

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

Physical address	0 Mill Park Dr.
City	Lancaster
County	Fairfield
Zip code	43130
Type of space	Industrial
Ownership	Lancaster Area Community Improvement Corporation
Min size	3.5 acres
Max size	15 contiguous acres (45.5 total)
Price per acre	\$42,000/acre
Industrial park	Yes
Enterprise Zone	Yes
Foreign Trade Zone	Yes
Date available	Immediate

CONTACT INFORMATION

- Patty Huddle at ph@columbusregion.com
- Michael Pettit at rmpettit@ci.lancaster.oh.us
- 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	45.5
Divisible	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 constructability.
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	<5 acres Northeast 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 traverses 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 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	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

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

REGIONAL MAP

Rock Mill Industrial Park



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

TRANSPORTATION MAP

Rock Mill Industrial Park

