



# Sale Opportunity Development Land

*\*Lot lines approximate*

14533 State Route 56  
Mt Sterling, Ohio 43143

**Acreage: ±404.65**

**Asking Sale Price: Negotiable**

*\*Asking sale price is negotiable depending on size, location, and terms.  
Contact Brokers for more details.*

## Property Information

- Excellent access to I-71 just south of Columbus
- Adjacent to the Mt. Sterling, Ohio industrial park
- Water: 12" with 1,960,000 GPD existing excess capacity, Village of Mt. Sterling / Madison County
- Sewer: 15" with 952,000 GPD existing excess capacity, Village of Mt. Sterling / Madison County
- Electric: 13.00 kV, 3-Phase, Overhead, 3MW existing distribution-level capacity, AEP
- Natural Gas: 6" with 6 psi, 15,000 to 25,000 mcf/mo existing distribution level capacity, Columbia Gas of Ohio

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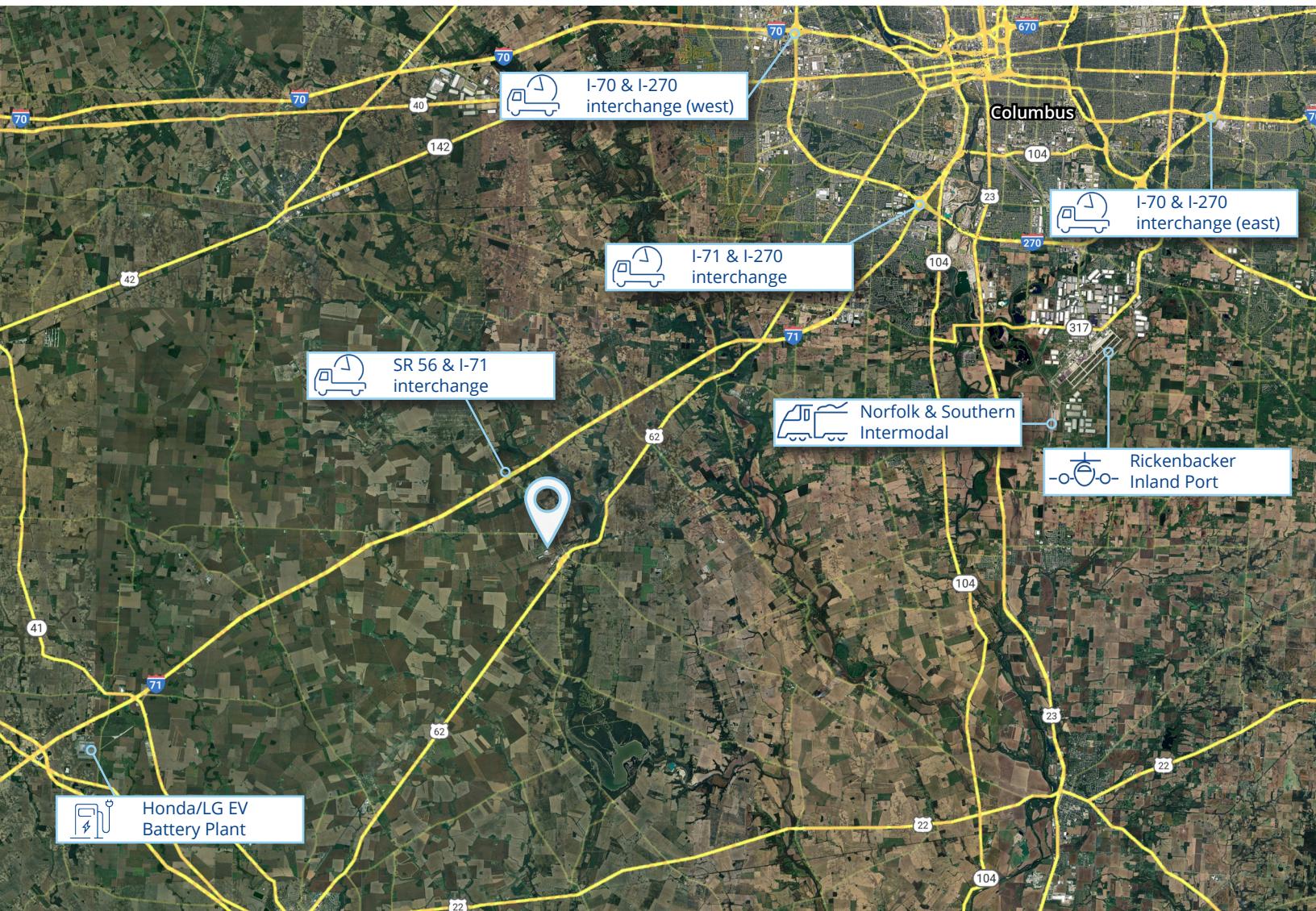
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# Drive Times



#### SR 56 and I-71 interchange

- 4 minutes
- 3 miles



#### I-71 and I-270 interchange

- 21 minutes
- 21 miles



#### I-70 and I-270 interchange (west)

- 28 minutes
- 29 miles



#### I-70 and I-270 interchange (east)

- 30 minutes
- 32 miles



#### Norfolk and Southern Intermodal

- 30 minutes
- 22 miles



#### Rickenbacker Inland Port

- 32 minutes
- 23 miles



#### Honda/LG EV Battery Plant

- 27 minutes
- 25 miles