### ROCK MILL INDUSTRIAL PARK

Lancaster, Fairfield County







Rock Mill Industrial Park, which has been deemed among Ohio's top sites, is adjacent to US Route 33 with highway visibility and direct access to I-70/71, and is within a 30 minute drive of both John Glenn Columbus and Rickenbacker International airports. The City of Lancaster and One Columbus collaborated to inventory the site's compelling features that make it ideal for business.

### The industrial park:

has robust natural gas service. | has dual feed and redundant electric service. | is community owned.



### PROPERTY DETAILS

0 Mill Park Dr.	
Lancaster	
Fairfield	
43130	
Industrial	
Lancaster Area Community Improvement Corporation	
3.5 acres	
15 contiguous acres (45.5 total)	
\$42,000/acre	
Yes	
Yes	
Yes	
Immediate	

### **CONTACT INFORMATION**

- Patty Huddle at <u>ph@columbusregion.com</u>
- Michael Pettit at <u>rmpettit@ci.lancaster.oh.us</u>
- jobsohio.com/sites

**Rock Mill Industrial 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.

### SITE DETAIL

Former use	Agricultural	
Total acres	Agricultural	
Divisible	45.5	
	Yes	
Zoning	Industrial	
Written covenants	Yes	
Master development plan	Yes	
Surrounding uses	Industrial/Agricultural/ Commercial/Residential	
Number of years park has been in existence	27	
Number of companies in the park	26	
Distance from residential	1 mile	
Distance from schools	3.5 miles	
Distance from public parks	2 miles	
Distance from retirement centers	1.5 miles	
Distance from correctional facilities	0.5 miles	
Distance from cemeteries	4 miles	
General site configuration	Square	
Topography/terrain	Flat to gently rolling	
Percent slope of site	1%	
Is the site in a 100-year floodplain?	Stream parallels Mill Park Road but does not affect contructability.	
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	<5 acres Northesast corner	
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	Electric transmission travserses site Northwest to Southeast	
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	0.1 miles to US 33	
Can site be viewed from the highway or interstate?	Yes	

### 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



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	South Central Power	
Distance to the electric substation	2.9 miles. Alternate source 2.2 miles	
Type of feed	Dual feed - dual substation	
Redundant	Yes	
Total sustained interruptions annually	1	
Total momentary interruptions annually	1	
Total outage duration (hours/year)	1.75 hours/year	

Natural gas to park boundaries	Yes	
Name of provider	Lancaster Municipal Gas	
Gas line size	8 inches	

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

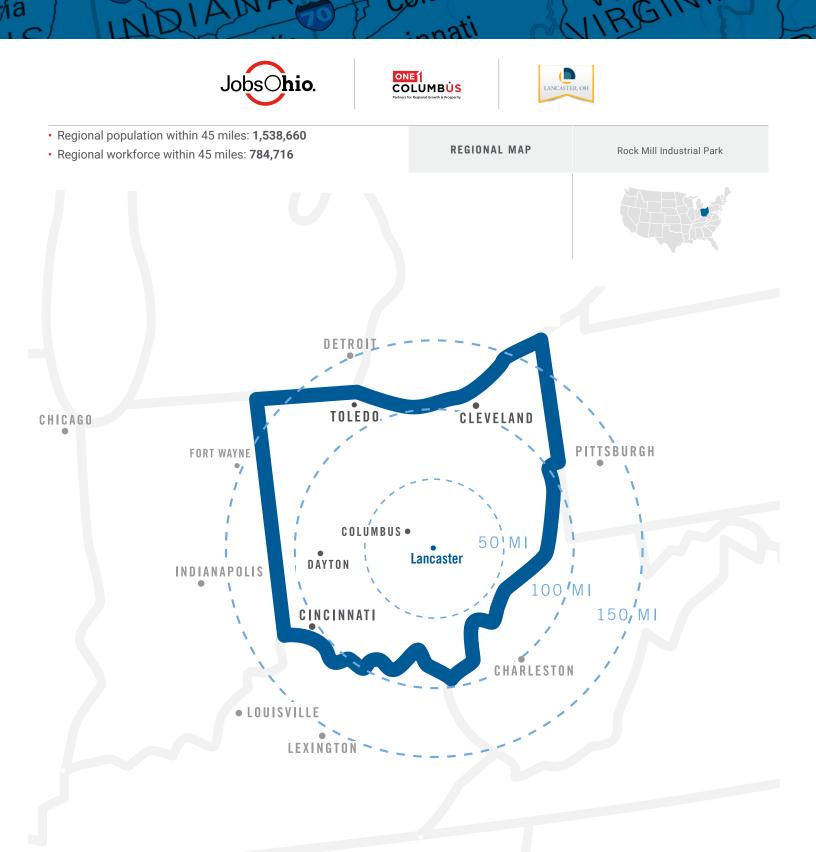
Sewer to park boundaries	Yes
Name of provider	City of Lancaster
Total capacity of system	2 MGD
Sewer line size	15 inches

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

### 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

## ROCK MILL INDUSTRIAL PARK Lancaster, Fairfield County



# ROCK MILL INDUSTRIAL PARK Lancaster, Fairfield County

JobsOhio.

Chicago



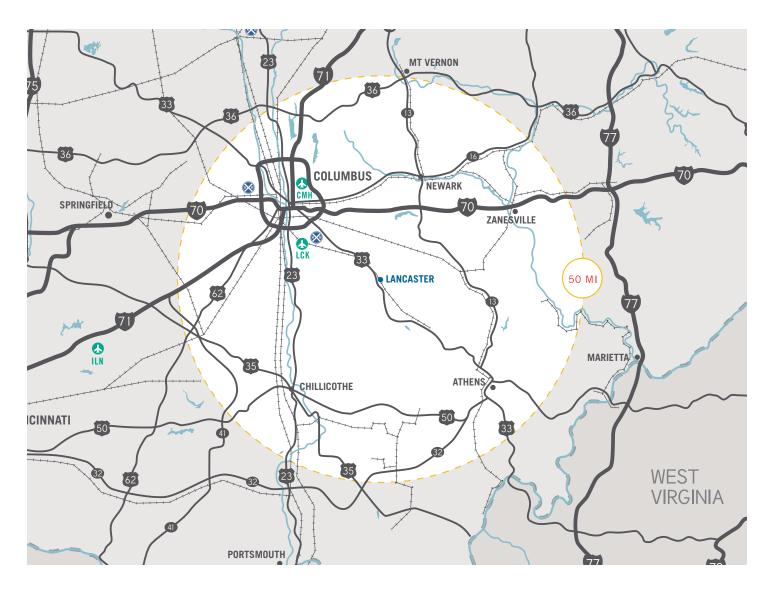


For more information on Rock Mill Industrial Park, please contact Patty Huddle at ph@columbusregion.com or Michael Pettit at mpettit@ci.lancaster.oh.us

TRANSPORTATION MAP

Rock Mill Industrial Park





Ohio