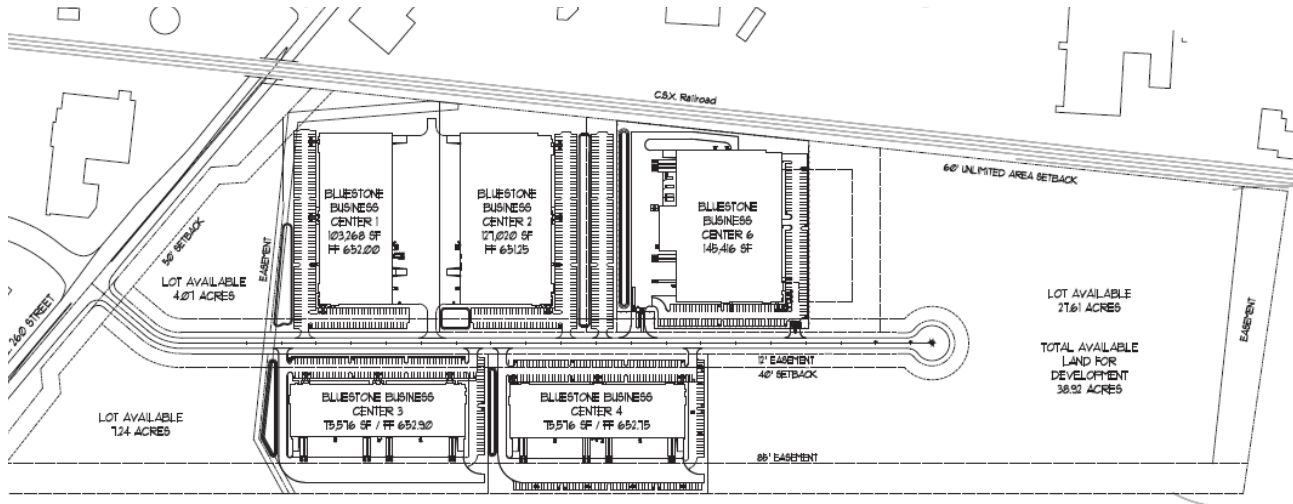


# Bluestone Business Park

EUCLID, OH



**NEO RIGHTSITES**  
RIGHTSITES.TEAMNEO.ORG



The Bluestone Business Park is a shovel-ready site with immediate interstate access, potential direct rail provider access, industrial zoning and proximity to workforce. Property tax abatement available. As of May 2019, there are 29 contiguous acres left, plus an additional 11 acres still available at the entrance to the development area (7 acre and 4 acre lot).

Click here for a virtual tour:  
<https://vimeo.com/175215241>



## OVERVIEW OF SITE

|  |                           |
|--|---------------------------|
| Site Address                             | 1121 East 260th Street    |
| City                                     | Euclid                    |
| County                                   | Cuyahoga                  |
| Ownership                                | Fogg Corporate Properties |
| Total Acres Available                    | 40 acres                  |
| Maximum Contiguous Acres                 | 29 acres                  |
| Price Per Acre                           | \$65,000 per acre         |
| Zoning                                   | Industrial                |
| Distance to 4-lane highway or interstate | 2 miles                   |
| Rail Service                             | No                        |

## SITE UTILITIES AND DUE DILIGENCE

|                        |   |
|------------------------|---|
| Gas Provider           | Dominion - on site                        |
| Size and Capacity      | 6 in. line, 96 PSIG                       |
| Electric Provider      | First Energy - on site                    |
| Size and Capacity      | 13.2 kV, 36 kV, 138 kV                    |
| Water/Sewer Provider   | City of Cleveland - on site               |
| Size and Capacity      | 10" Sewer - .7 MGD,<br>12" Water - .5 MGP |
| Phase 1 Environmentals | Yes                                       |
| Flood Plain Map        | Yes - remediated                          |