

152 ACRES, PATASKALA, OHIO 43062

The site is located at the north and west quadrant of Refugee Rd. and Mink Street. Route 40, National Rd., is about 1.1 miles south and SR 16, Broad Street is about 1.2 miles north. Southeast on Mink to the east are two new warehouses, each about 1.2 million square feet, one for Amazon and the other for Uline. Additionally, at the northeast corner on a 93-acre site is another 1.2 million sq.ft distribution center occupied by Illuminate USA. Also, north on Mink Street two 1,000,000 square feet warehouses have been developed, one occupied by Illuminate USA, a solar panel manufacturer. Amazon operates a second distribution facility on Rt. 40 approximately 1.5 miles from this site.

Refugee Road has recently been improved and widened and a new traffic roundabout has been developed at the intersection of Mink Street and Refugee Road at the southeast corner of this 152-acre site.

Microsoft has recently acquired a 280-acre site just east on Refugee and Aligned Data Centers an 80-acre site just north on Mink Street at Broad.

All utilities are at the site.

The Site is zoned General Business and residential and would require rezoning to be developed. The site is between two AEP substation facilities, one east and one west.

To the east and south of the site are industrialized zoned sites. There is an adjacent 106-acre site also available which could bring total combined to about 258 acres.

BERNIE CAPLIN



CapOhio Real Estate, Inc.

P. O. Box 09764
Columbus, OH 43209

Office 614-239-9029

E-mail bernie@capohio.com

Cell 614-946-8417

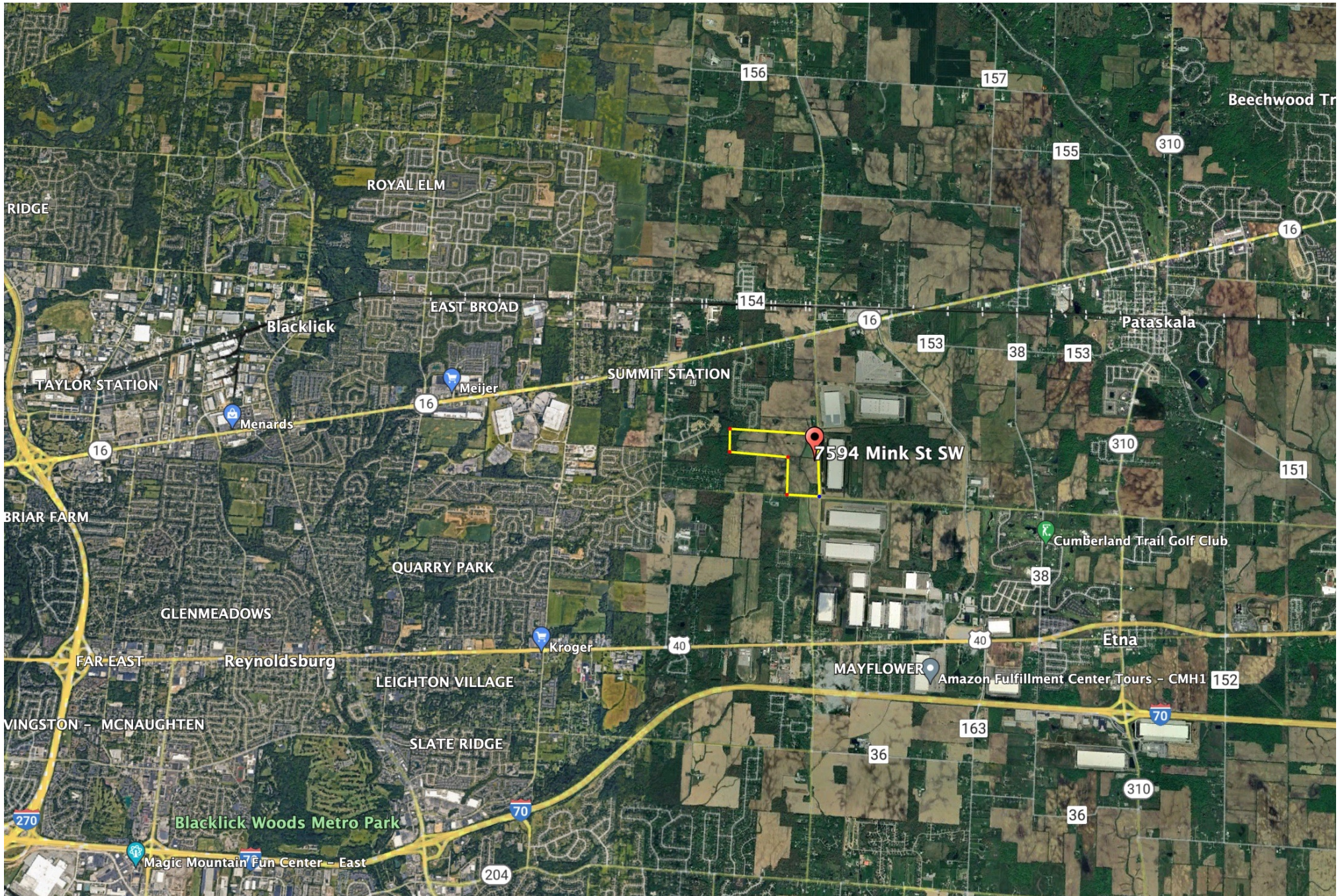




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