

STARKEY AT WARNER ROAD

Plain City, Union County



SiteOhio authenticated means construction ready day one. Starkey at Warner Road, which has been deemed among Ohio's top sites, is located three miles off of US 33, and within a 45-minute drive of John Glenn Columbus International Airport. Union County Community Improvement Corporation and One Columbus collaborated to inventory the site's compelling features that make it ideal for business.

The industrial park:

has dual feed redundant electric service capabilities. | has large excess water and sewer capacities. | has access to a large regional labor force.

SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer



PROPERTY DETAILS

Physical address	7837 Industrial Parkway
City	Plain City
County	Union
Zip code	43064
Type of space	Vacant Land
Ownership	Starkey Family Enterprises, LLC
Min size	10 acres
Max size	73.9 acres
Price per acre	\$60,000/acre
Industrial park	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

- Stephanie Bosco at sb@columbusregion.com
- Eric Phillips at ephillips@unioncounty.org
- jobsohio.com/sites



Starkey at Warner Road 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	73.9 acres
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial, Commercial, Agricultural
Number of years park has been in existence	1 year
Number of companies in the park	None
Distance from residential	1 mile (Sparse rural residential)
Distance from schools	3 miles
Distance from public parks	3 miles
Distance from retirement centers	3 miles
Distance from correctional facilities	13 miles
Distance from cemeteries	14 miles
General site configuration	Rectangular
Topography/terrain	Flat
Percent slope of site	1%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	No
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	None
Is site easily accessible?	Yes
Number of roads accessing the site	One
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	3 miles
Can site be viewed from the highway or interstate?	No

Regional attainment status	
Eight-hour ozone	Yes
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 11.16.2016

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	Union Rural Electric Cooperative
Excess electric capacity	10 MW
Distance to the electric substation	3 miles
Type of feed	Dual feed – dual substations
Redundant	Yes
Total sustained interruptions annually	5
Total momentary interruptions annually	4
Total outage duration (hours/year)	2 hours/year

Natural gas to park boundaries	Yes
Name of provider	Columbia Gas of Ohio
Excess gas capacity	10-20 MCF/hour
Available pressure	75-80 PSI
Gas line size	4 inches and 6 inches

Water to park boundaries	Yes
Name of provider	City of Marysville
Excess water capacity	1.5 MGD
Total capacity of system	4 MGD
Water line size	12 inches

Sewer to park boundaries	Yes
Name of provider	City of Marysville
Excess sewer capacity	4 MGD
Total capacity of system	8 MGD
Sewer line size	15 inches

Fiber/telecom to park boundaries	Yes
Name of provider	Charter Spectrum

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

STARKEY AT WARNER ROAD

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- Regional population within 45 miles: **2,130,310**
- Regional workforce within 45 miles: **1,104,889**

REGIONAL MAP

Starkey at Warner Road



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For more information on Starkey at Warner Road, please contact **Stephanie Bosco** at sb@columbusregion.com or **Eric Phillips** at ephillips@unioncounty.org

TRANSPORTATION MAP

Starkey at Warner Road

