

From the Columbus Business First:

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## Former Cooper-Bessemer campus hits the market

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The sprawling Knox County industrial complex formerly home to the Cooper Bessemer Corporation has hit the market.

Doug Shull of NAI Ohio Equities has been retained to sell the 47-acre site, which includes 670,000 square feet of manufacturing, assembly, distribution and office space in Mount Vernon. The property includes 25 buildings from 12,000 to 112,000 square feet, 100 cranes from two-ton to 70-ton capacity, and ceiling heights over 60 feet.



NAI OHIO EQUITIES

The former Cooper Bessemer plant in Mount Vernon.

“This is easily the largest rail-served manufacturing facility in Central Ohio and one of the larger ones in the entire state,” Shull said in a statement. “This is an exceptional opportunity for a company that manufactures larger scale products which require a flow-through assembly process.”

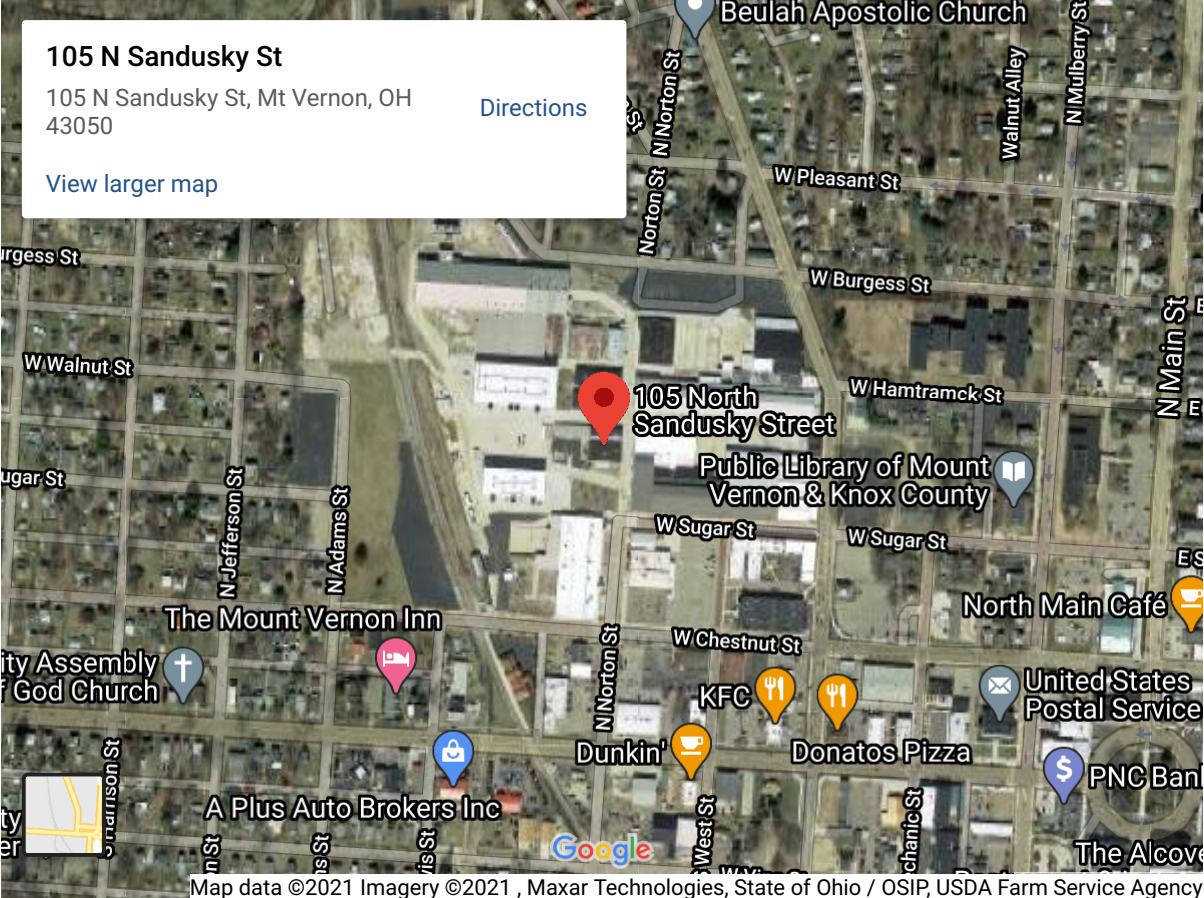
The property has two large industrial quadrants and an office-centered area with parking and a few vacant parcels. The rail line runs through the center of the property, which has been termed the Cooper Progress Park. It sits just north of downtown Mount Vernon.

Cooper Bessemer Corporation – formed in 1929 as the combination of the Bessemer Gas Engine Co. of Pennsylvania and Mount Vernon engine manufacturer C & G Cooper Co. – produced industrial-sized, 70,000-pound internal gas compressor engines for decades

at the site. The company diversified into the energy business before its headquarters relocated to Houston, according to the Knox County Historical Society.

In 1999 the operation was taken over by Rolls Royce and in 2014, by Siemens Energy Corp. At the height of its production, the site hosted 1,200 jobs, NAI said.

The property is also within an opportunity zone. NAI said the property will be open to leasing or owning the site.



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