

RUBLE INDUSTRIAL PARK

Fairfield County



SiteOhio authenticated means construction ready day one. Ruble Industrial Park, which has been deemed among Ohio's top sites, is within a 35 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 in close proximity to US 33. | has dual feed and redundant electric service. | has flat topography.

SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer



PROPERTY DETAILS

Physical address	105 Whiley Road
City	Lancaster
County	Fairfield
Zip code	43130
Type of space	Industrial
Ownership	Robert Ruble
Min size	5 acres
Max size	95 contiguous acres (109 total)
Price per acre	\$37,000/acre
Industrial park	Yes
Enterprise Zone	Yes
Foreign Trade Zone	No
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 rmpettit@ci.lancaster.oh.us
- jobsohio.com/sites



Ruble 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.

SITEOHIO DETAIL

Former use	Agricultural
Total acres	121.9 acres (109 Developable)
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial
Number of years park has been in existence	1
Number of companies in the park	0
Distance from residential	1.5 miles
Distance from schools	4.5 miles
Distance from public parks	3 miles
Distance from retirement centers	2.5 mile
Distance from correctional facilities	1.5 miles
Distance from cemeteries	5 miles
General site configuration	Square
Topography/terrain	Flat to gently rolling
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?	<.5 acres Pond on Northern Property Line
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 Main
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	.25 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 SO2)	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
Excess electric capacity	2 MW
Distance to the electric substation	1.5 miles
Type of feed	Dual feed
Redundant	Yes
Total sustained interruptions annually	1
Total momentary interruptions annually	1
Total outage duration (hours/year)	.85 hour/year

Natural gas to park boundaries	Yes
Name of provider	Lancaster Municipal Gas
Excess gas capacity	1,000 MCF/Day
Available pressure	35 PSI
Gas line size	6 inches

Water to park boundaries	Yes
Name of provider	City of Lancaster
Excess water capacity	.90 MGD
Total capacity of system	1 MGD
Water line size	12 inches

Sewer to park boundaries	Yes
Name of provider	City of Lancaster
Excess sewer capacity	.90 MGD
Total capacity of system	1 MGD
Sewer line size	12 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

Ruble Industrial Park



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

TRANSPORTATION MAP

Ruble Industrial Park

