

JKB INNOVATION PARK

Lancaster, Fairfield County



SiteOhio authenticated means construction ready day one. JKB Innovation Park, which has been deemed among Ohio's top sites, is within a 45 minute drive of both John Glenn Columbus and Rickenbacker International airports, and has access to a large regional labor force. The City of Lancaster and One Columbus collaborated to inventory the site's compelling features that make it ideal for business.

The industrial park:

is rail served. | has dual feed and redundant electric service. | is in close proximity to US 33.



PROPERTY DETAILS	
Physical address	410 S. Ewing St.
City	Lancaster
County	Fairfield
Zip code	43130
Type of space	Industrial
Ownership	Complete Filter Media, LLC
Min size	12 acres
Max size	50 acres (64.6 total)
Price per acre	\$39,000/acre
Industrial park	Yes
Enterprise Zone	Yes
Foreign Trade 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

- Patty Huddle at ph@columbusregion.com
- Michael Pettit at mpettit@ci.lancaster.oh.us
- jobsohio.com/sites



JKB Innovation Park 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	64.6 acres (50 max contiguous)
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial/Agricultural/ Commercial
Number of years park has been in existence	50
Number of companies in the park	1
Distance from residential	1 mile
Distance from schools	1 mile
Distance from public parks	0.75 miles
Distance from retirement centers	1 mile
Distance from correctional facilities	2.5 miles
Distance from cemeteries	1 mile
General site configuration	Square
Topography/terrain	Flat to gently rolling
Percent slope of site	5%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	Five jurisdictional wetlands totalling less than 2 acres
Does the site have evidence of sink holes, natural springs, etc.?	No
Are there any structures on site that will impact constructibility?	Yes Warehouse on Property
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWs	Utility rights-of-way along South Ewing Street and industrial park drive
Is site easily accessible?	Yes
Number of roads accessing the site	Two
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	4.8 miles to US 33
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 SO ₂)	Yes
Lead	Yes

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

UTILITIES

Utility information as of 1.17.2018

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	American Electric Power
Excess electric capacity	5.5 MW
Distance to the electric substation	On site
Type of feed	Dual feed - single substation
Redundant	Yes
Total sustained interruptions annually	6 (5 occurred same day due to same incident)
Total momentary interruptions annually	7
Total outage duration (hours/year)	6.5 hours/year

Natural gas to park boundaries	Yes
Name of provider	Lancaster Municipal Gas
Excess gas capacity	2,000 MCF/Day
Available pressure	35 PSI
Gas line size	4 inches

Water to park boundaries	Yes
Name of provider	City of Lancaster
Excess water capacity	2.03 MGD
Total capacity of system	16 MGD
Water line size	12 inches

Sewer to park boundaries	Yes
Name of provider	City of Lancaster
Excess sewer capacity	6 MGD
Total capacity of system	10 MGD
Sewer line size	30 inches

Fiber/telecom to park boundaries	Yes
Name of provider	AT&T

Rail to park boundaries	Yes
Name of provider	Genesee & Wyoming (Indiana & Ohio Railway)
Connections to Class I providers	Yes (Norfolk Southern, CSX)
Existing spur	Yes
Number of trains per week	5
Distance to nearest rail storage yard	0.1 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

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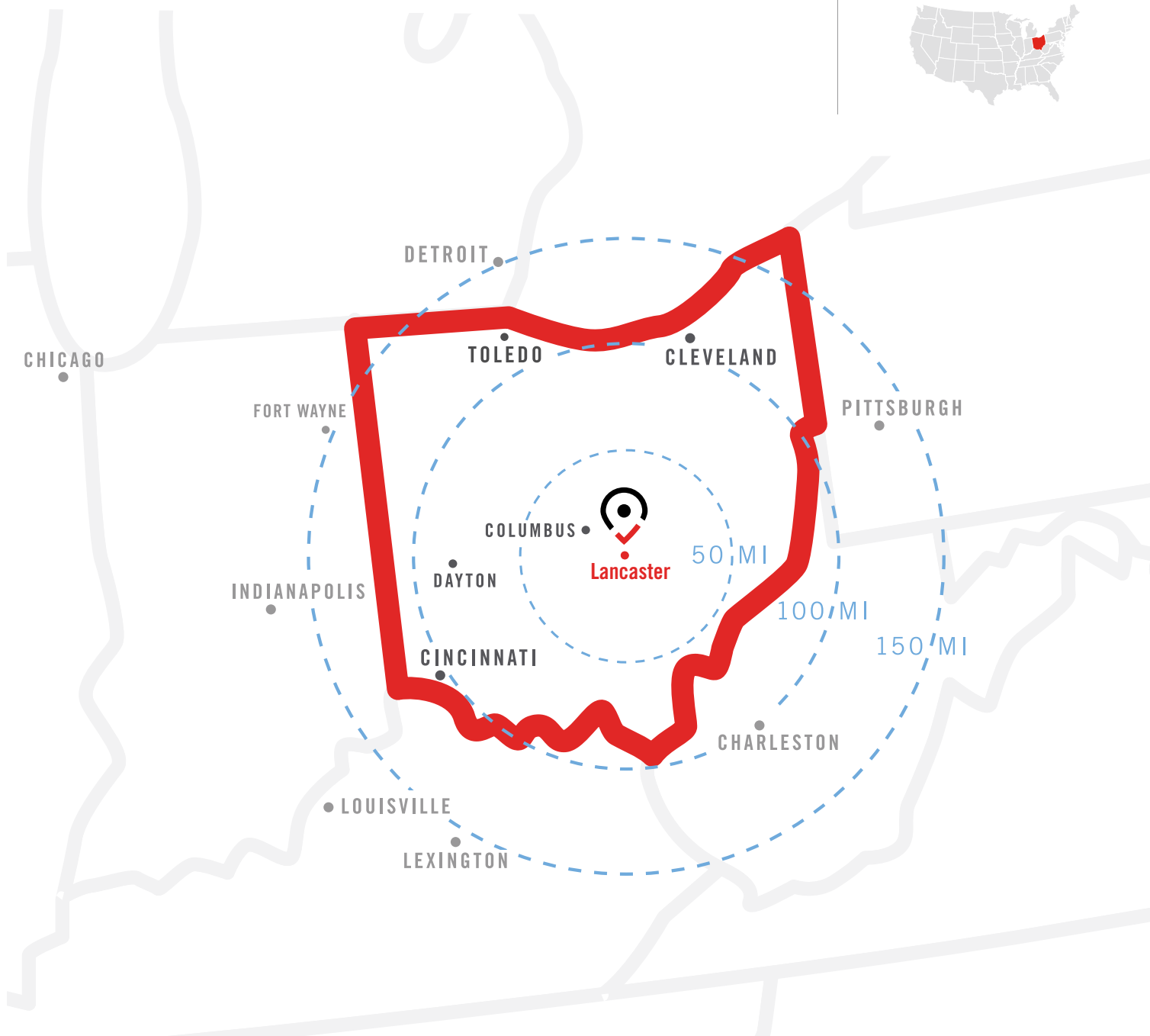
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- Regional population within 45 miles: **1,538,660**
- Regional workforce within 45 miles: **784,716**

REGIONAL MAP

JKB Innovation Park



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For more information on JKB Innovation Park, please contact **Patty Huddle** at ph@columbusregion.com or **Michael Pettit** at rmpettit@ci.lancaster.oh.us

TRANSPORTATION MAP

JKB Innovation Park

