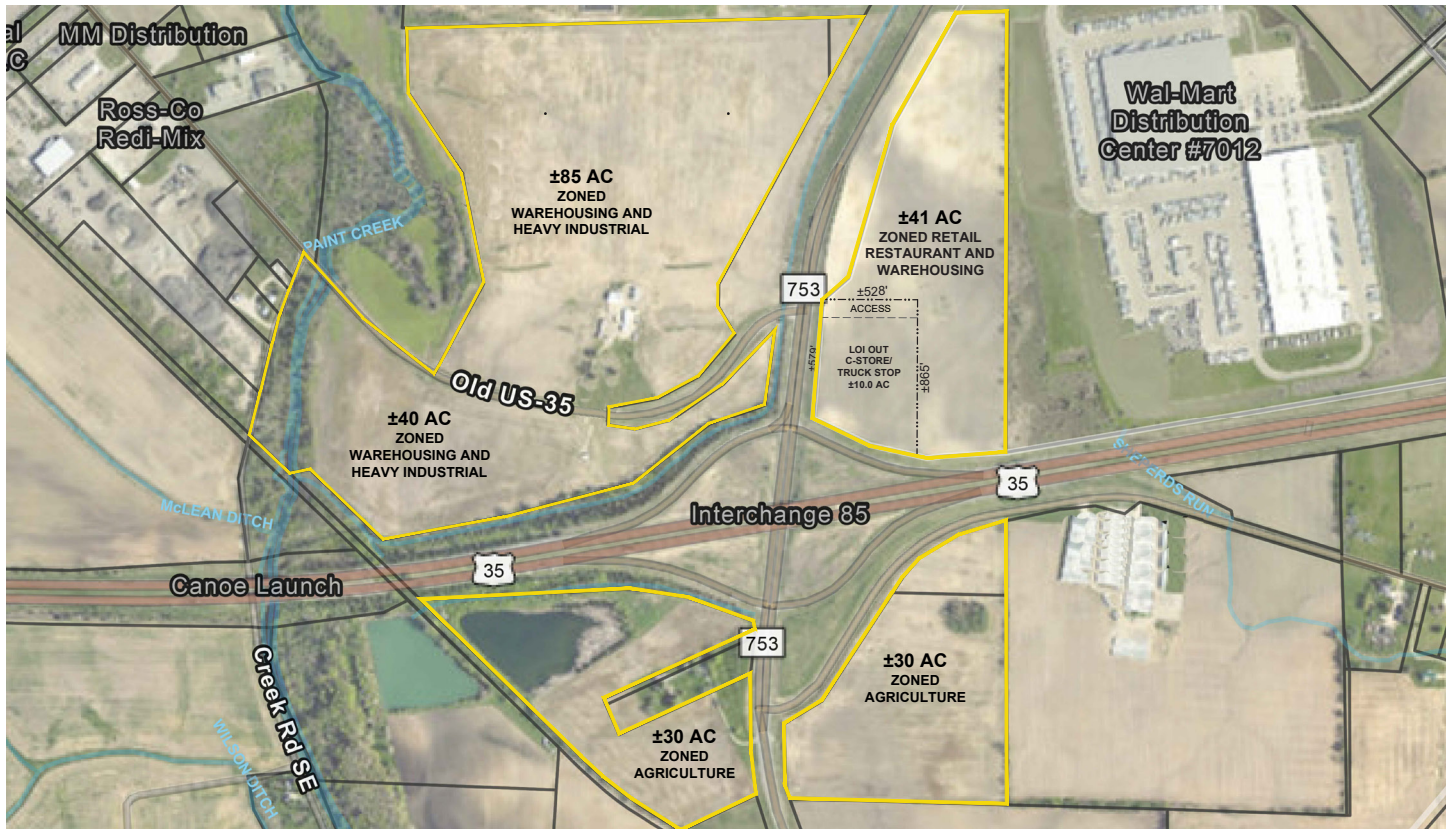
## Tom Goeke

Principal Broker  
ADDRESS | A Crawford Hoying Sales Agency  
office: 614.335.2072  
cell: 614.795.7304





# commercial land for sale



## Available Parcels

- +/- 85 Acres  
Zoned | Warehousing and Heavy Industrial
- +/- 40 Acres  
Zoned | Warehousing and Heavy Industrial
- +/- 41 Acres  
Zoned | Retail/Restaurant and Warehousing
- +/- 30 Acres  
Zoned | Agriculture
- +/- 30 Acres  
Zoned | Agriculture





commercial land for sale

# Washington Court House, Ohio

ACCESS AND LABOR FORCE	10 MILES
TOTAL POPULATION	26,061
TOTAL LABOR FORCE	12,108
UNEMPLOYMENT RATE	4.22%
MEDIAN HOUSEHOLD INCOME	\$50,229
WAREHOUSE EMPLOYEES	\$3,404
HIGH SCHOOL EDUCATION OR HIGHER	85.80%





# commercial land for sale

PROPERTY DETAILS	
ADDRESS	2440 Old U.S. 35
CITY	Washington Court House
STATE	Ohio
ZIPCODE	43160
TYPE OF SPACE	Vacant Land zoned for Warehousing, Heavy Industrial, Retail/Restaurant and Agriculture
MIN SIZE	5 Acres
MAX SIZE	219 Acres
TOTAL LOT SIZE	219 Acres
INDUSTRIAL PARK	Yes
DATE AVAILABLE	Immediate

