

# 2509 HAYES AVE

SANDUSKY, OHIO

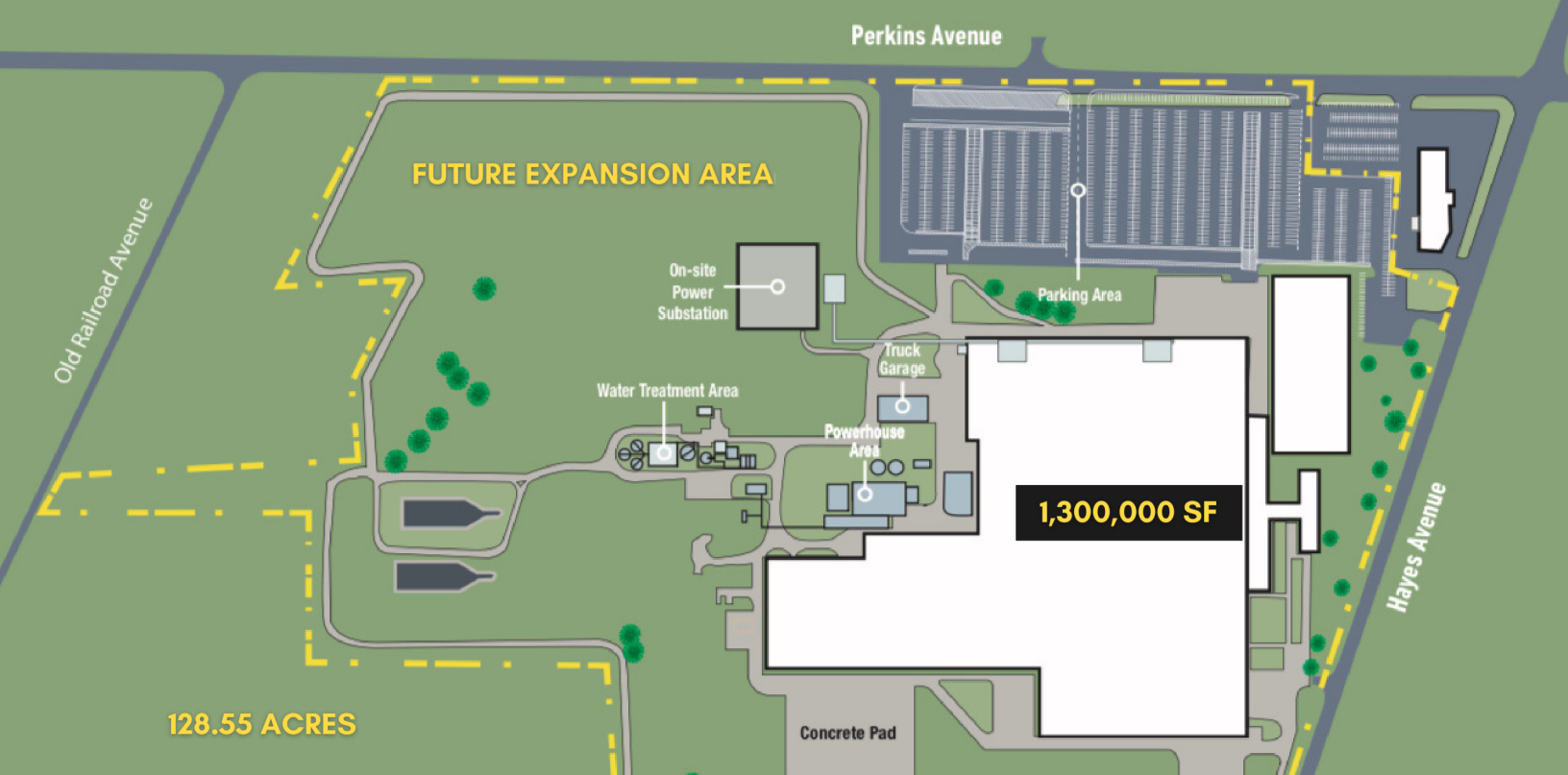


2509 HAYES AVE

## POWER & SIZE

- 80+ MEGAWATTS EXISTING
- 200+ MEGAWATTS AVAILABLE
- 128.55 ACRE OPPORTUNITY





## UP TO 1,300,000 SF AVAILABLE

The site is located in Sandusky, Ohio, off of the Ohio Turnpike and within minutes from I-80 and I-90 expressways. 2509 Hayes Avenue, is a high powered site fed off transmission voltage (138,000 volts) with two dedicated transformers on site owned by Ohio Edison.

Each transformer offers 40 MW, with an overall power capability that is expandable to 200+ MW. Each transformer is loop fed (two different voltage sources) and can be switched to either source of power as needed. The main transformers reduce the voltage from 138,000 volts to 13,800 volts. Due to its size and significant power, this is an ideal opportunity for manufacturing, distribution, data centers, blockchain or a mix of these uses.

## DATA CENTER BENEFITS + DIFFERENTIATORS

### SITE

- 128.55 Acres
- 1.3 MM SF of existing buildings
- Zoned for heavy industrial use

### POWER

- 40 MW of redundant power in place
- 80 MW available immediately
- Expandable to 200+ MW after 6 months
- Utility power delivered at 138 kV
- Two 40MVA 138 kV to 13.8 KV substations
- 52 MW existing transformation capacity
- Low price per KWH power rates

### FACILITY

- 1,300,000 SF available
- 34'-40' clear height
- 8" floor thickness
- Fully sprinklered
- 60' x 60' column spacing
- New roof and mechanicals

### IDEAL USE

- Data center
- Disaster recovery
- Blockchain / Cryptocurrency
- Heavy manufacturing



2509 HAYES AVE



## QUICK & EFFICIENT ACCESS TO MAJOR US MARKETS

### Mileage to Ohio Cities

- Toledo: 53 miles
- Cleveland: 62 miles
- Akron: 71 miles
- Canton: 92 miles
- Columbus: 106 miles
- Dayton: 170 miles
- Cincinnati: 213 miles

### Mileage to US Cities

- Detroit: 106 miles
- Pittsburgh: 133 miles
- Chicago: 282 miles
- St. Louis: 303 miles
- Louisville: 312 miles
- Washington DC: 400 miles
- New York City: 493 miles



## SITE DELIVERY

### Ownership will deliver the site for its best use

- The site can be delivered as is, for lease or for sale
- The site can be demo'd and cleared by ownership for lease or for sale



[CLICK FOR PROPERTY VIDEO](#)

For more information, please contact:

Owned and managed by:



**Will Shoemaker**

Tel: 847.915.5797

[wshoemaker@franklinpartners.net](mailto:wshoemaker@franklinpartners.net)



**Franklin Partners**

1900 Spring Road, Ste 100

Oak Brook, IL 60523

630.754.5133

[www.franklinpartners.net](http://www.franklinpartners.net)



**Avgeris And Associates**

2500 S Highland Ave., Suite 103

Lombard, IL 60148

630.620.8684

[www.avgerisinc.com](http://www.avgerisinc.com)