



Bethel E Check Station Bethel, Ohio

The Bethel site is located on Angel Road, adjacent to SR 125, SR 232 and SR 133. The 2.75 acre site is rectangular with an existing building that is 5,838 sq. ft. The building was designed and constructed to be easily expanded; the bay side and office side both have expansion capability. It is zoned for C-499 (allows business commercial and industrial). It is a prime location in an exurban area that is rapidly growing and transforming its local economic nature. All utilities are available and adequately sized to serve an expanded project.

It is ideal for Specialty Retail, Office / Warehouse, Industrial Specialized Commercial use; Research Facility; Educational Facility; Sporting Venue; Central Storage Facility or several other uses that can take advantage of easy access, large parking field, private roadways and a very flexible building design. The entire building has HVAC and plumbing; there are 4 large overhead doors and 2,500 sq ft. of finished office space. It also has a smaller overhead door that accesses an area adjacent to the office space. The larger site with the smaller building allows expansion flexibility to suite the new use.

Demographically the area is growing and will continue growing at an impressive rate of 6-8%; with household incomes increasing. Since 2000 the area has had an impressive 10% growth in population, and significant growth in new business.