

CENTRAL OHIO AEROSPACE & TECHNOLOGY CENTER

Heath, Licking County



SiteOhio authenticated means construction ready day one. The Central Ohio Aerospace & Technology Center, which has been deemed among Ohio's top sites, is located in a flat, mature, community-owned industrial park with multiple access points and within a 35 minute drive to Columbus International Airport. The Heath-Newark-Licking County Port Authority and One Columbus collaborated to inventory the site's compelling features that make it ideal for business.

The industrial park:

is in close proximity to I-70 and OH-16. | is rail served. | has robust water and sewer.



PROPERTY DETAILS	
Physical address	James Parkway
City	Heath
County	Licking
Zip code	43056
Type of space	Industrial, vacant land
Ownership	Heath-Newark-Licking County Port Authority
Min size	10 acres
Max size	33 (36 total)
Price per acre	\$66,000/acre
Industrial park	Yes
Enterprise Zone	Yes
Foreign Trade Zone	Yes
Opportunity Zone	Yes
Date available	Immediate

WHAT DOES "DAY ONE" MEAN TO COMPANIES?

"Day one" is the promise that all sites authenticated by SiteOhio are construction ready the very first day.

When you see the SiteOhio seal, you know:

- All utilities are to park boundaries with adequate capacities.
- All due diligence studies are complete and clear of issues.
- The site has compatible uses, with no limitations or insurance liability based on surrounding property.

CONTACT INFORMATION

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- Luke Kellett at lkellett@hnlcpa.com
- jobsohio.com/sites



Central Ohio Aerospace & Technology Center underwent rigorous due diligence studies as a part of the usability audit designed to vet sites with companies in mind. All studies look to ensure strict criteria are met, as well as utilities and other site assets are to park boundaries with excess capacity and accessible for doing business.

SITEOHIO DETAIL

Former use	Agricultural
Total acres	36 (33 developable)
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial/Agricultural
Number of years park has been in existence	15 years
Number of companies in the park	20
Distance from residential	0.7 miles
Distance from schools	1.87 miles
Distance from public parks	6.5 miles
Distance from retirement centers	0.7 miles
Distance from correctional facilities	5.28 miles
Distance from cemeteries	1.4 miles (small)
General site configuration	Rectangular
Topography/terrain	Flat
Percent slope of site	0.032%
Is the site in a 100-year floodplain?	2.12 acres in Southwest corner in 500-year floodplain, including small portion in 100-year floodplain.
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	Small wetland in northeast corner and stream on southern border totalling 2.5 acres.
Does the site have evidence of sink holes, natural springs, etc.?	No
Are there any structures on site that will impact constructability?	No
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWs	Utility and rail rights-of-way and easements
Is site easily accessible?	Yes
Number of roads accessing the site	Three
Access controlled by traffic light?	Yes
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	4.44 miles to I-70 and OH-16
Can site be viewed from the highway or interstate?	No
Regional attainment status	
Eight-hour ozone	No
Particulate matter (PM 2.5)	Yes
Sulfur dioxide (1-Hour SO2)	Yes
Lead	Yes

* The entire state of Ohio is attainment for nitrogen oxides and carbon monoxides

UTILITIES

Utility information as of 1.18.2018

Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

Electric to park boundaries	Yes
Name of provider	AEP
Excess electric capacity	3 MW
Distance to the electric substation	6 miles
Type of feed	Single Feed - Single Substation
Redundant	No
Total sustained interruptions annually	1
Total momentary interruptions annually	0.85
Total outage duration (hours/year)	0
Natural gas to park boundaries	Yes
Name of provider	The Energy Cooperative
Excess gas capacity	9,000 MCF/month (distribution) and 90,000 MCF/month (transmission)
Available pressure	60 PSI (distribution) and 250 PSI (transmission)
Gas line size	4 inch (distribution) and 10 inch (transmission)
Water to park boundaries	Yes
Name of provider	City of Heath
Excess water capacity	3.2 MGD
Total capacity of system	4.2 MGD
Water line size	12 inches
Sewer to park boundaries	Yes
Name of provider	City of Heath
Excess sewer capacity	1.24 MGD
Total capacity of system	2.24 MGD
Sewer line size	12 inches
Fiber/telecom to park boundaries	Yes
Name of provider	Windstream
Rail to park boundaries	Yes
Name of provider	Ohio Central Railroad (Genesee & Wyoming)
Connections to Class I providers	Yes (Norfolk Southern, CSX)
Existing spur	Yes
Number of trains per week	Five
Distance to nearest rail storage yard	5.23 miles

DUE DILIGENCE STUDIES AND REPORTS

Phase 1 environmental report complete and clear	Yes
Geotechnical study complete and clear	Yes
Wetlands delineation complete and clear	Yes
Archeological study complete and clear	Yes
Endangered species analysis complete and clear	Yes

CENTRAL OHIO AEROSPACE & TECHNOLOGY CENTER

Heath, Licking County



- Regional population within 45 miles: **2,195,021**
- Regional workforce within 45 miles: **1,166,467**

REGIONAL MAP

Central Ohio Aerospace & Technology Center



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For more information on Central Ohio Aerospace & Technology Center, please contact **Patty Huddle** at ph@columbusregion.com or **Luke Kellett** at lkellett@hnlcpa.com

TRANSPORTATION MAP

Central Ohio Aerospace & Technology Center

